

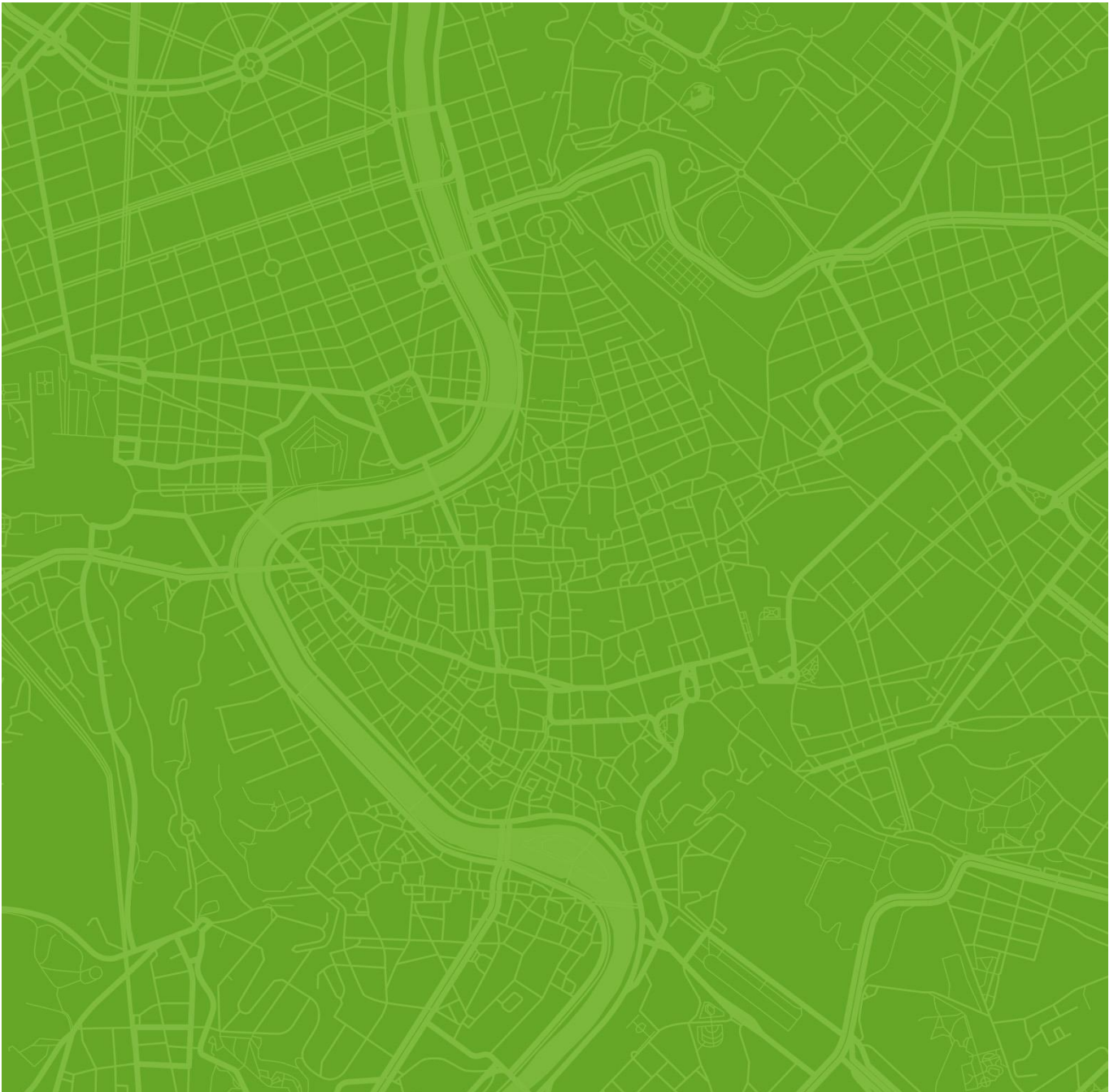
Exeter City Council

Exeter Plan: Full Draft Plan Consultation Sustainability Appraisal Report

Annex 1: Reasonable Alternative Development Site Option Proformas

Prepared by LUC

October 2023



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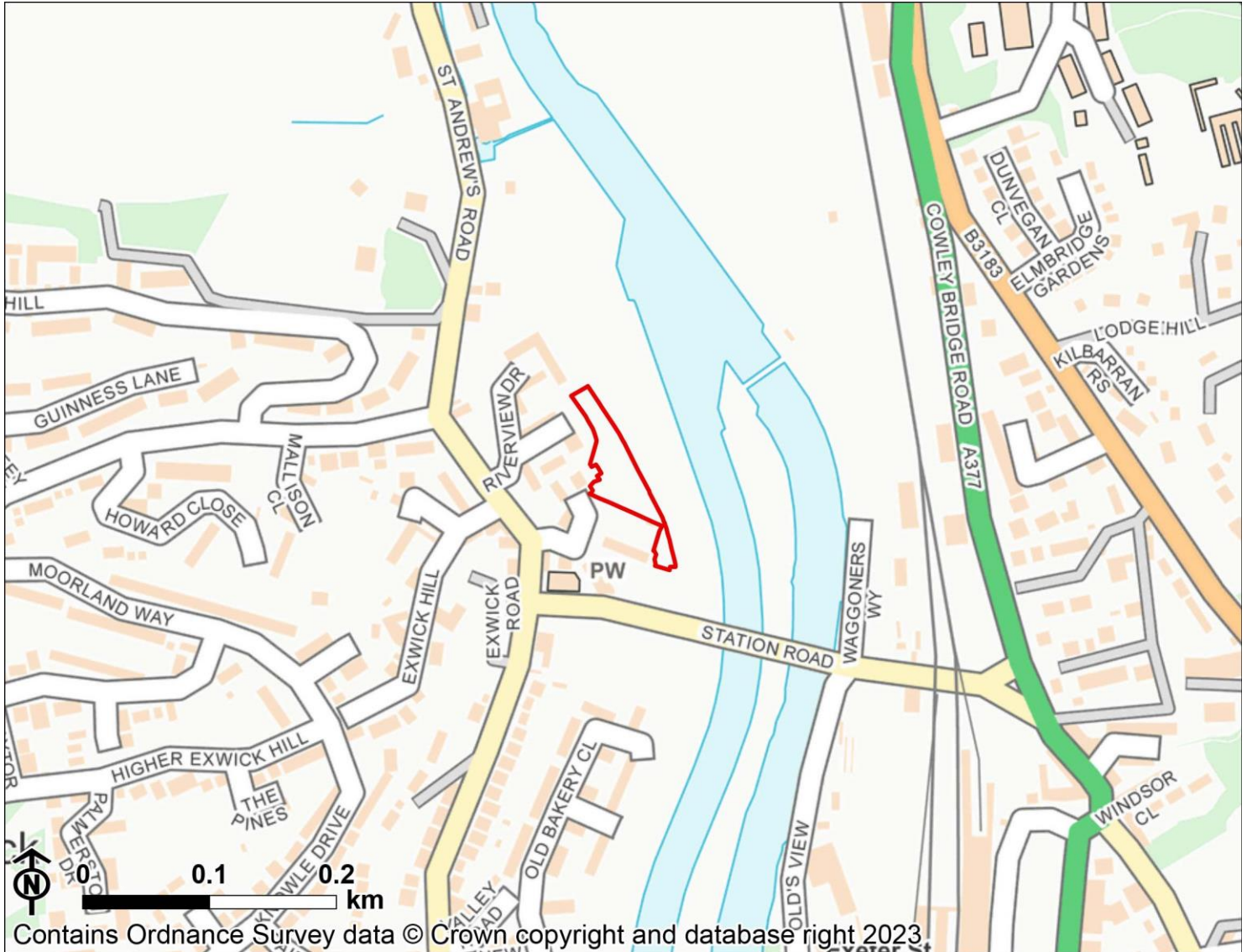
Mixed Use Site Option Proformas

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Site 2

Residential



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

Negligible (0)

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

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

Minor positive (+)

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

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

Negligible (0)

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

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

Significant positive (++)

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

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

Negligible (0)

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

SA Objective 6: To support community cohesion and safety

Negligible (0)

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

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

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

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

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

Significant positive (++)

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

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

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

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

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

Uncertain significant negative (--?)

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

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

Uncertain significant negative (--?)

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

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

Significant negative (--)/Negligible (0)

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

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

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

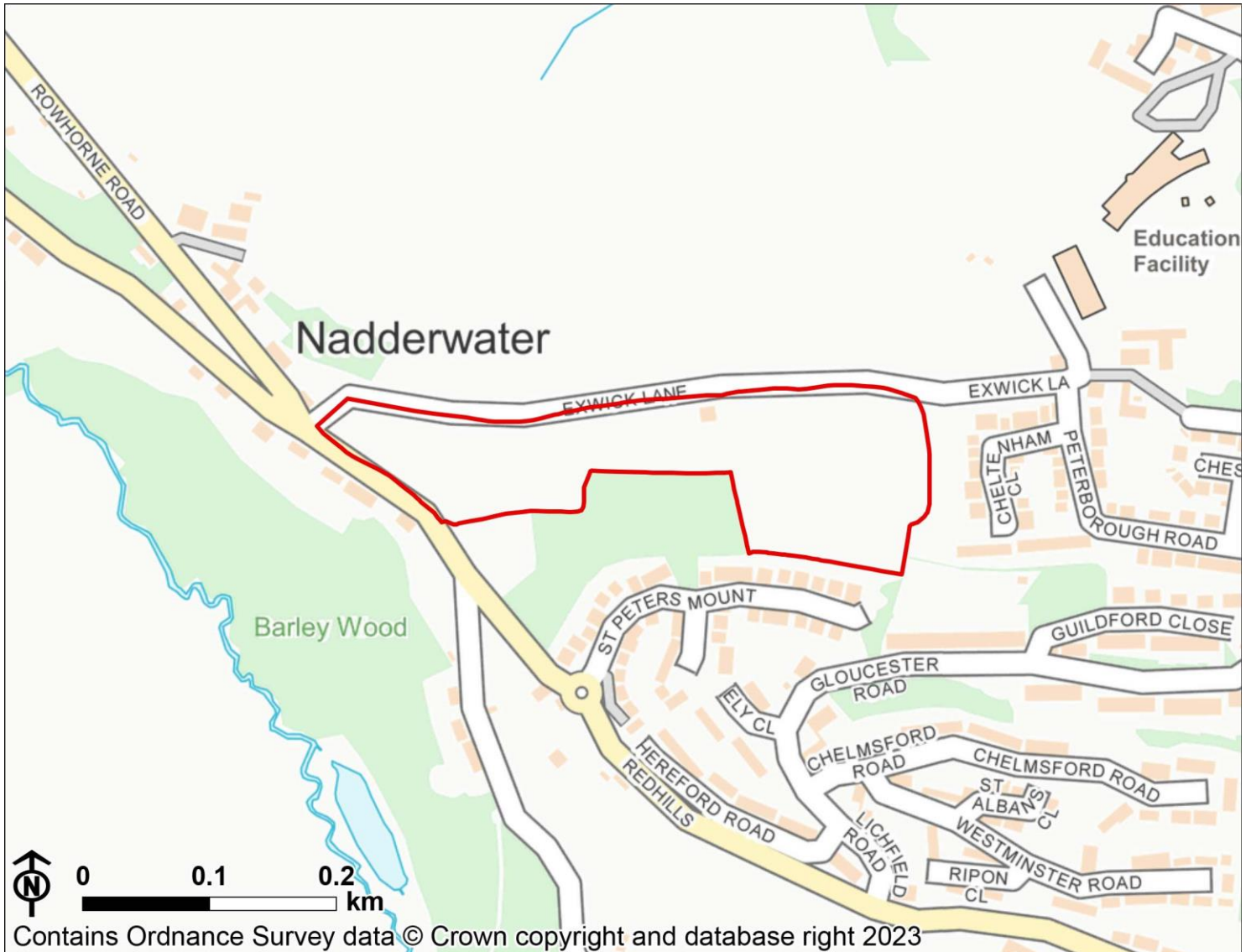
Minor negative (-)/Negligible (0)

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

The site does not fall within a Minerals Safeguarding Area.

Site 4

Residential



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

Negligible (0)

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

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

Minor positive (+)

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

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

Negligible (0)

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

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

Minor positive (+)

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

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

Negligible (0)

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

SA Objective 6: To support community cohesion and safety

Negligible (0)

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

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

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

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

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

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

Minor positive (+)

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

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

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

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

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

Uncertain significant negative (--?)

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

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

Uncertain significant negative (--?)

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

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

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

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

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

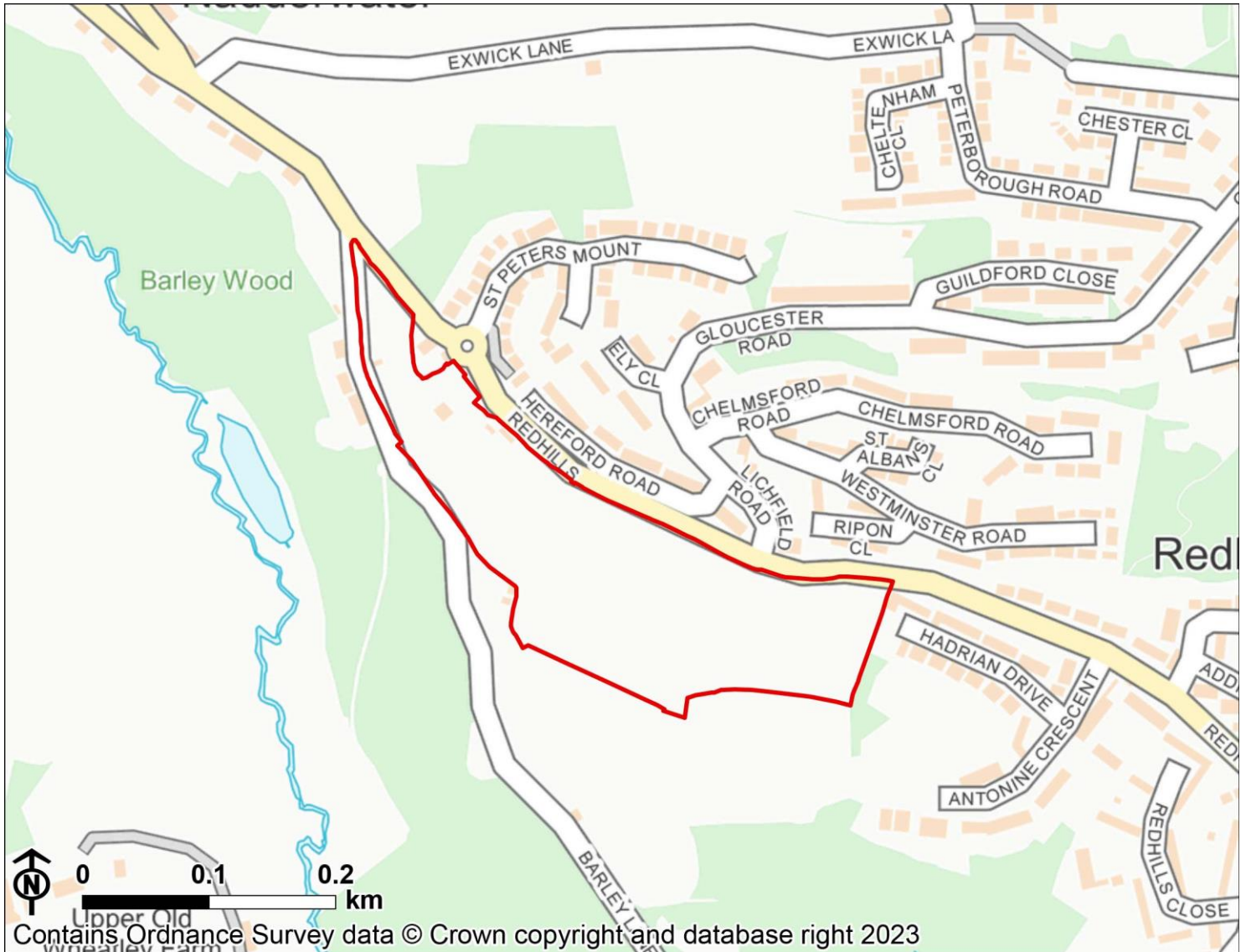
Uncertain significant negative (--?)/Negligible (0)

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

The site do

Site 5

Residential



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

Negligible (0)

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

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

Minor positive (+)

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

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

Negligible (0)

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

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

Minor positive (+)

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

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

Negligible (0)

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

SA Objective 6: To support community cohesion and safety

Negligible (0)

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

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

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

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

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

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

Minor positive (+)

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

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

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

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

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

Uncertain significant negative (--?)

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

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

Uncertain significant negative (--?)

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

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

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

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

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

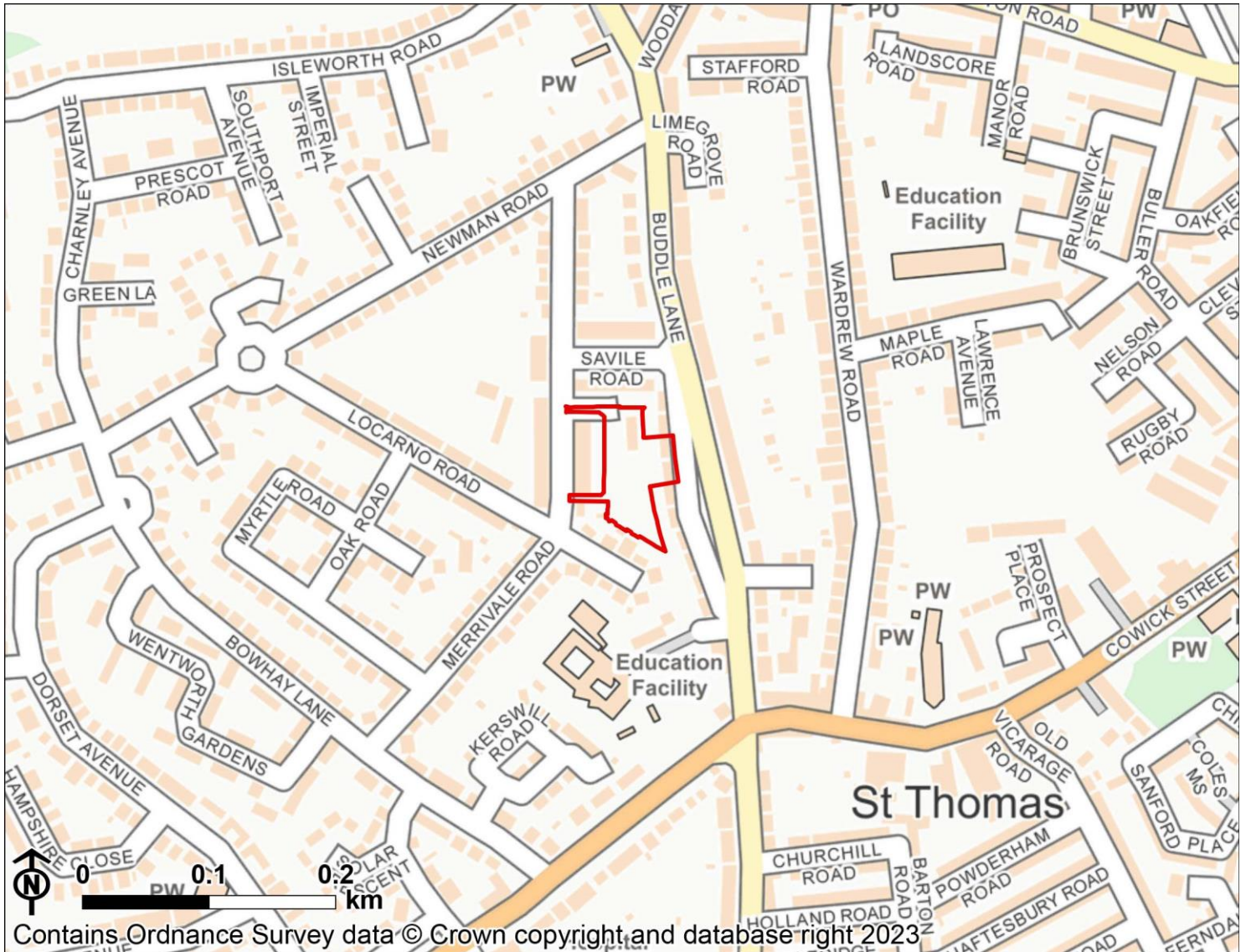
Uncertain significant negative (--?)/Negligible (0)

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

The site do

Site 7

Residential



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

Negligible (0)

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

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

Minor positive (+)

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

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

Negligible (0)

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

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

Significant positive (++)

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

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

Negligible (0)

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

SA Objective 6: To support community cohesion and safety

Negligible (0)

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

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

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

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

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

Significant positive (++)

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

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

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

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

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

Uncertain negligible (0?)

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

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

Uncertain significant negative (--?)

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

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

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

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

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

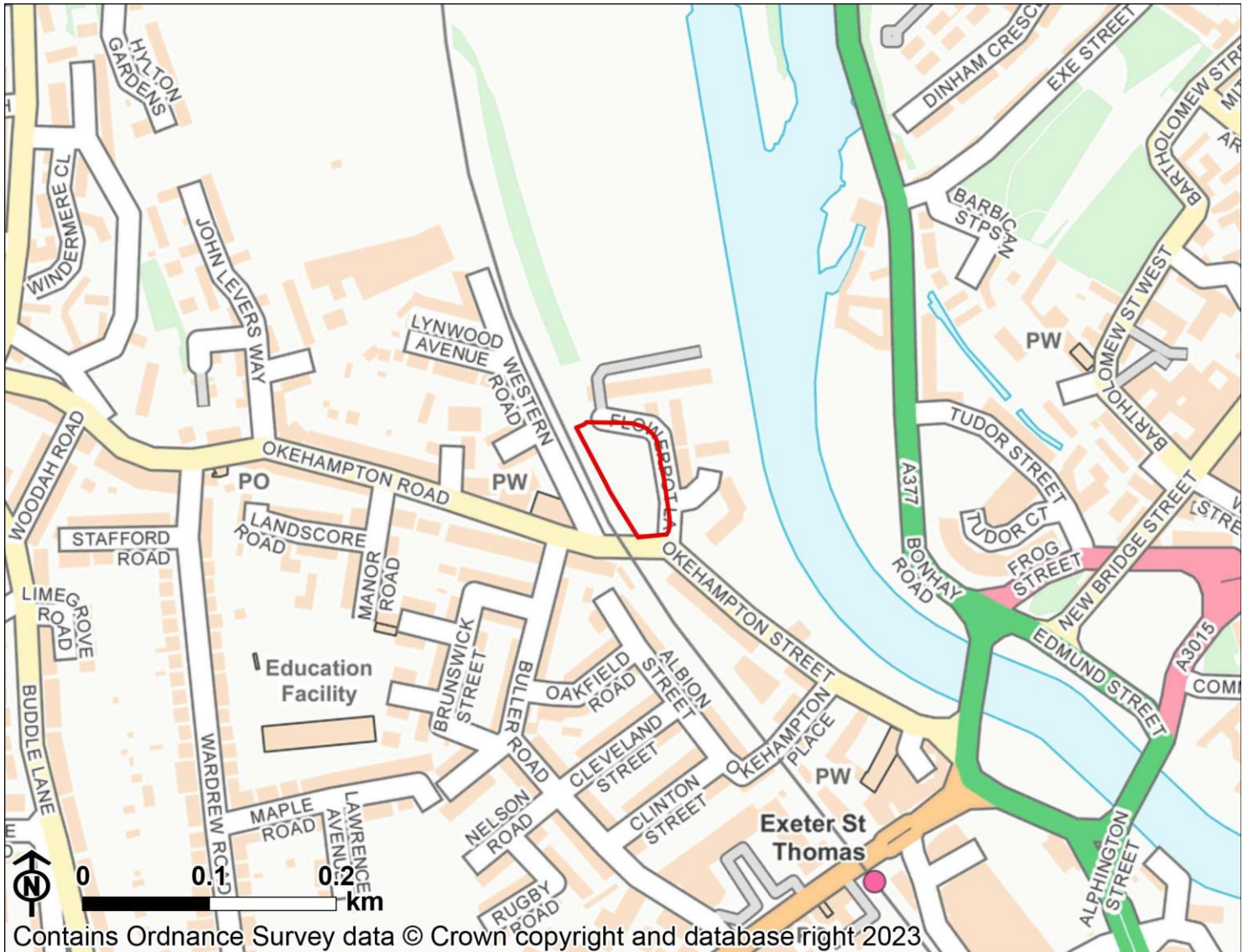
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 9

Residential



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

Negligible (0)

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

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

Minor positive (+)

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

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

Negligible (0)

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

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

Significant positive (++)

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

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

Negligible (0)

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

SA Objective 6: To support community cohesion and safety

Negligible (0)

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

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

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

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

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

Significant positive (++)

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

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

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

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

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

Uncertain negligible (0?)

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

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

Uncertain significant negative (--?)

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

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

Significant negative (--)/Negligible (0)

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

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

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

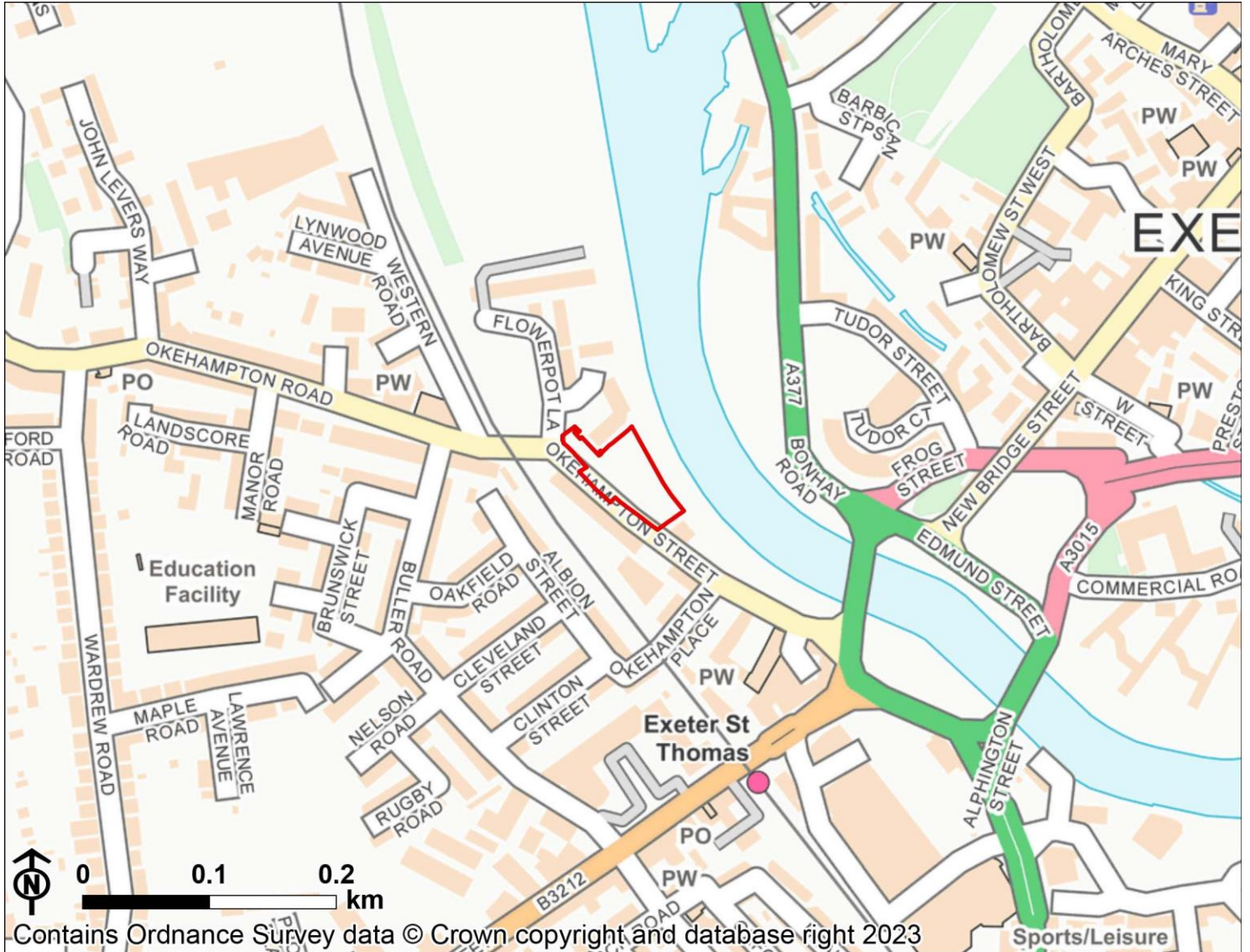
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 10

Residential



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

Negligible (0)

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

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

Minor positive (+)

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

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

Negligible (0)

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

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

Significant positive (++)

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

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

Negligible (0)

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

SA Objective 6: To support community cohesion and safety

Negligible (0)

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

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

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

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

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

Significant positive (++)

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

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

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

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

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

Uncertain negligible (0?)

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

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

Uncertain significant negative (--?)

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

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

Significant negative (--)/Negligible (0)

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

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

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

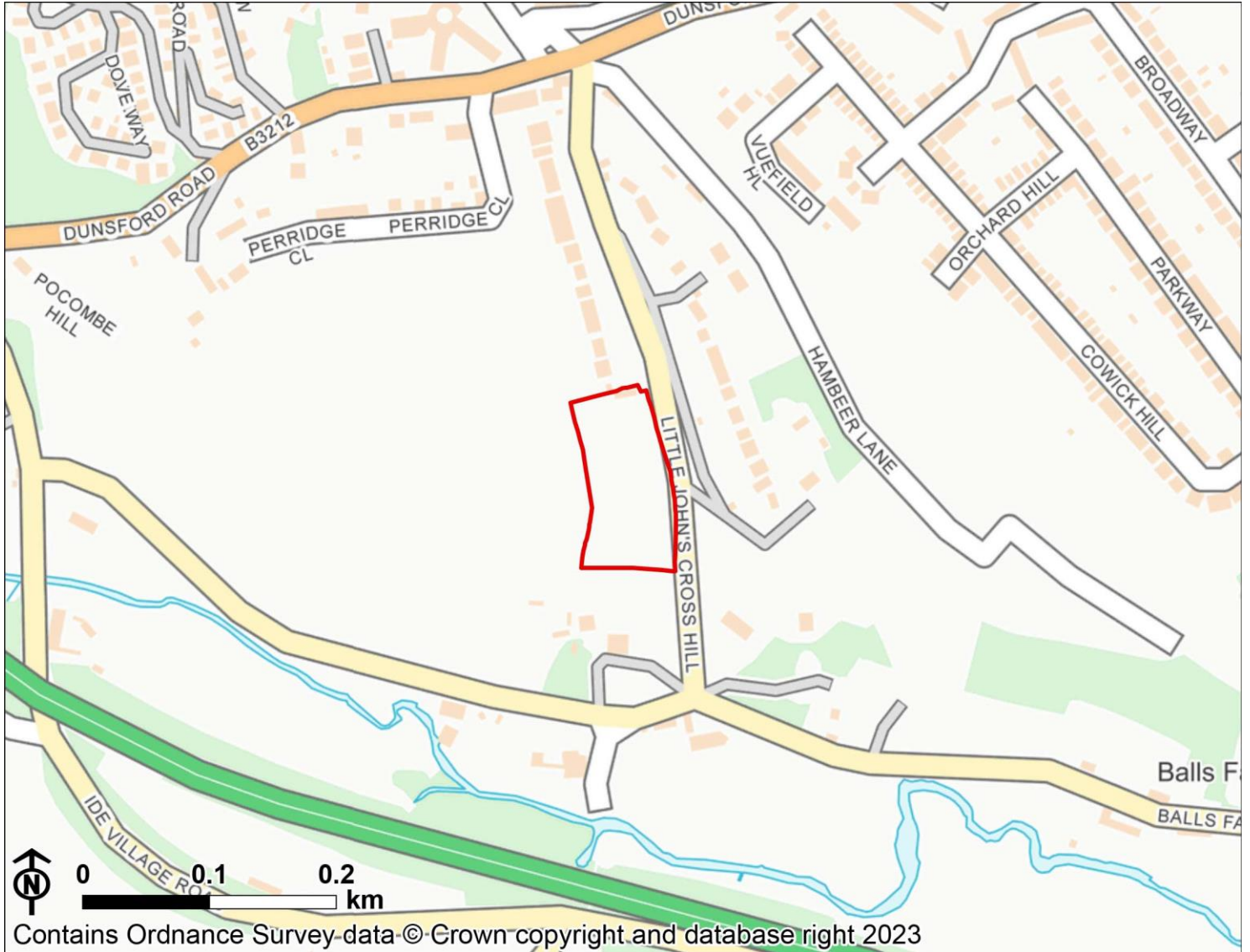
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 11

Residential



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

Negligible (0)

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

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

Minor positive (+)

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

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

Negligible (0)

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

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

Significant positive (++)

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

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

Negligible (0)

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

SA Objective 6: To support community cohesion and safety

Negligible (0)

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

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

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

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

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

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

Minor positive (+)

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

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

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

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

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

Uncertain significant negative (--?)

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

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

Uncertain significant negative (--?)

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

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

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

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

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

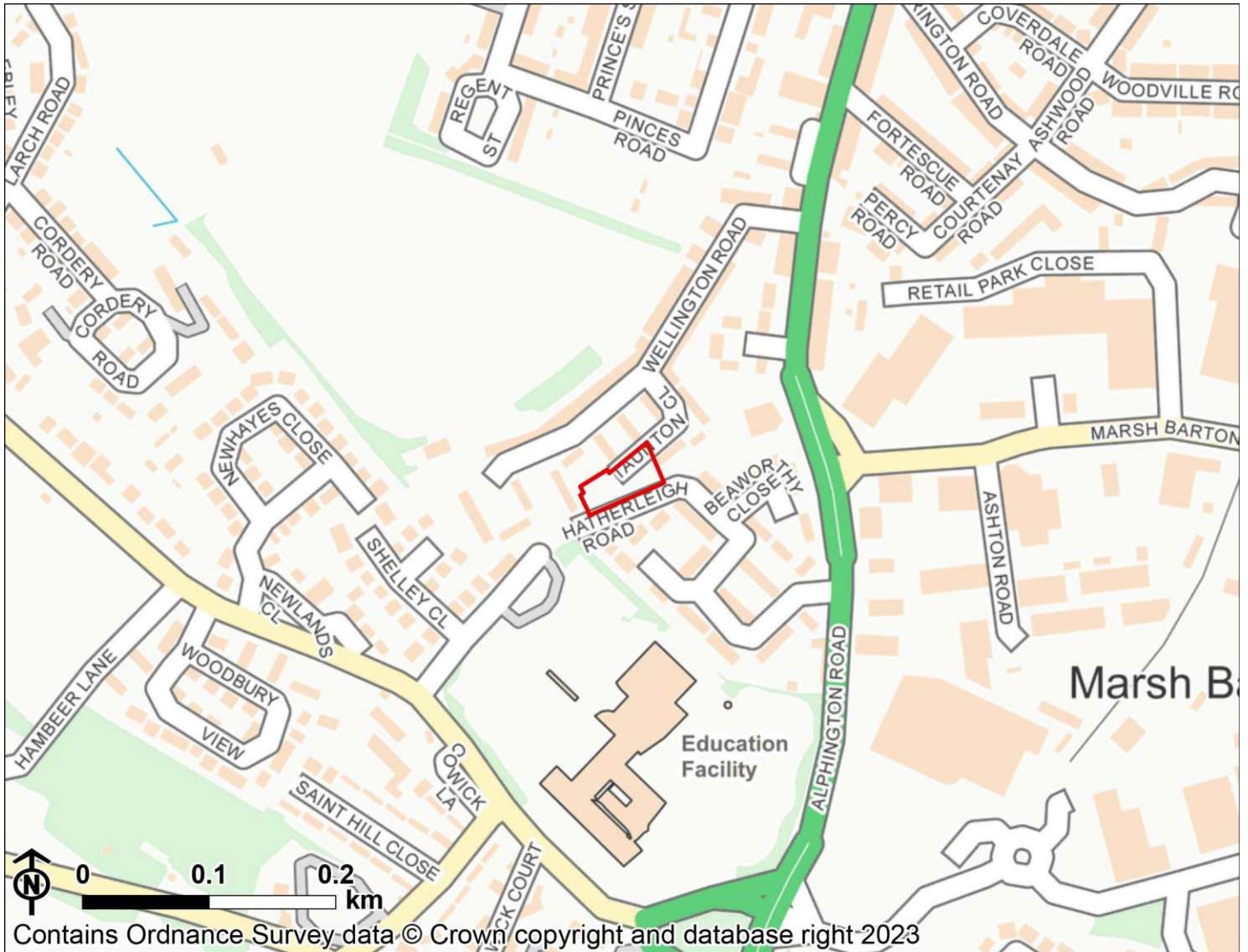
Uncertain significant negative (--?)/Negligible (0)

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

The site do

Site 13

Residential



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

Negligible (0)

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

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

Minor positive (+)

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

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

Negligible (0)

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

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

Minor positive (+)

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

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

Negligible (0)

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

SA Objective 6: To support community cohesion and safety

Negligible (0)

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

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

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

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

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

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

Minor positive (+)

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

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

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

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

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

Uncertain negligible (0?)

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

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

Uncertain significant negative (--?)

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

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

Significant negative (--)/Negligible (0)

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

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

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

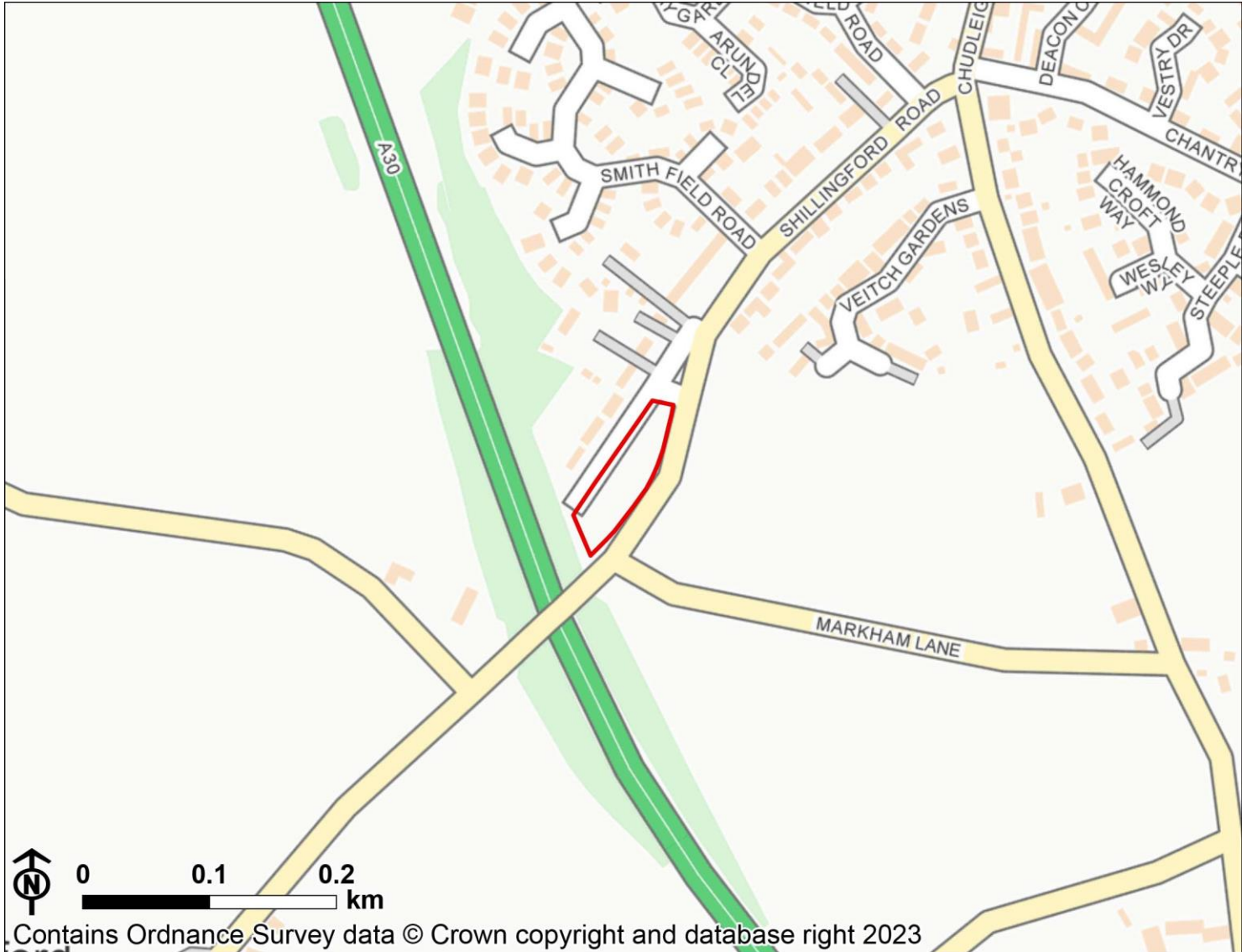
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 17

Residential



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

Negligible (0)

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

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

Minor positive (+)

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

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

Negligible (0)

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

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

Significant positive (++)

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

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

Negligible (0)

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

SA Objective 6: To support community cohesion and safety

Negligible (0)

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

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

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

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

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

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

Minor positive (+)

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

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

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

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

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

Uncertain negligible (0?)

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

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

Uncertain minor negative (-?)

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

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

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

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

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

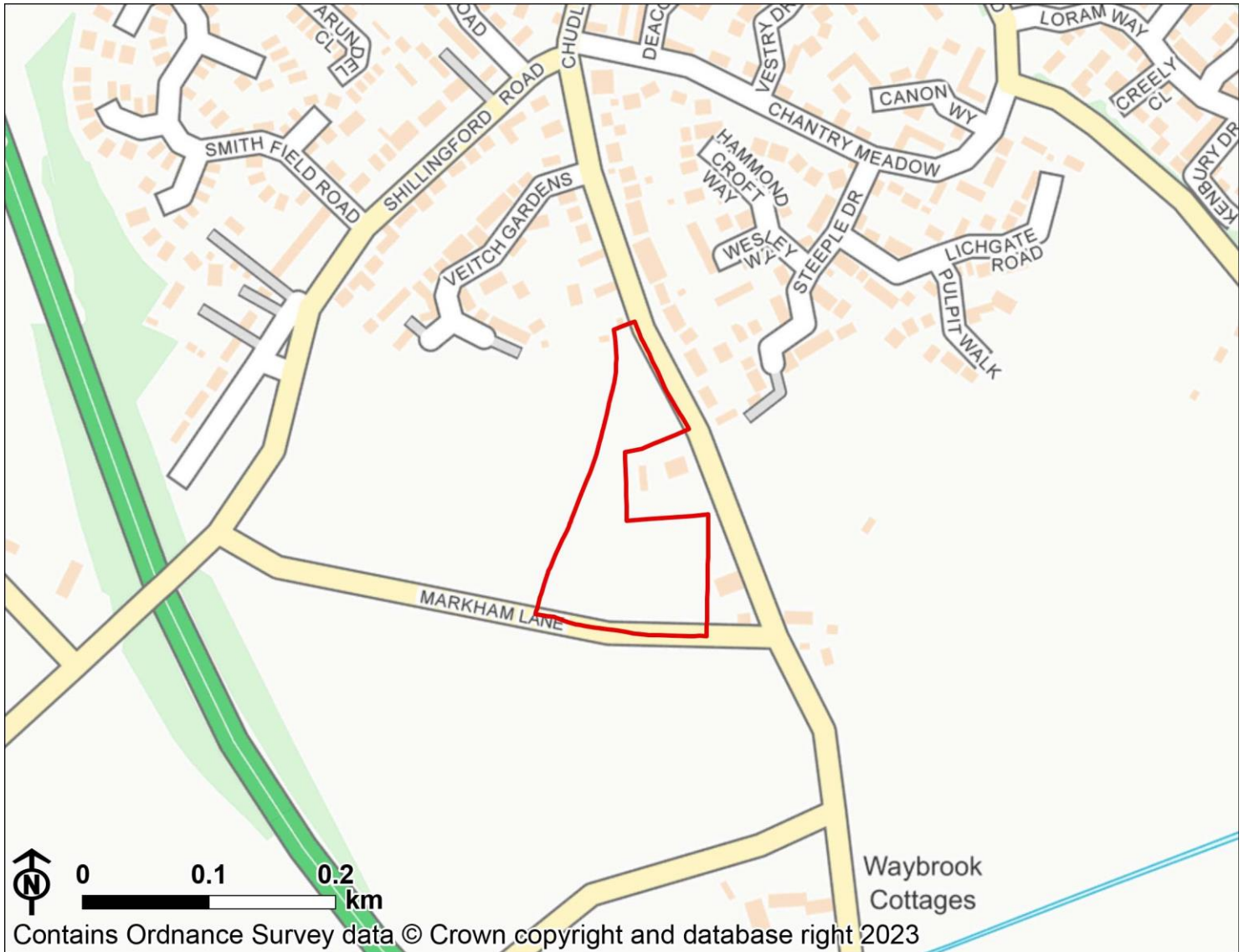
Significant negative (--)/Negligible (0)

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

The site does not fall within a Minerals Safeguarding Area.

Site 18

Residential



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

Negligible (0)

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

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

Minor positive (+)

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

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

Negligible (0)

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

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

Significant positive (++)

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

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

Negligible (0)

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

SA Objective 6: To support community cohesion and safety

Negligible (0)

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

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

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

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

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

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

Minor positive (+)

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

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

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

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

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

Uncertain negligible (0?)

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

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

Uncertain significant negative (--?)

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

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

Significant negative (--)/Negligible (0)

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

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

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

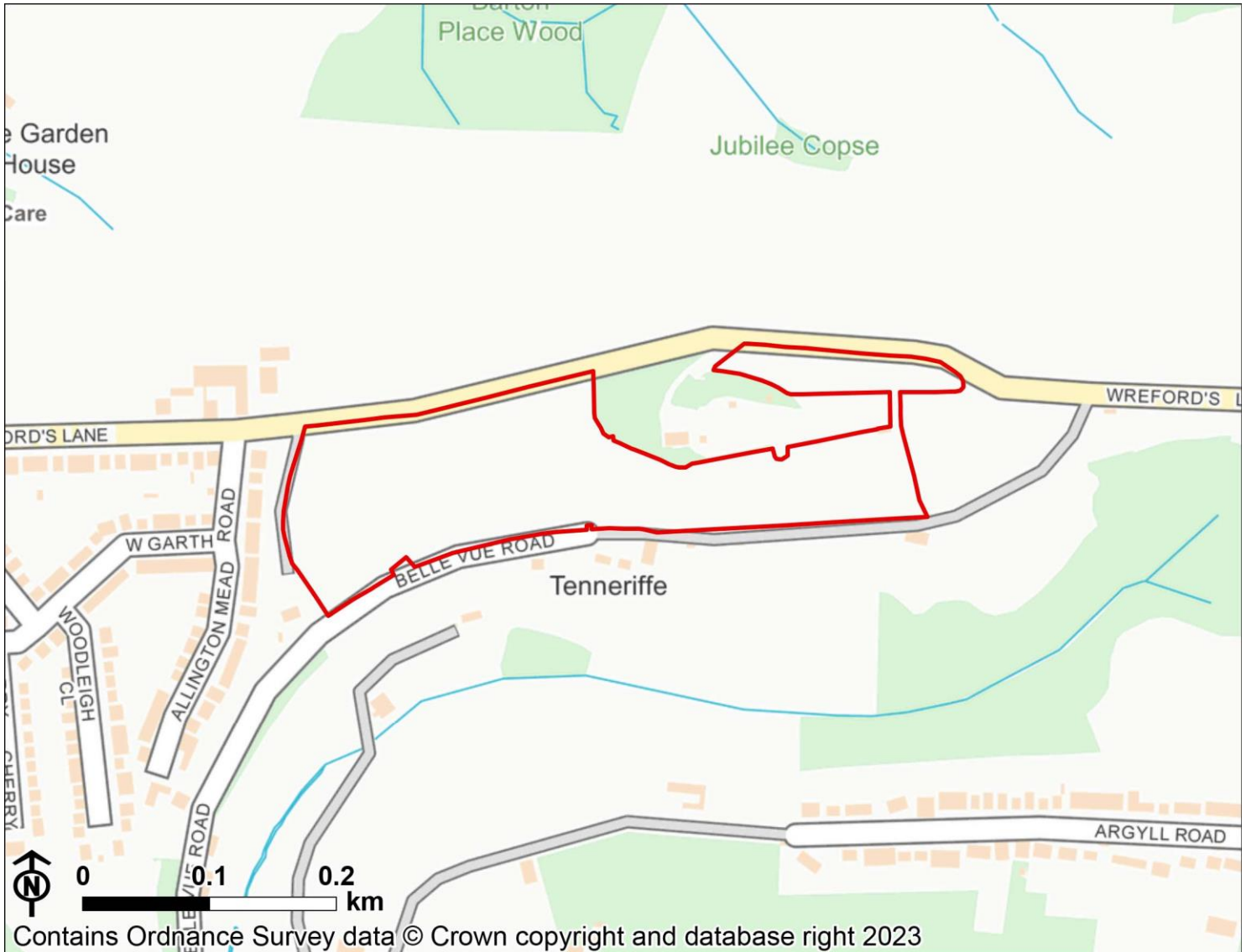
Significant negative (--)/Negligible (0)

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

The site does not fall within a Minerals Safeguarding Area.

Site 20

Residential



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

Negligible (0)

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

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

Minor positive (+)

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

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

Negligible (0)

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

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

Minor positive (+)

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

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

Negligible (0)

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

SA Objective 6: To support community cohesion and safety

Negligible (0)

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

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

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

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

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

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

Minor positive (+)

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

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

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

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

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

Uncertain significant negative (--?)

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

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

Uncertain minor negative (-?)

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

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

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

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

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

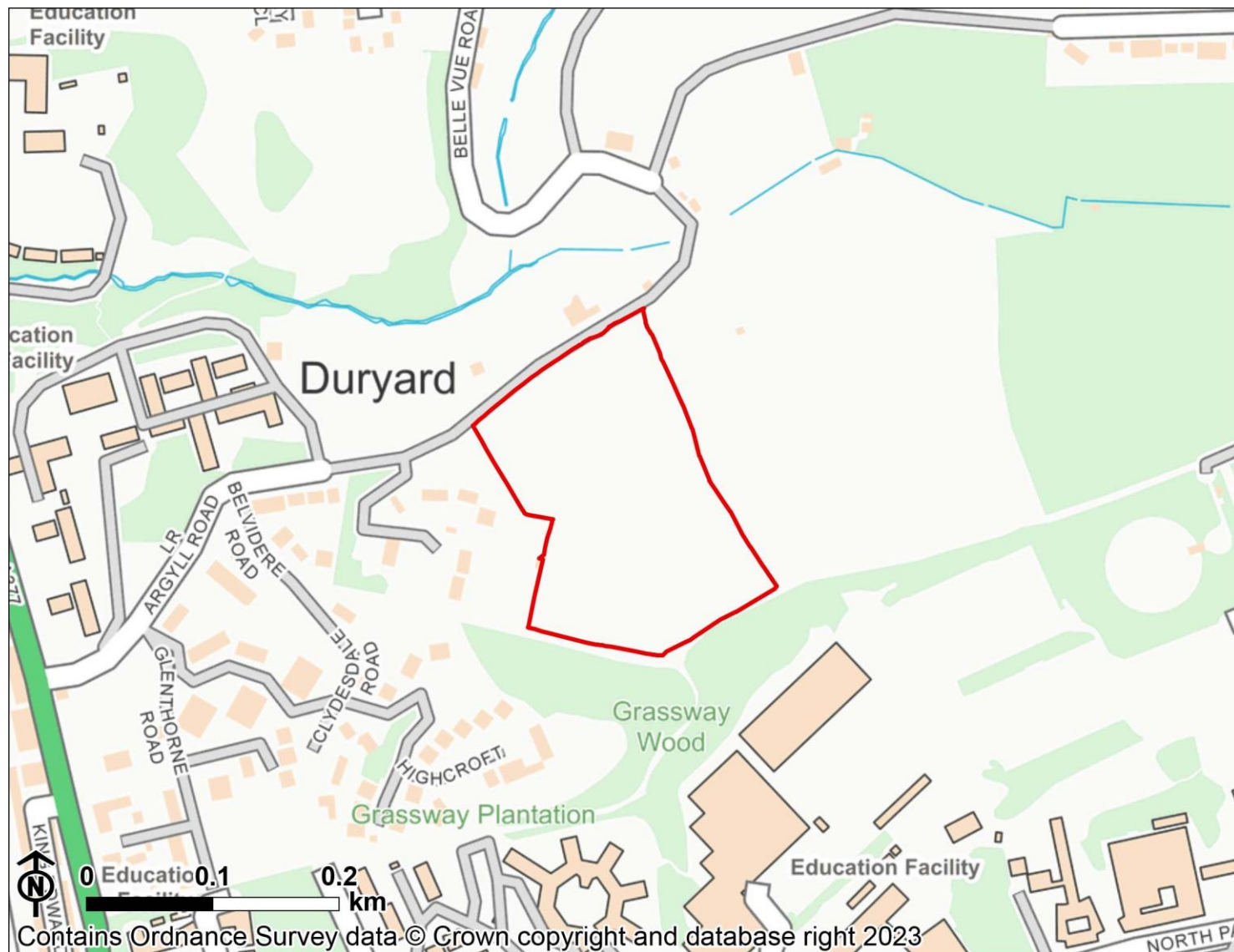
Uncertain significant negative (--?)/Negligible (0)

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

The site do

Site 21

Residential



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

Negligible (0)

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

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

Minor positive (+)

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

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

Negligible (0)

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

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

Minor positive (+)

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

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

Negligible (0)

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

SA Objective 6: To support community cohesion and safety

Negligible (0)

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

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

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

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

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

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

Minor positive (+)

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

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

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

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

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

Uncertain significant negative (--?)

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

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

Uncertain minor negative (-?)

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

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

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

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

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

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

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

The site do

Site 23

Residential



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

Negligible (0)

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

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

Minor positive (+)

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

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

Negligible (0)

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

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

Significant positive (++)

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

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

Negligible (0)

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

SA Objective 6: To support community cohesion and safety

Negligible (0)

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

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

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

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

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

Significant positive (++)

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

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

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

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

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

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

Uncertain negligible (0?)

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

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

Uncertain significant negative (--?)

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

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

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

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

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

Minor negative (-)/Negligible (0)

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

The site does not fall within a Minerals Safeguarding Area.

Site 24

Residential



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

Negligible (0)

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

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

Minor positive (+)

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

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

Negligible (0)

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

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

Significant positive (++)

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

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

Negligible (0)

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

SA Objective 6: To support community cohesion and safety

Negligible (0)

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

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

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

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

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

Significant positive (++)

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

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

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

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

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

Uncertain negligible (0?)

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

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

Uncertain significant negative (--?)

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

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

Minor negative (-)/Negligible (0)

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

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

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

Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 25

Residential



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

Negligible (0)

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

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

Minor positive (+)

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

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

Negligible (0)

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

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

Significant positive (++)

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

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

Negligible (0)

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

SA Objective 6: To support community cohesion and safety

Negligible (0)

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

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

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

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

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

Significant positive (++)

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

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

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

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

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

Uncertain negligible (0?)

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

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

Uncertain significant negative (--?)

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

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

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

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

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

Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 26

Residential



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

Negligible (0)

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

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

Minor positive (+)

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

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

Negligible (0)

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

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

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

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

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

Negligible (0)

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

SA Objective 6: To support community cohesion and safety

Negligible (0)

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

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

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

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

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

Significant positive (++)

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

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

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

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

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

Uncertain negligible (0?)

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

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

Uncertain significant negative (--?)

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

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

Negligible (0)

The site is either entirely or largely (>=75%) within Flood Zone 1.

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

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

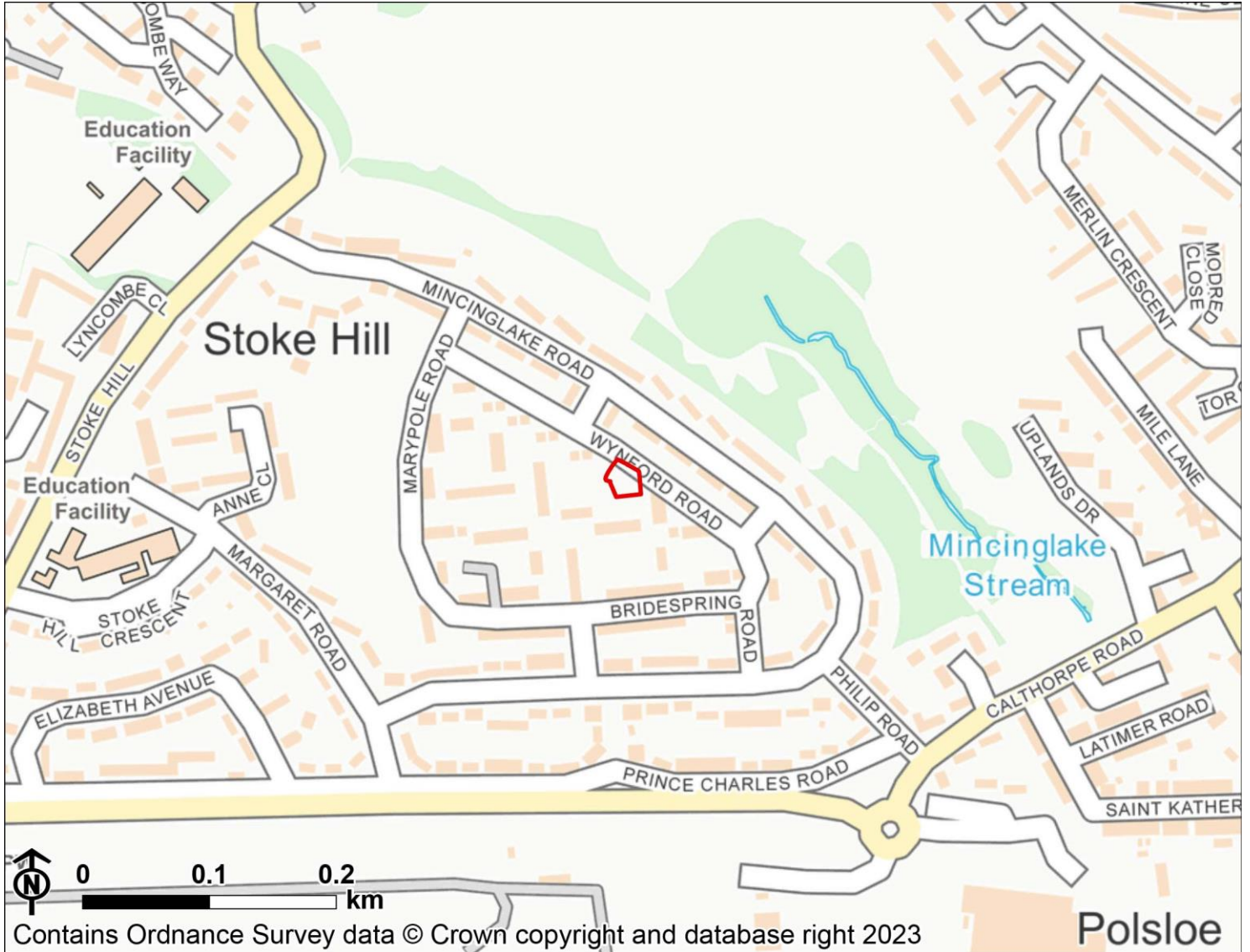
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 27

Residential



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

Negligible (0)

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

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

Minor positive (+)

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

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

Negligible (0)

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

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

Significant positive (++)

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

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

Negligible (0)

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

SA Objective 6: To support community cohesion and safety

Negligible (0)

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

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

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

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

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

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

Significant positive (++)

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

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

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

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

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

Uncertain negligible (0?)

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

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

Uncertain minor negative (-?)

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

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

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

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

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

Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 30

Residential



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

Negligible (0)

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

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

Minor positive (+)

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

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

Negligible (0)

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

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

Minor positive (+)

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

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

Negligible (0)

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

SA Objective 6: To support community cohesion and safety

Negligible (0)

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

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

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

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

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

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

Significant positive (++)

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

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

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

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

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

Uncertain negligible (0?)

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

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

Uncertain minor negative (-?)

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

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

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

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

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

Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 31

Residential



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

Negligible (0)

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

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

Minor positive (+)

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

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

Negligible (0)

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

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

Minor positive (+)

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

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

Negligible (0)

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

SA Objective 6: To support community cohesion and safety

Negligible (0)

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

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

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

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

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

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

Minor positive (+)

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

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

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

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

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

Uncertain negligible (0?)

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

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

Uncertain minor negative (-?)

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

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

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

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

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

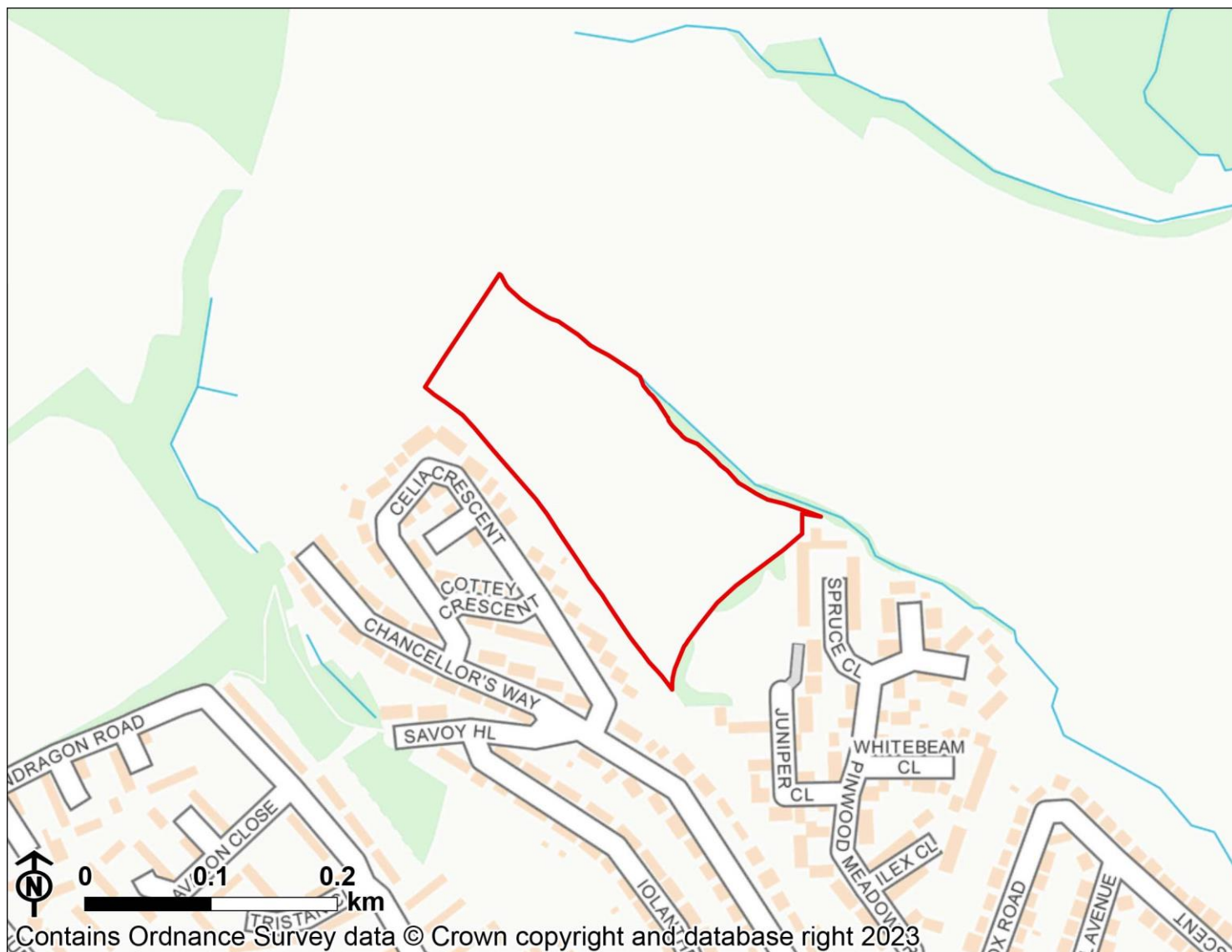
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 33

Residential



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

Negligible (0)

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

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

Minor positive (+)

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

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

Negligible (0)

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

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

Minor positive (+)

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

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

Negligible (0)

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

SA Objective 6: To support community cohesion and safety

Negligible (0)

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

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

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

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

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

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

Minor positive (+)

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

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

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

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

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

Uncertain significant negative (--?)

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

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

Uncertain minor negative (-?)

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

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

Minor negative (-)/Negligible (0)

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

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

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

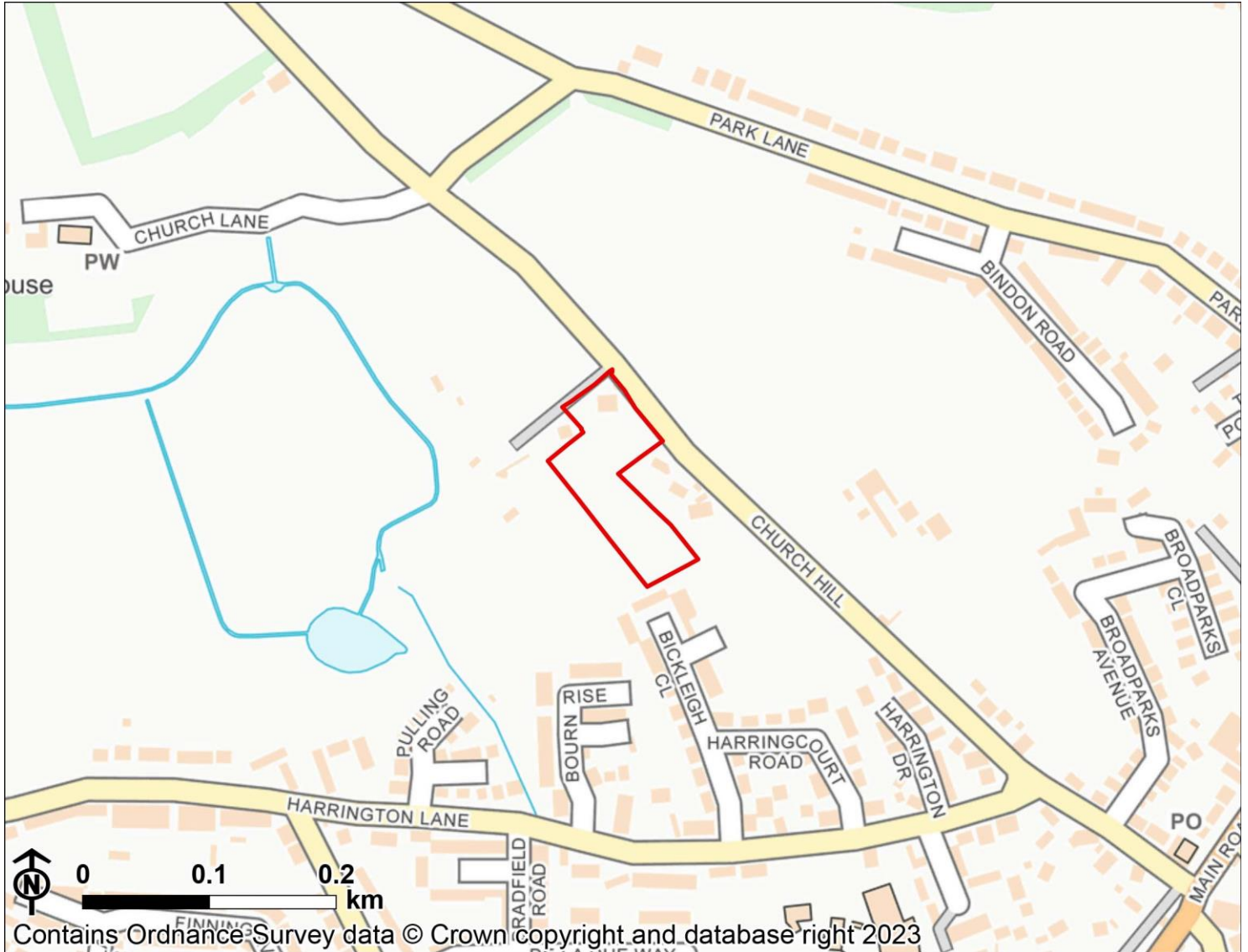
Uncertain significant negative (--?) / Negligible (0)

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

The site do

Site 36

Residential



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

Negligible (0)

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

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

Minor positive (+)

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

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

Negligible (0)

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

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

Significant positive (++)

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

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

Negligible (0)

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

SA Objective 6: To support community cohesion and safety

Negligible (0)

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

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

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

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

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

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

Significant positive (++)

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

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

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

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

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

Uncertain significant negative (--?)

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

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

Uncertain significant negative (--?)

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

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

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

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

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

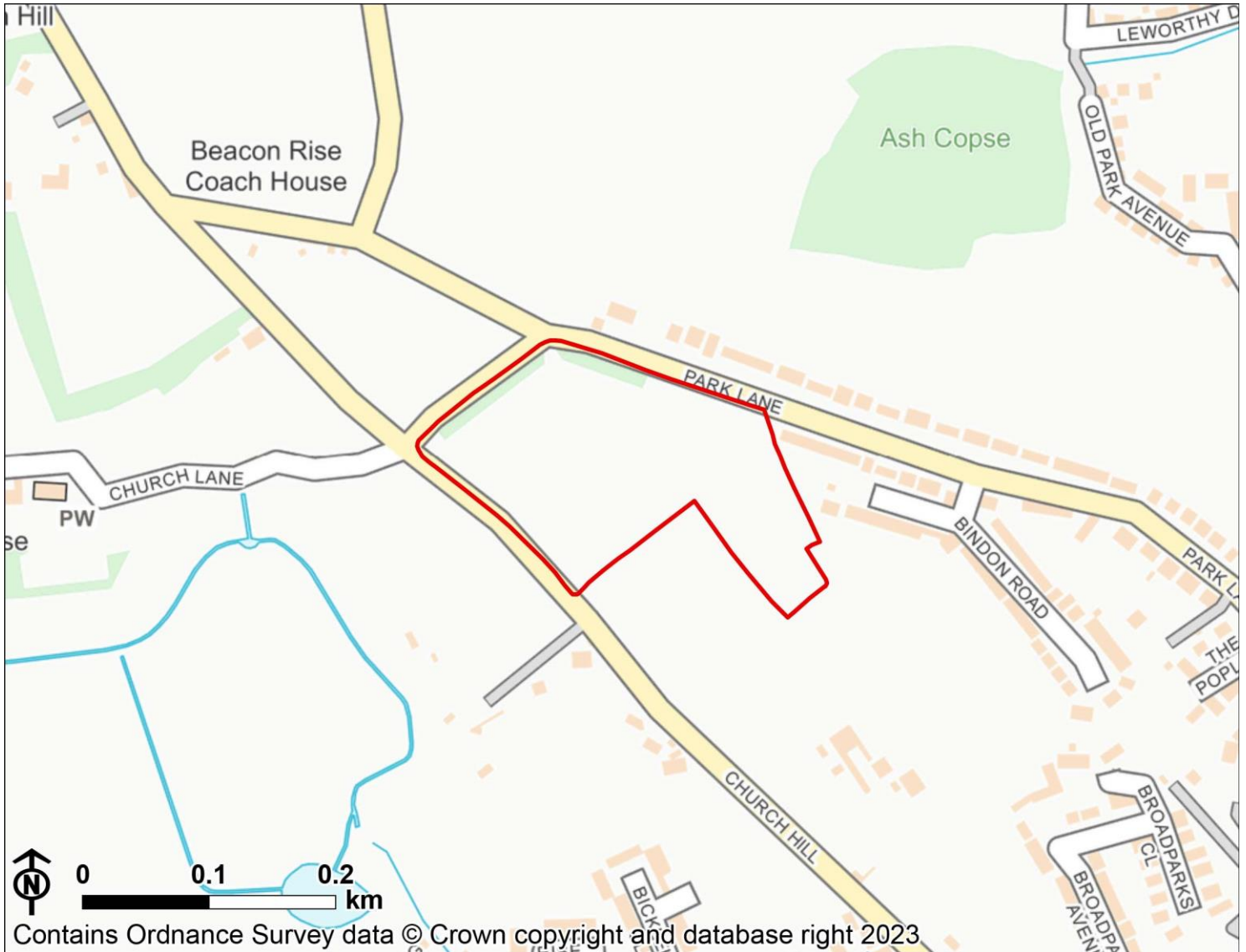
Uncertain significant negative (--?)/Negligible (0)

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

The site do

Site 37

Residential



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

Negligible (0)

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

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

Minor positive (+)

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

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

Negligible (0)

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

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

Minor positive (+)

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

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

Negligible (0)

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

SA Objective 6: To support community cohesion and safety

Negligible (0)

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

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

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

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

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

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

Significant positive (++)

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

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

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

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

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

Uncertain significant negative (--?)

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

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

Uncertain significant negative (--?)

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

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

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

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

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

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

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

The site do

Site 41

Residential



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

Negligible (0)

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

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

Minor positive (+)

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

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

Negligible (0)

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

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

Significant positive (++)

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

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

Negligible (0)

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

SA Objective 6: To support community cohesion and safety

Negligible (0)

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

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

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

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

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

Significant positive (++)

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

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

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

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

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

Uncertain negligible (0?)

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

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

Uncertain significant negative (--?)

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

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

Minor negative (-)/Negligible (0)

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

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

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

Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 43

Residential



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

Negligible (0)

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

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

Minor positive (+)

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

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

Negligible (0)

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

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

Significant positive (++)

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

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

Negligible (0)

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

SA Objective 6: To support community cohesion and safety

Negligible (0)

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

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

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

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

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

Significant positive (++)

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

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

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

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

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

Uncertain negligible (0?)

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

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

Uncertain significant negative (--?)

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

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

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

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

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

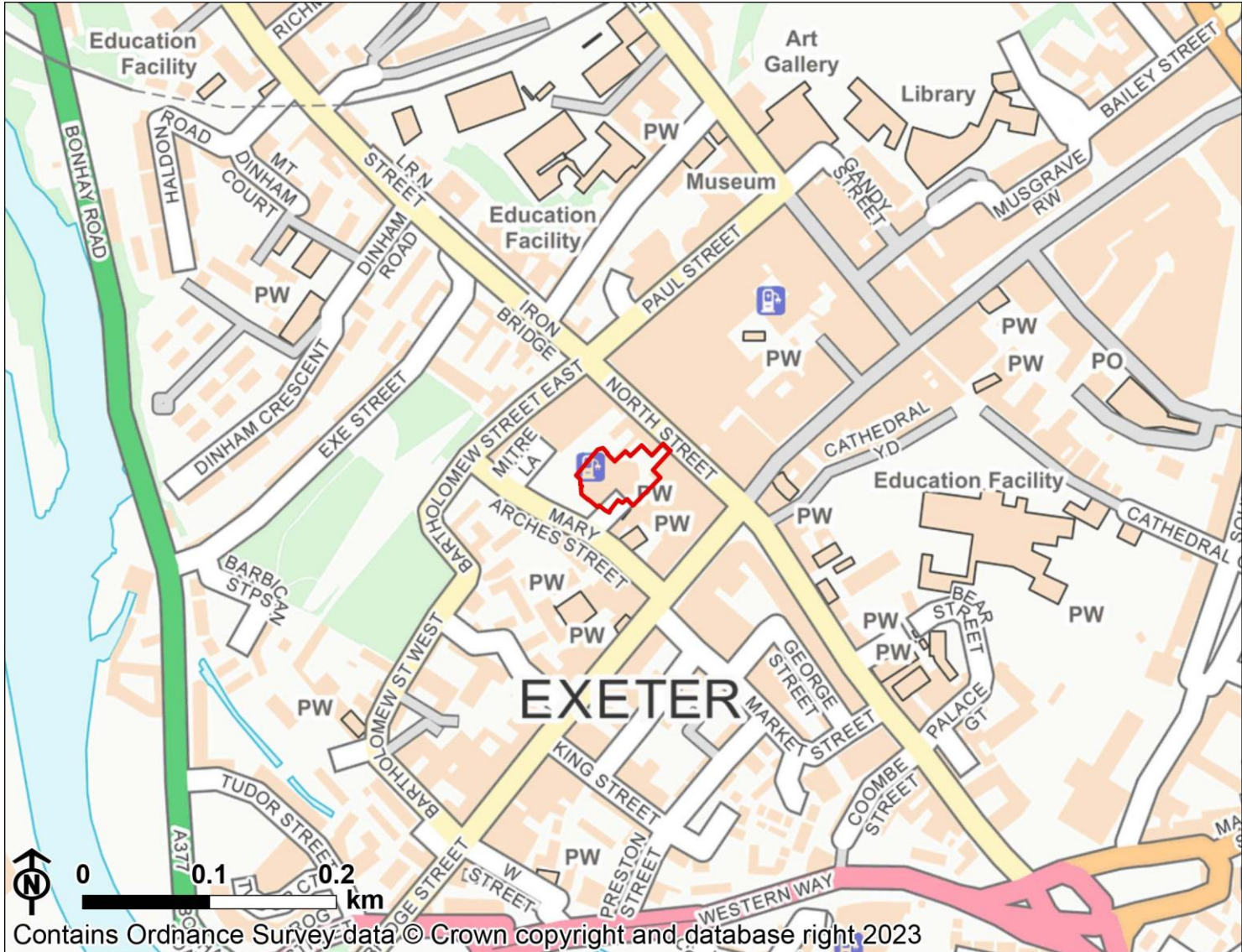
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 44

Residential



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

Negligible (0)

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

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

Minor positive (+)

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

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

Negligible (0)

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

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

Significant positive (++)

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

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

Negligible (0)

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

SA Objective 6: To support community cohesion and safety

Negligible (0)

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

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

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

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

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

Significant positive (++)

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

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

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

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

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

Uncertain negligible (0?)

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

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

Uncertain significant negative (--?)

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

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

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

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

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

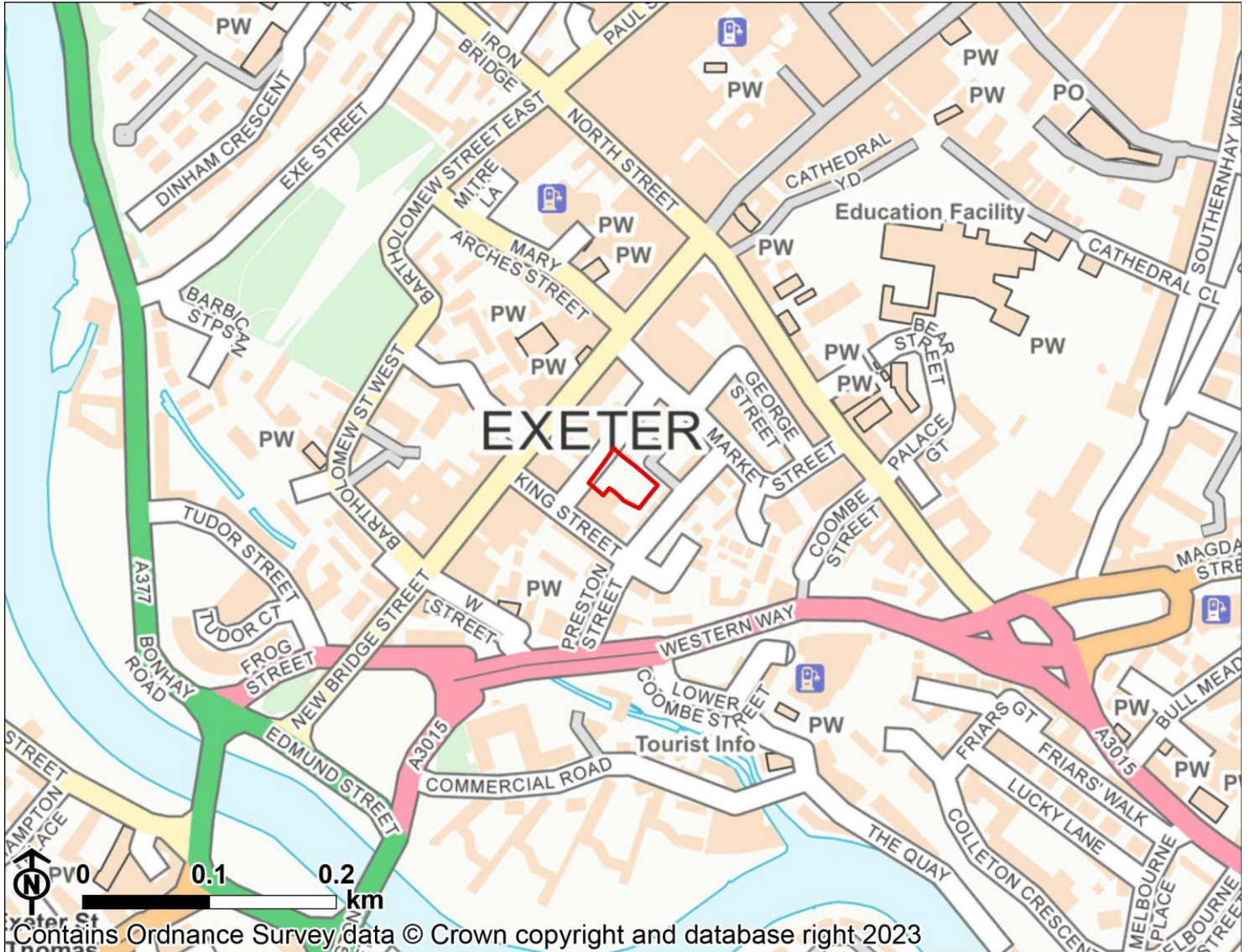
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 45

Residential



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

Negligible (0)

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

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

Minor positive (+)

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

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

Negligible (0)

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

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

Minor positive (+)

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

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

Negligible (0)

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

SA Objective 6: To support community cohesion and safety

Minor positive (+)

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

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

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

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

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

Significant positive (++)

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

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

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

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

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

Uncertain negligible (0?)

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

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

Uncertain significant negative (--?)

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

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

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

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

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

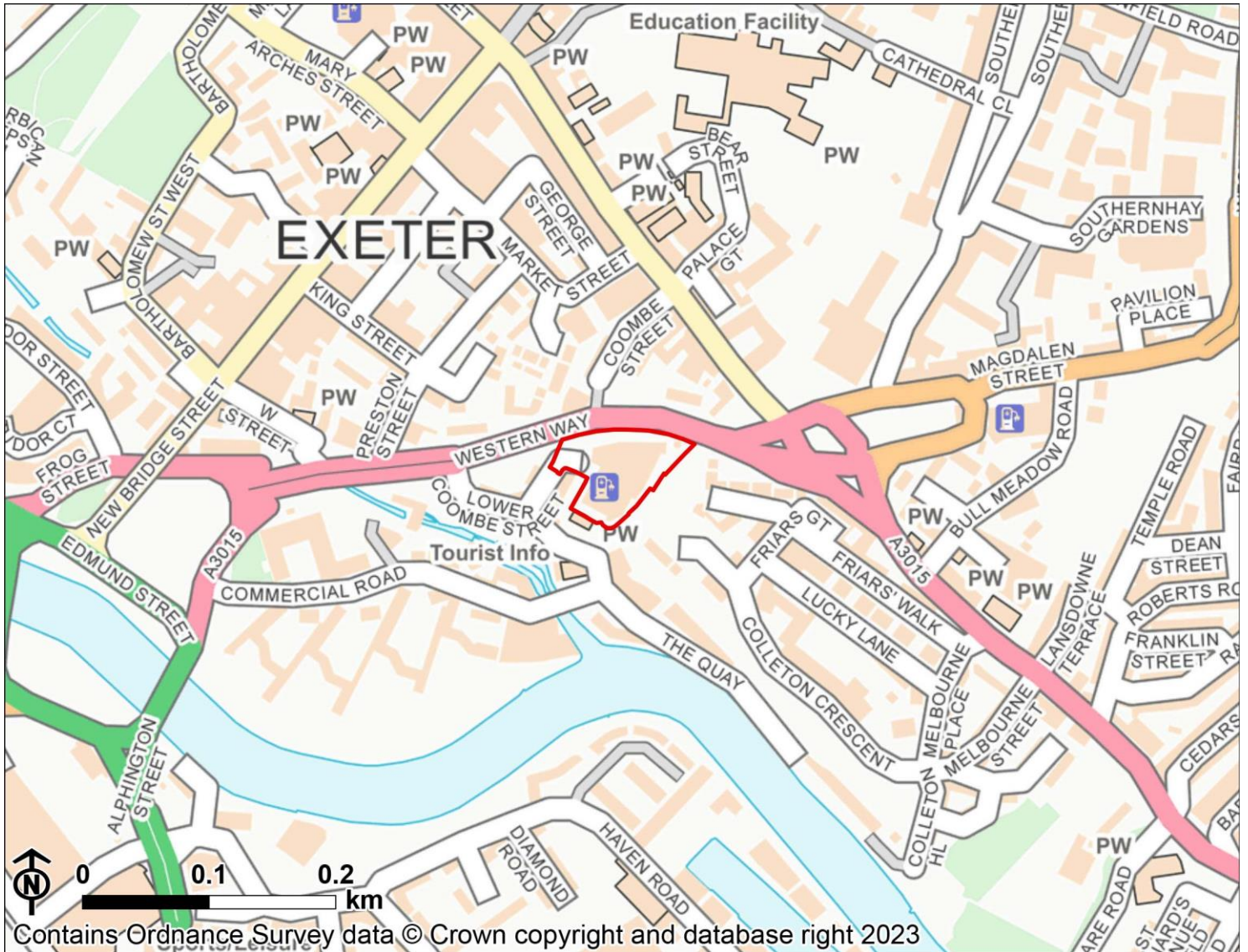
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 47

Residential



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

Negligible (0)

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

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

Minor positive (+)

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

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

Negligible (0)

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

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

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

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

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

Negligible (0)

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

SA Objective 6: To support community cohesion and safety

Minor positive (+)

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

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

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

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

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

Significant positive (++)

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

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

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

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

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

Uncertain negligible (0?)

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

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

Uncertain significant negative (--?)

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

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

Significant negative (--)/Negligible (0)

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

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

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

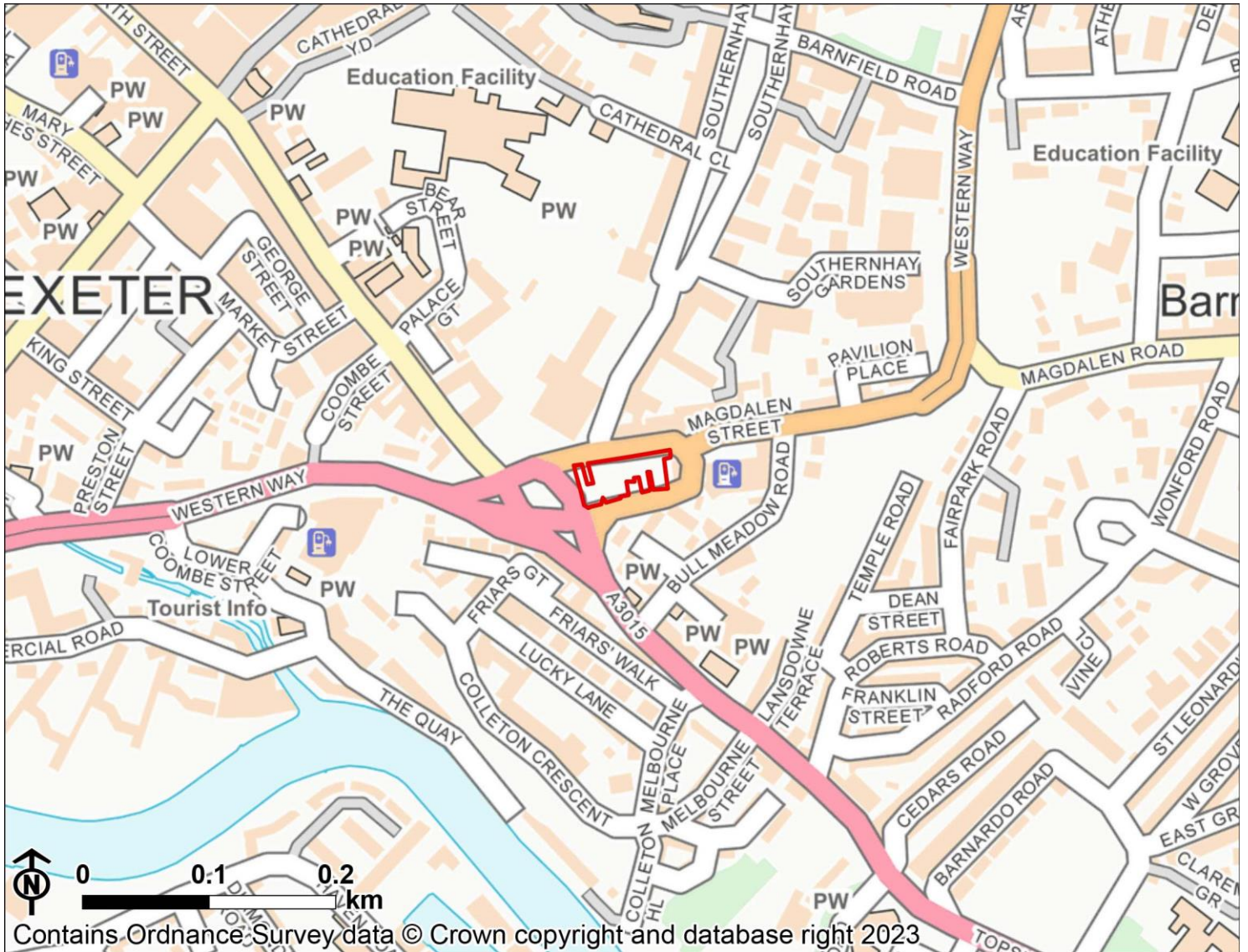
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 48

Residential



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

Negligible (0)

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

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

Minor positive (+)

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

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

Negligible (0)

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

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

Significant positive (++)

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

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

Negligible (0)

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

SA Objective 6: To support community cohesion and safety

Minor positive (+)

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

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

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

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

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

Significant positive (++)

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

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

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

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

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

Uncertain negligible (0?)

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

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

Uncertain significant negative (--?)

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

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

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

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

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

Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 49

Residential



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

Negligible (0)

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

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

Minor positive (+)

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

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

Negligible (0)

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

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

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

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

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

Negligible (0)

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

SA Objective 6: To support community cohesion and safety

Negligible (0)

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

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

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

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

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

Significant positive (++)

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

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

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

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

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

Uncertain negligible (0?)

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

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

Uncertain significant negative (--?)

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

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

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

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

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

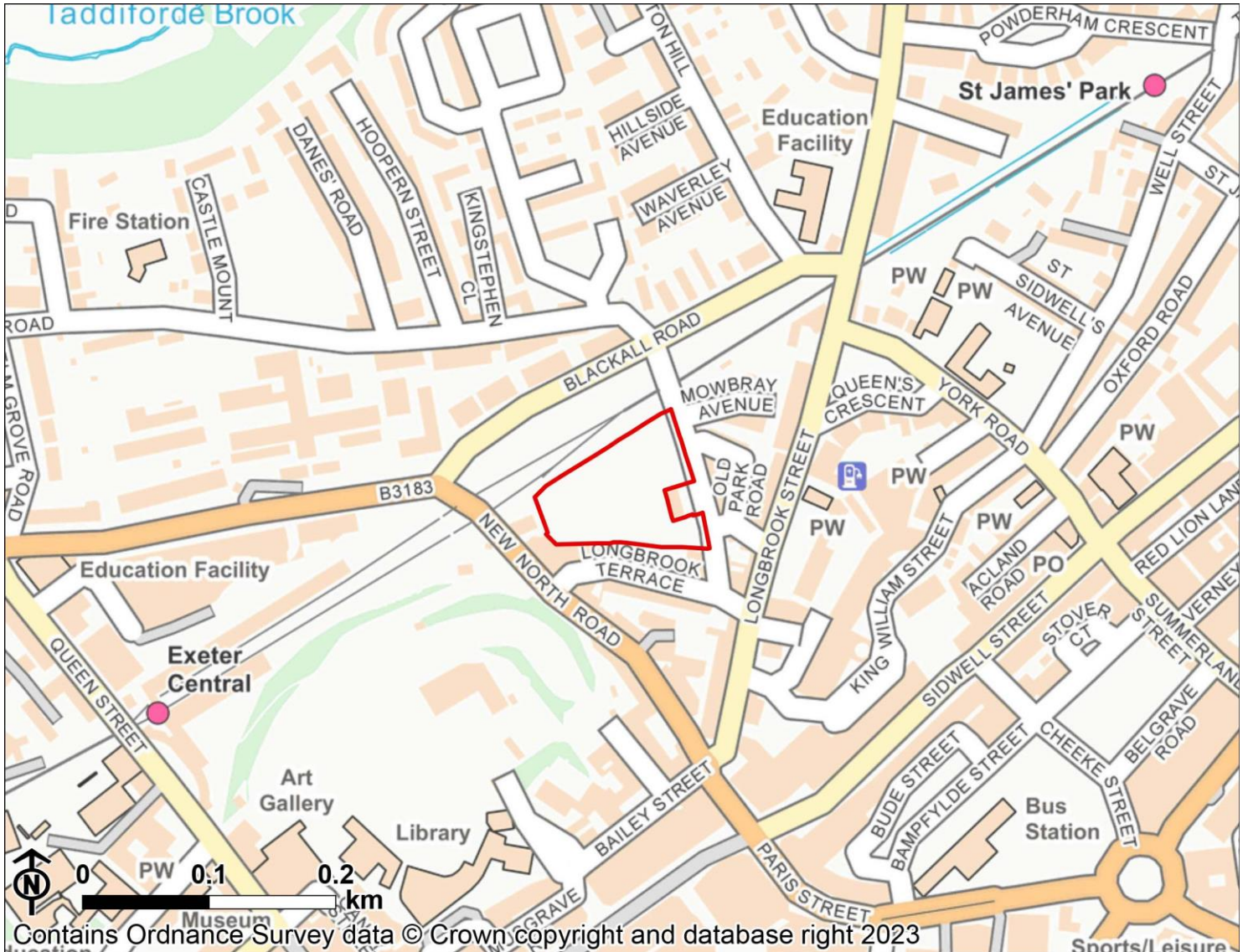
Minor negative (-)/Negligible (0)

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

The site does not fall within a Minerals Safeguarding Area.

Site 50

Residential



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

Negligible (0)

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

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

Minor positive (+)

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

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

Negligible (0)

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

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

Significant positive (++)

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

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

Negligible (0)

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

SA Objective 6: To support community cohesion and safety

Negligible (0)

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

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

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

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

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

Significant positive (++)

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

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

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

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

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

Uncertain negligible (0?)

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

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

Uncertain significant negative (--?)

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

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

Significant negative (--)/Negligible (0)

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

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

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

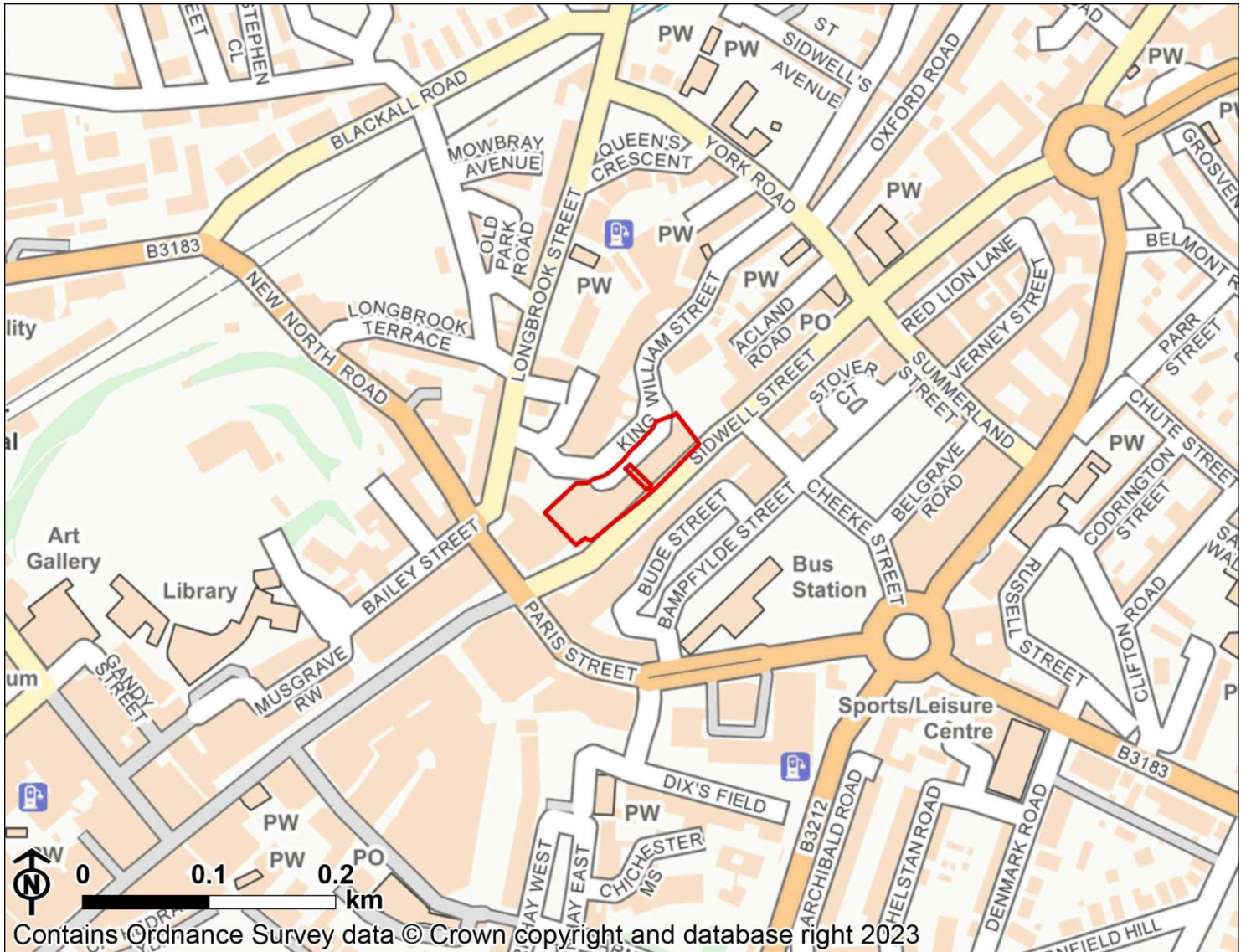
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 51

Residential



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

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor positive (+?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

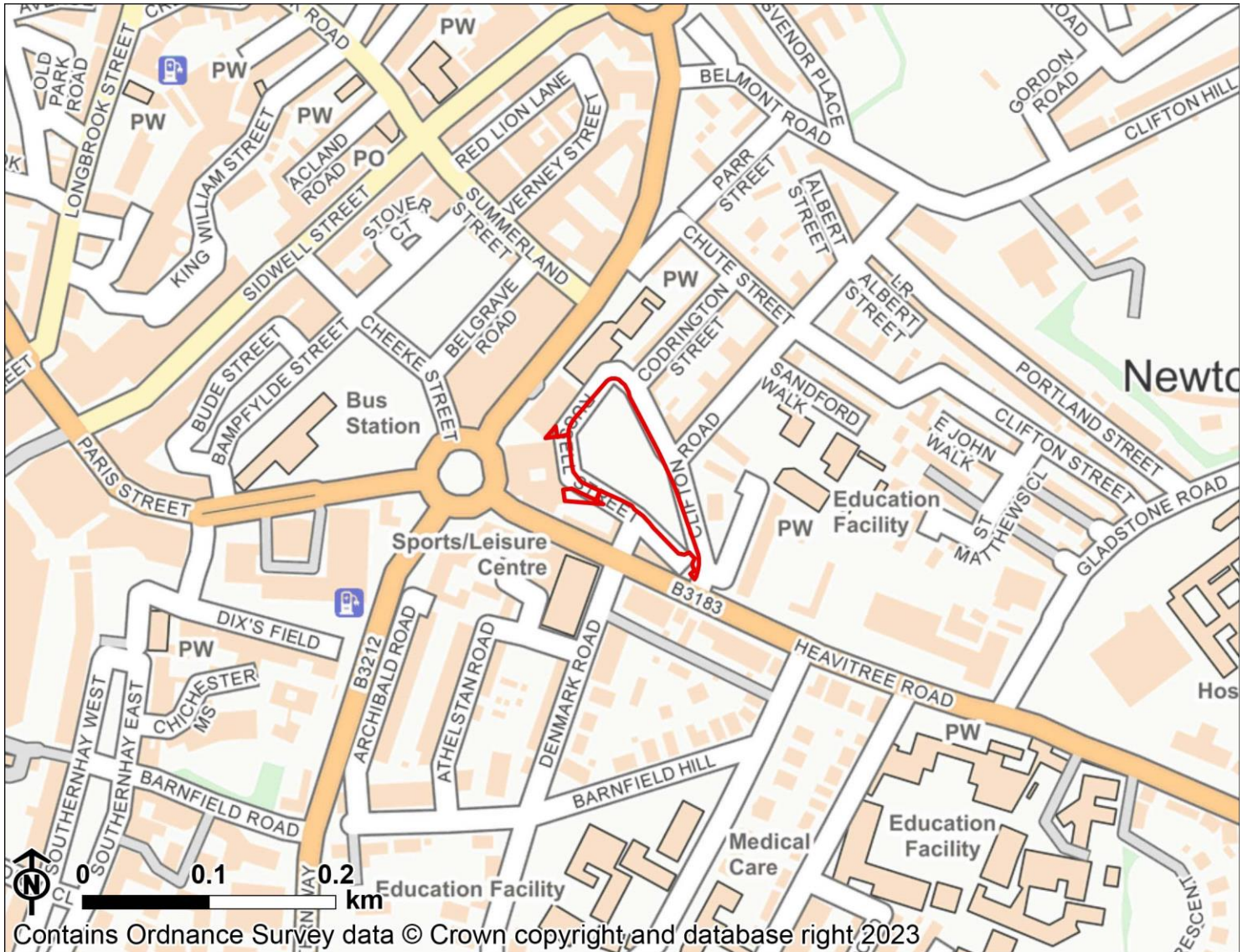
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 54

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)/Uncertain significant negative (--?)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

The site is identified in the Exeter Employment Land Study as green. The effect is uncertain as it is

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Minor positive (+)

The site is within an area of the City within the 20% most deprived.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor positive (+?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--) / Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

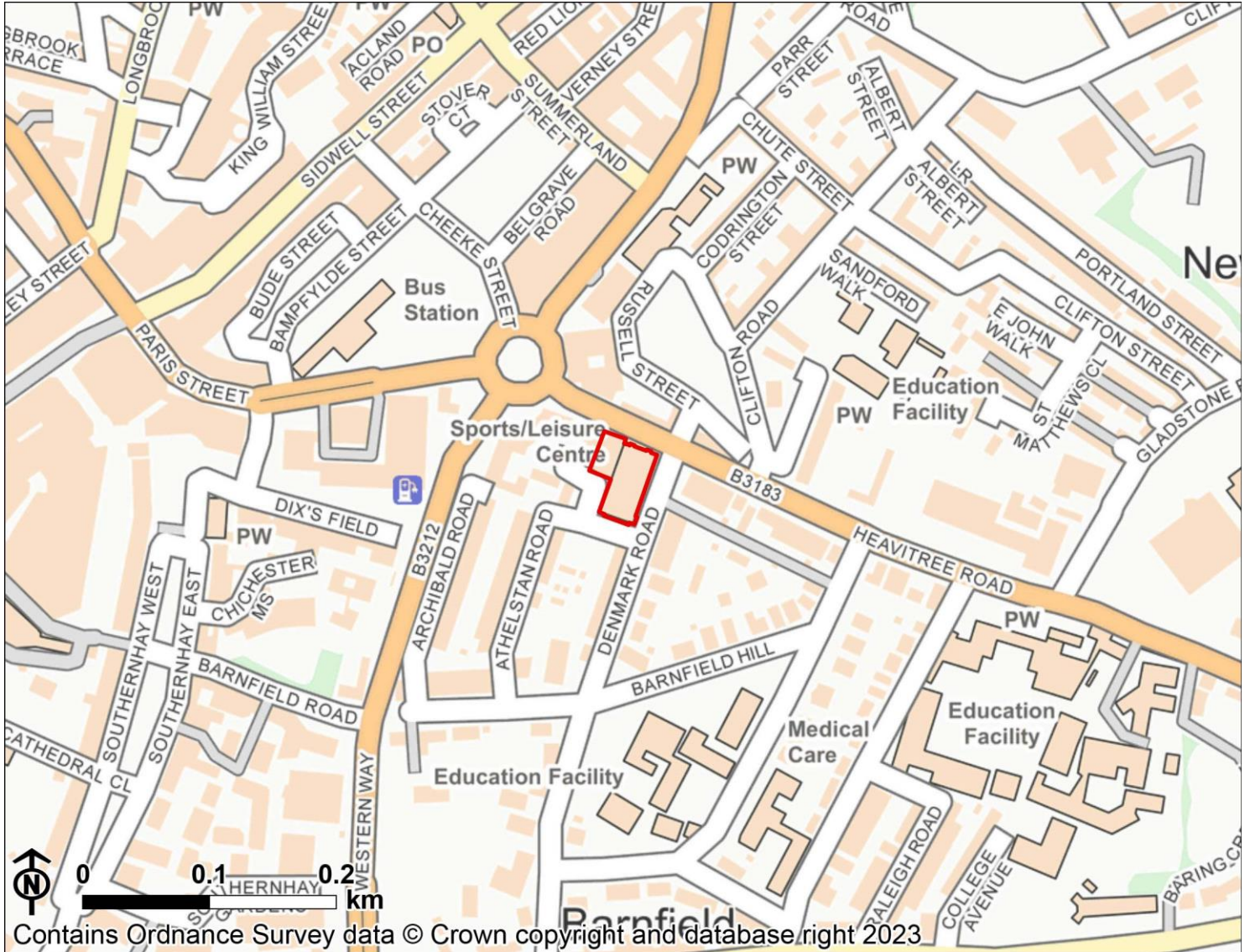
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 55

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)/Uncertain significant negative (--?)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Minor positive (+)

The site is within an area of the City within the 20% most deprived.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor positive (+?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 56

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Minor positive (+)

The site is within an area of the City within the 20% most deprived.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor positive (+?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--) / Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor positive (+?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--) / Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 60

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor positive (+)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain minor negative (-?)

The site is located between 250m-1km of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Minor negative (-)/Negligible (0)

The site is greenfield land that contains a less than significant proportion ($< 25\%$) of Grade 1, 2 or 3 agricultural land.

The site does not fall within a Minerals Safeguarding Area.

Site 61

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor positive (+)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain minor negative (-?)

The site is located between 250m-1km of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 63

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Minor positive (+)

The site is within an area of the City within the 20% most deprived.

SA Objective 7: To provide good access to services, facilities and education

Minor positive (+)/Uncertain significant positive (++)?

The site has capacity to deliver fewer than 1,000 homes and is within 720m of a district or local centre.

The site is within 900m of a secondary school and within either 450m of a primary school or has capacity of more than 1,000 homes.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain minor negative (-?)

The site is located between 250m-1km of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 66

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor positive (+)/Uncertain significant positive (++)?

The site has capacity to deliver fewer than 1,000 homes and is within 720m of a district or local centre.

The site is within 900m of a secondary school and within either 450m of a primary school or has capacity of more than 1,000 homes.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

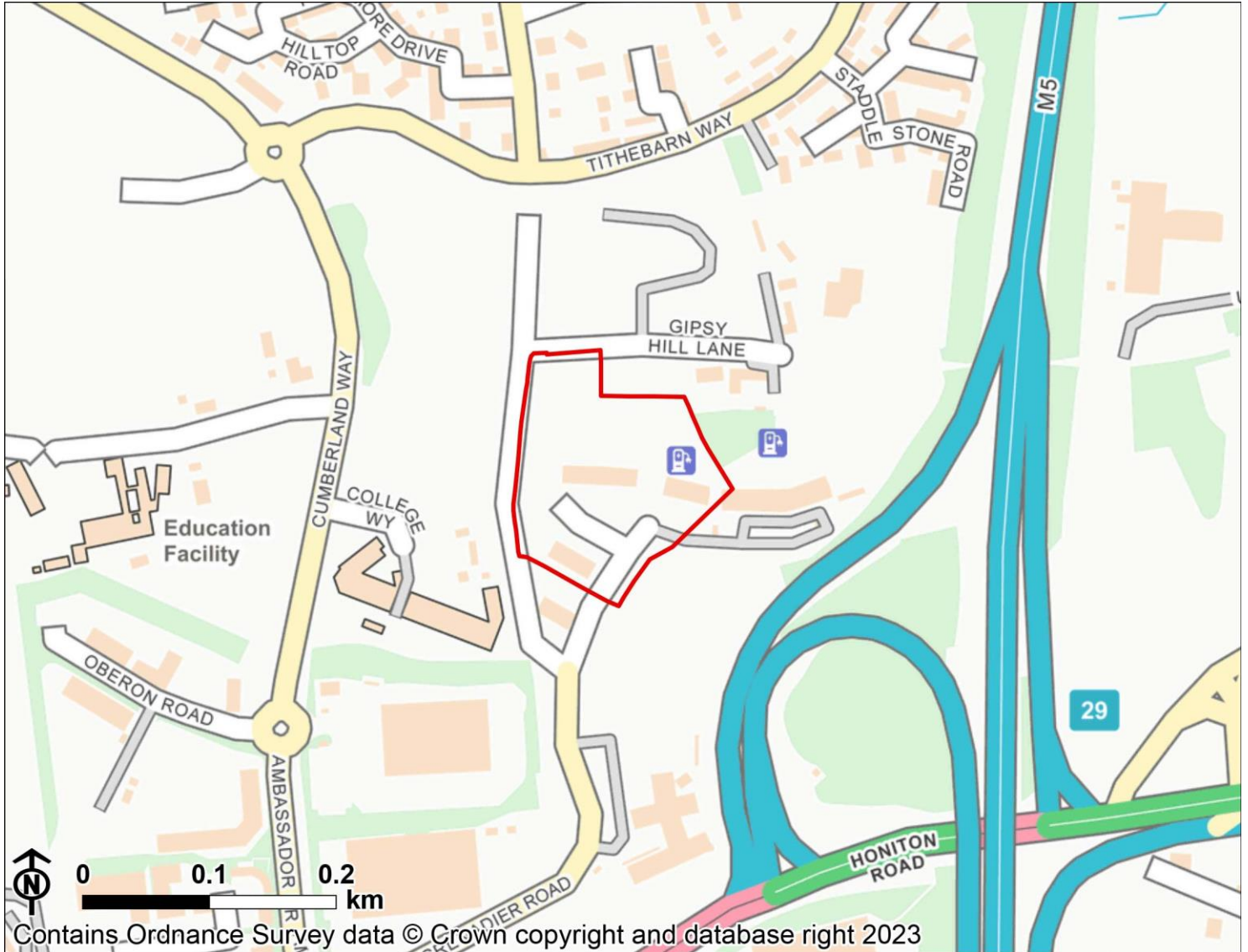
Significant negative (--)/Negligible (0)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

The site does not fall within a Minerals Safeguarding Area.

Site 67

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain significant positive (++)?

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site is within 900m of a secondary school and within either 450m of a primary school or has capacity of more than 1,000 homes.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

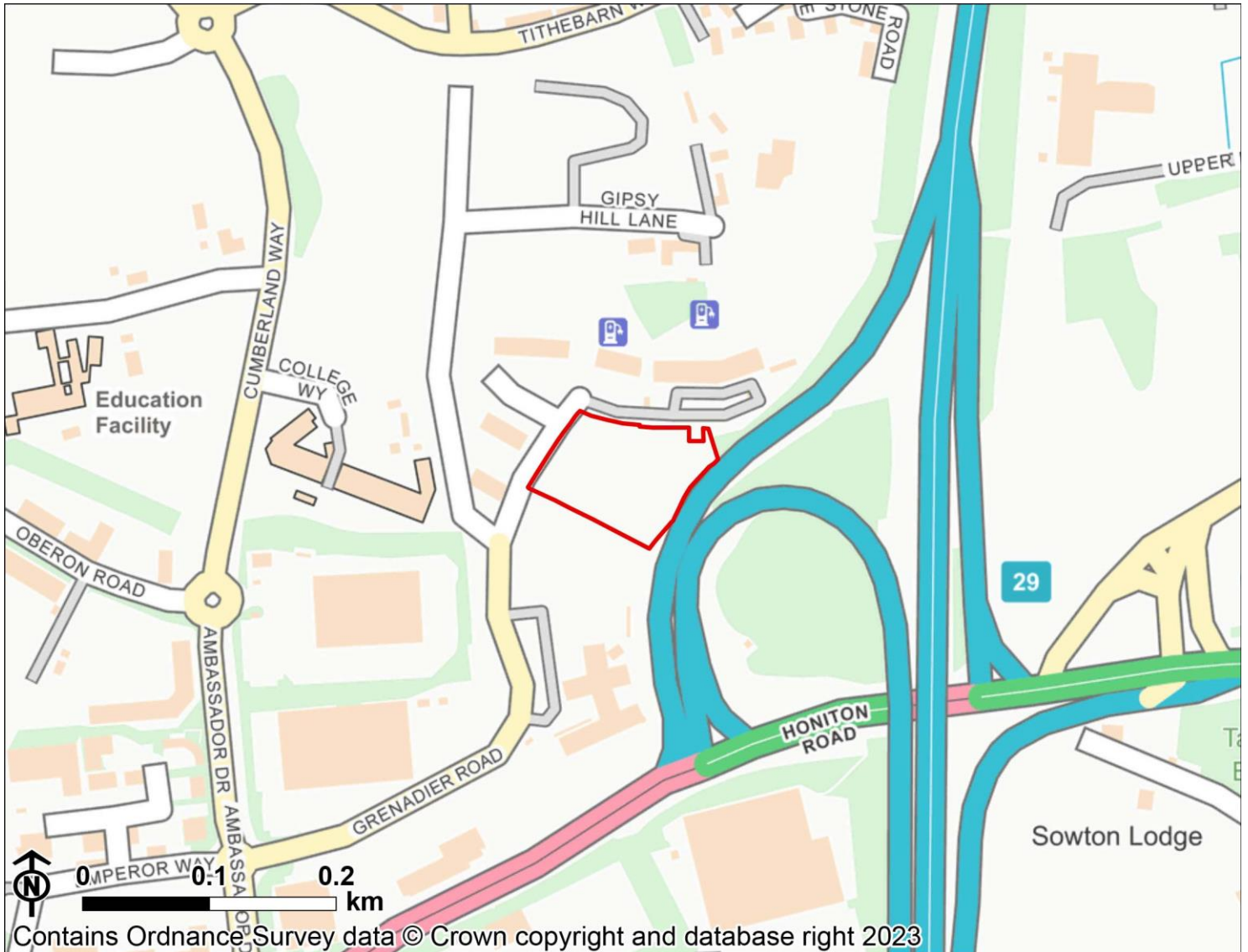
Significant negative (--)/Negligible (0)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

The site does not fall within a Minerals Safeguarding Area.

Site 68

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)/Uncertain significant negative (--?)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

The site is identified in the Exeter Employment Land Study as green. The effect is uncertain as it is

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)/Uncertain significant negative (--?)

The site is not within 100m of the AQMA.

The site is adjacent to the M5. The effect is uncertain as this can potentially be reduced through mitigation.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

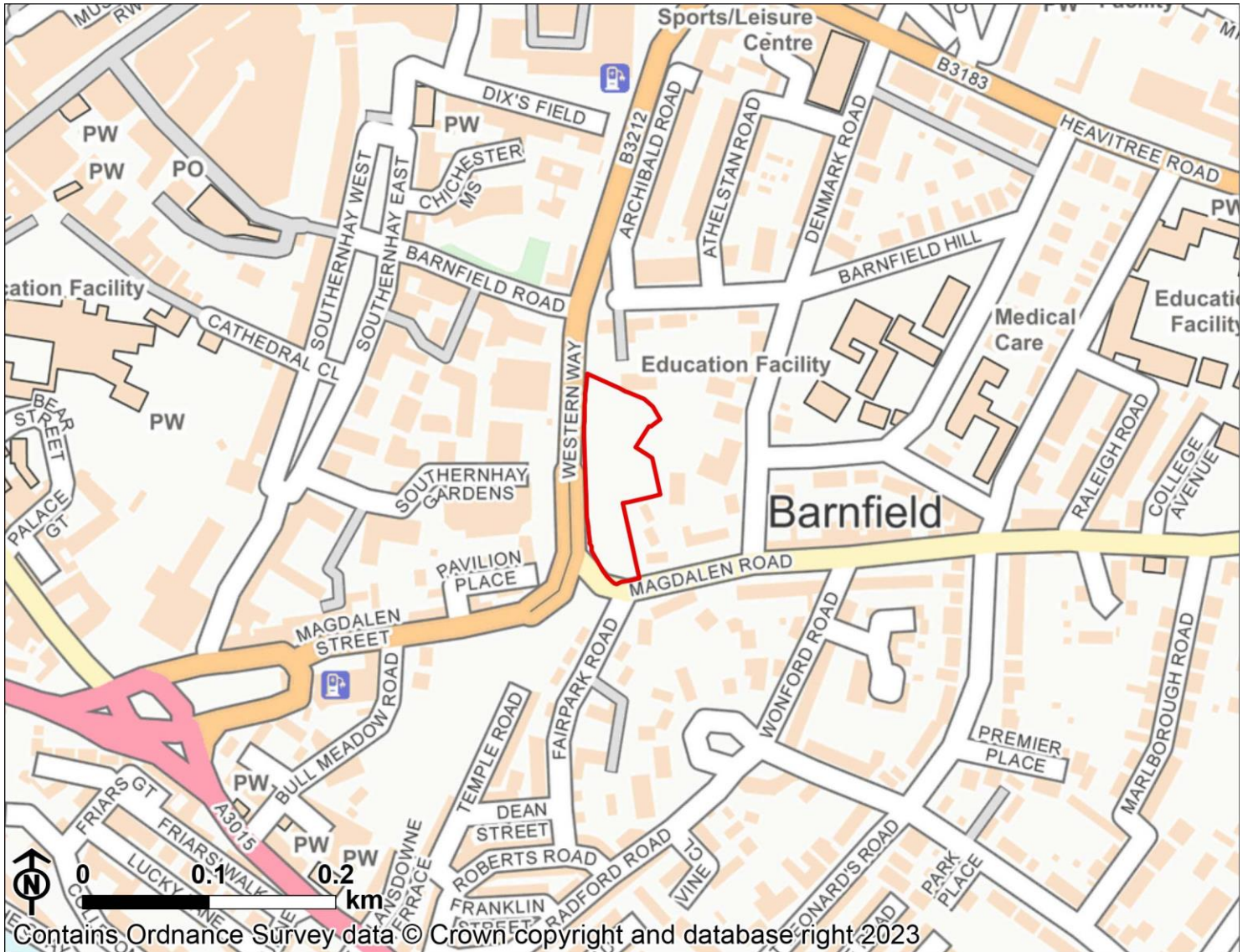
Significant negative (--)/Negligible (0)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

The site does not fall within a Minerals Safeguarding Area.

Site 69

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)/Uncertain significant negative (--?)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor negative (-?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

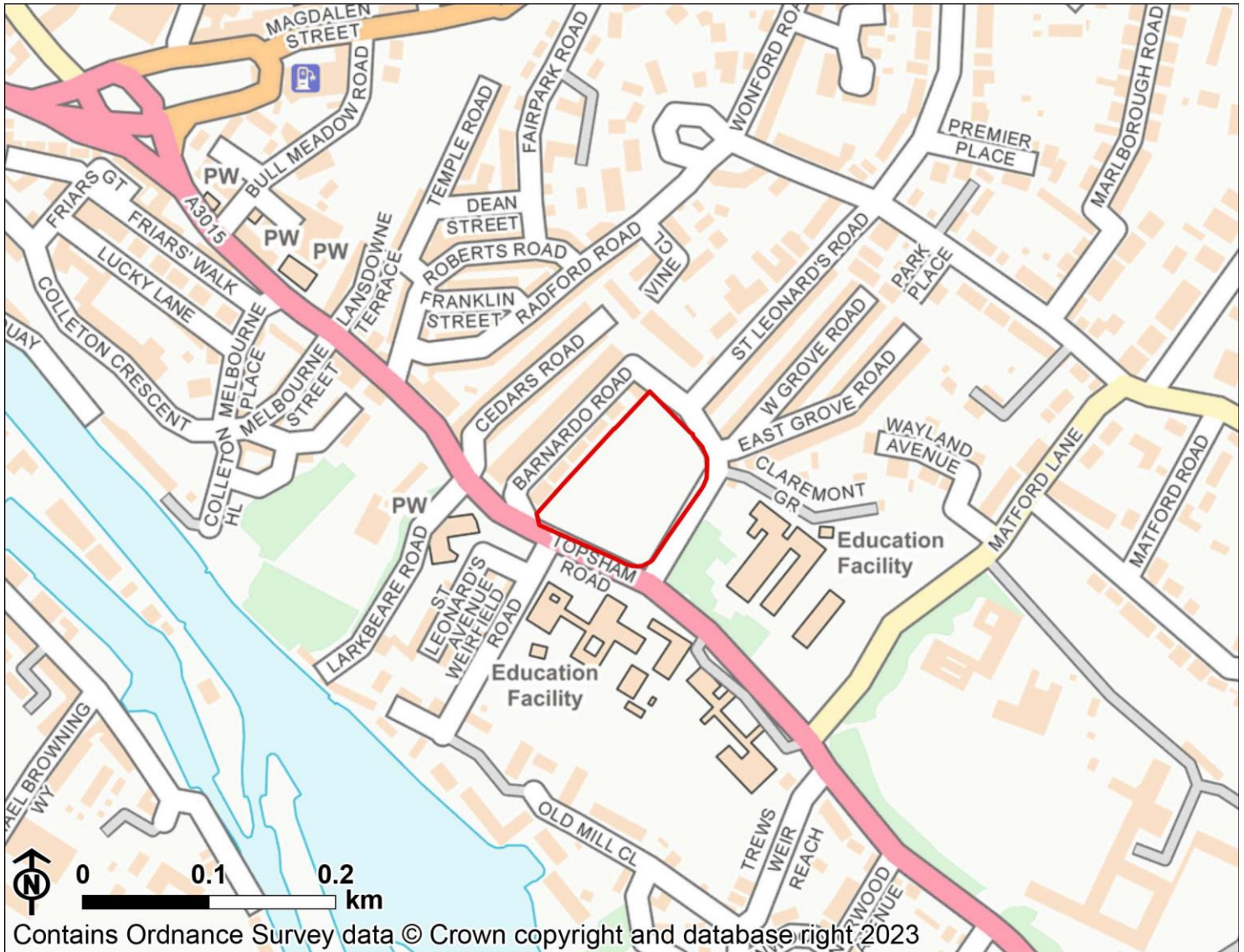
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 70

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)/Uncertain significant negative (--?)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor positive (+?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

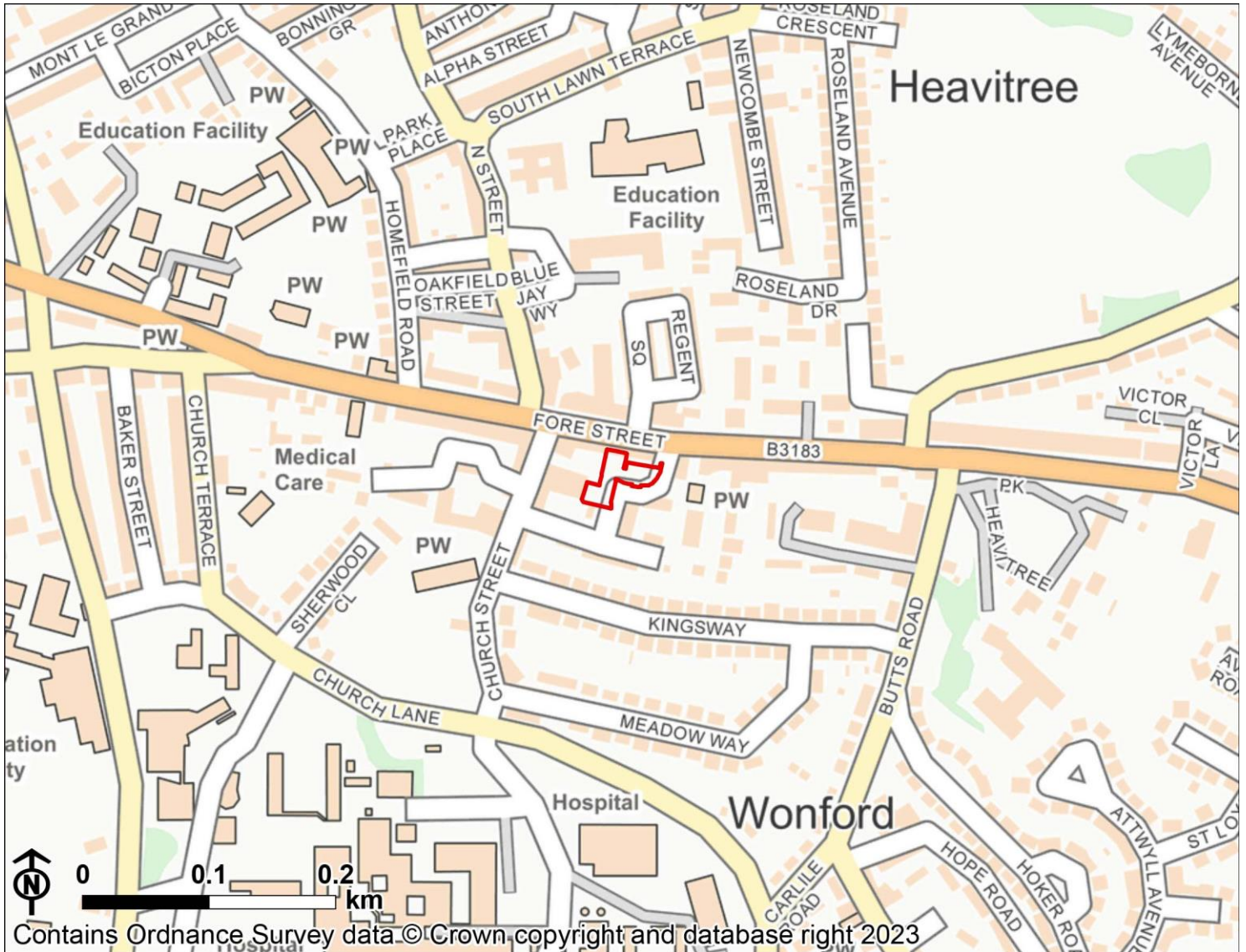
Minor negative (-)/Negligible (0)

The site is greenfield land that contains a less than significant proportion ($< 25\%$) of Grade 1, 2 or 3 agricultural land.

The site does not fall within a Minerals Safeguarding Area.

Site 71

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor positive (+)/Uncertain minor positive (+?)

The site has capacity to deliver fewer than 1,000 homes and is within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--) / Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 72

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain significant positive (++)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site is within 900m of a secondary school and within either 450m of a primary school or has capacity of more than 1,000 homes.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain significant negative (--?)

The site is located within an area designated in the Landscape Sensitivity Study as having high landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 73

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Minor positive (+)

The site is within an area of the City within the 20% most deprived.

SA Objective 7: To provide good access to services, facilities and education

Minor positive (+)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Minor negative (-)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 2 and/or contains land with a 1 in 100 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

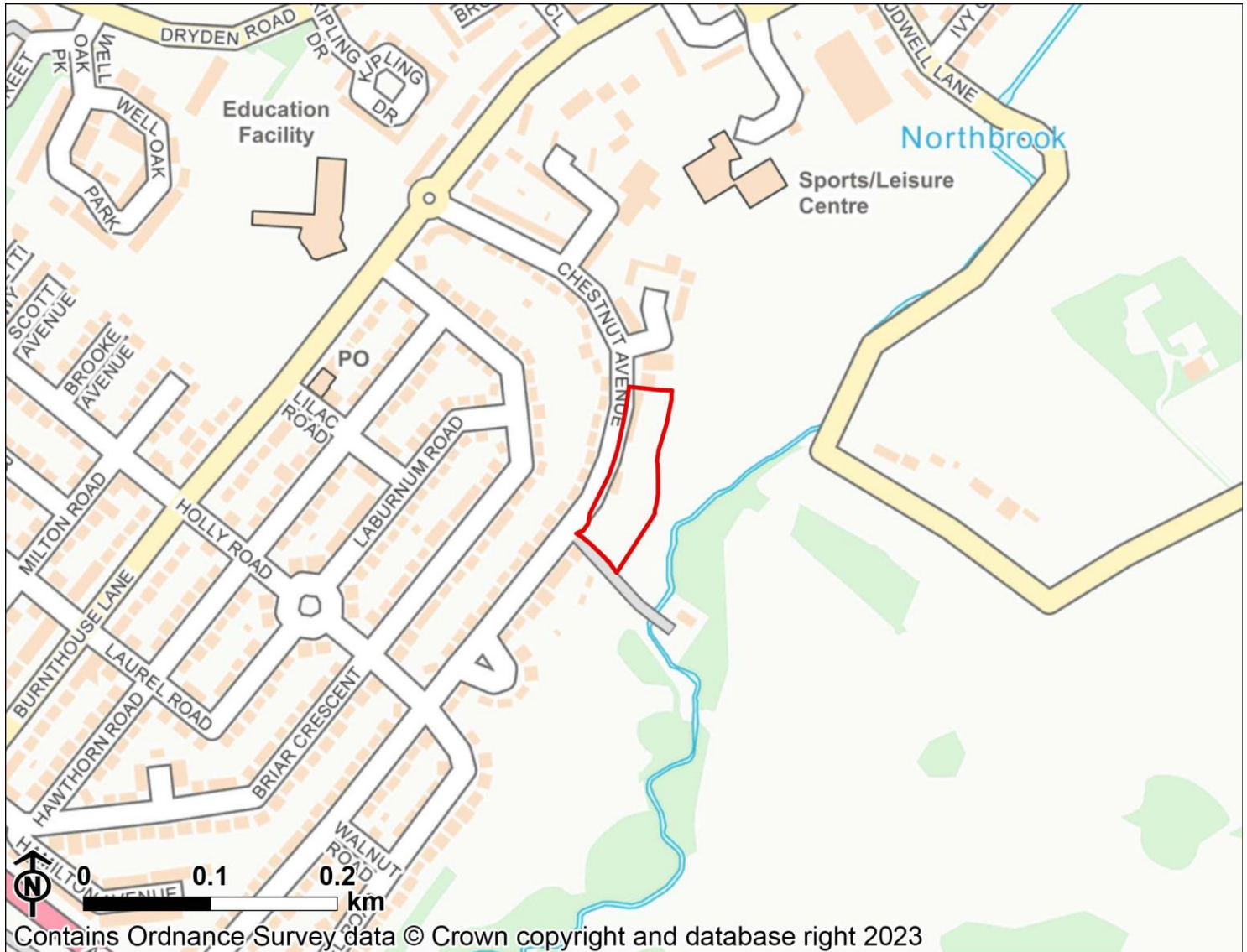
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 75

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)/Uncertain significant negative (--?)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Minor positive (+)

The site is within an area of the City within the 20% most deprived.

SA Objective 7: To provide good access to services, facilities and education

Minor positive (+)/Uncertain significant positive (++?)

The site has capacity to deliver fewer than 1,000 homes and is within 720m of a district or local centre.

The site is within 900m of a secondary school and within either 450m of a primary school or has capacity of more than 1,000 homes.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain significant negative (--?)

The site is located within an area designated in the Landscape Sensitivity Study as having high landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain minor negative (-?)

The site is located between 250m-1km of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

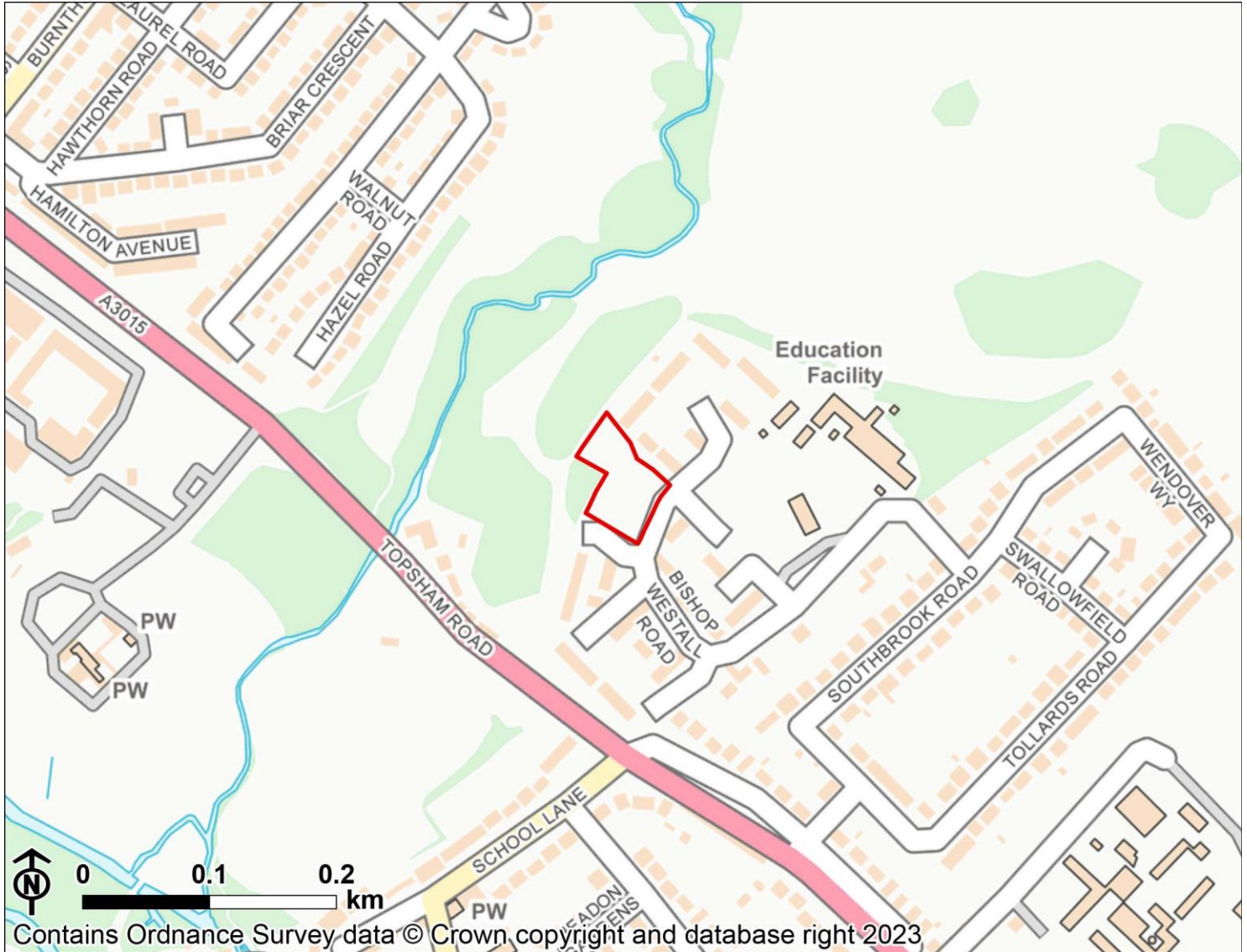
Minor negative (-)/Negligible (0)

The site is greenfield land that contains a less than significant proportion ($< 25\%$) of Grade 1, 2 or 3 agricultural land.

The site does not fall within a Minerals Safeguarding Area.

Site 76

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)/Uncertain significant negative (--?)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor positive (+)/Uncertain minor positive (+?)

The site has capacity to deliver fewer than 1,000 homes and is within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain minor negative (-?)

The site is located between 250m-1km of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

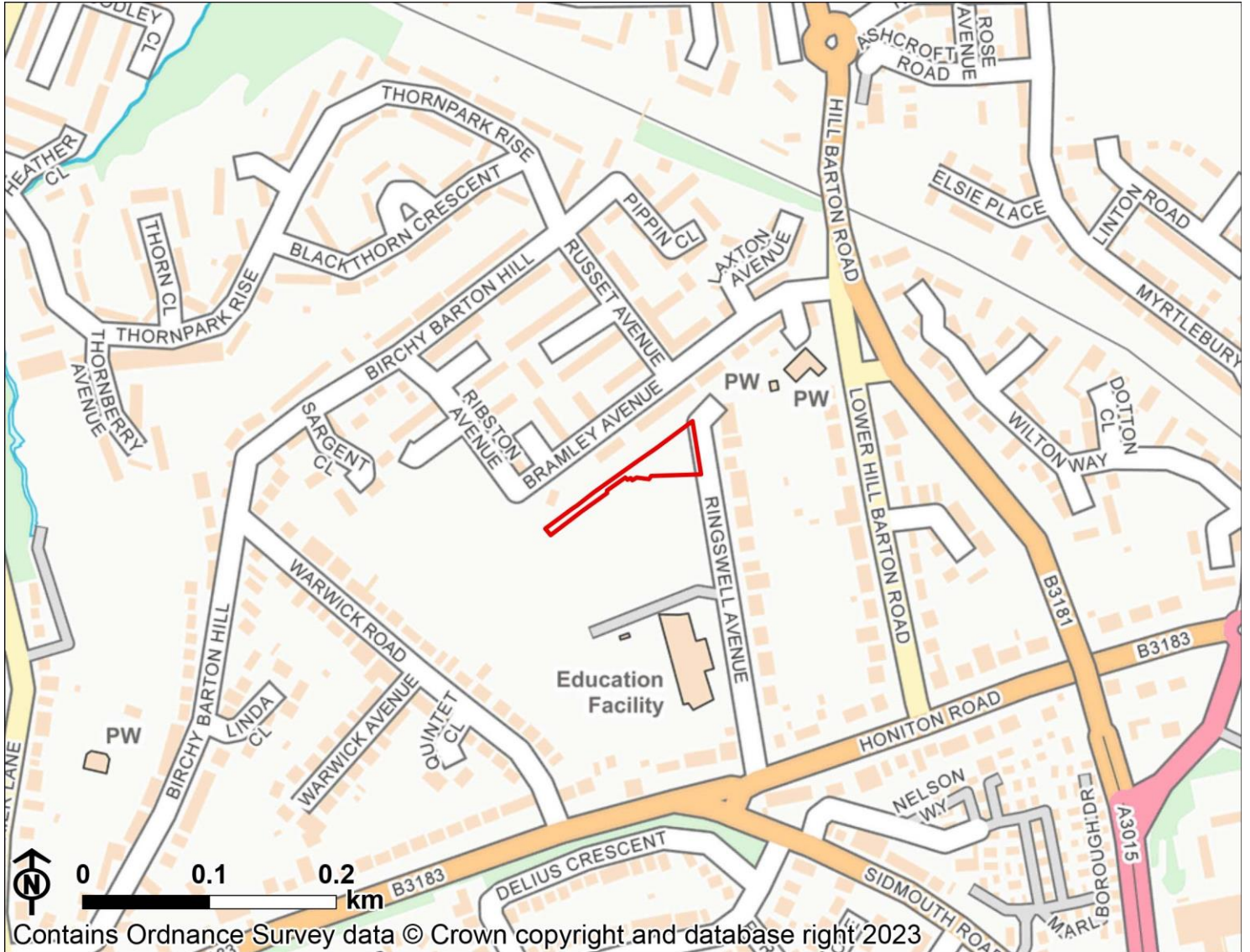
Significant negative (--)/Negligible (0)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

The site does not fall within a Minerals Safeguarding Area.

Site 77

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain significant positive (++)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site is within 900m of a secondary school and within either 450m of a primary school or has capacity of more than 1,000 homes.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain minor negative (-?)

The site is located between 250m-1km of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

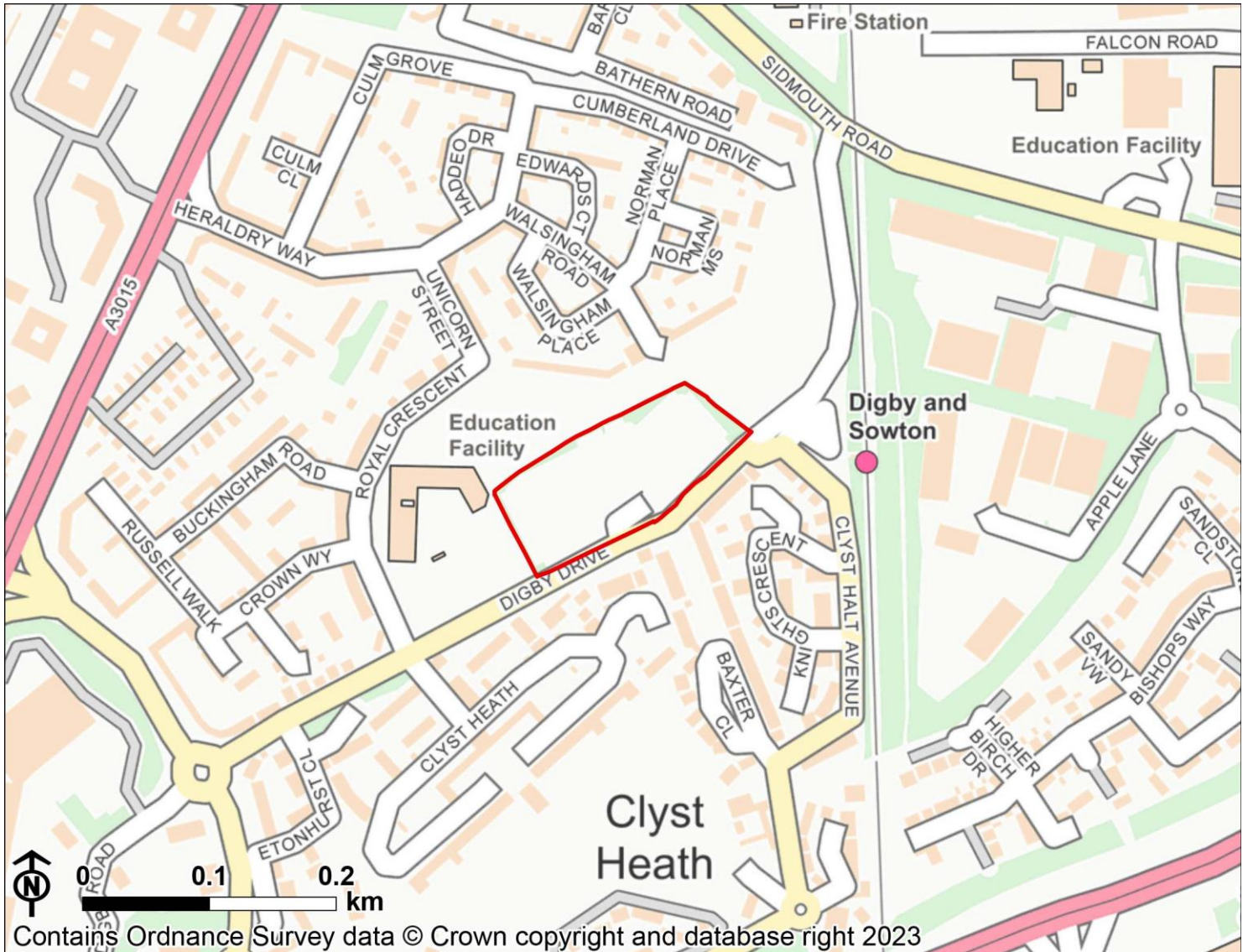
Minor negative (-)/Negligible (0)

The site is greenfield land that contains a less than significant proportion ($< 25\%$) of Grade 1, 2 or 3 agricultural land.

The site does not fall within a Minerals Safeguarding Area.

Site 79

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain significant positive (++)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site is within 900m of a secondary school and within either 450m of a primary school or has capacity of more than 1,000 homes.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

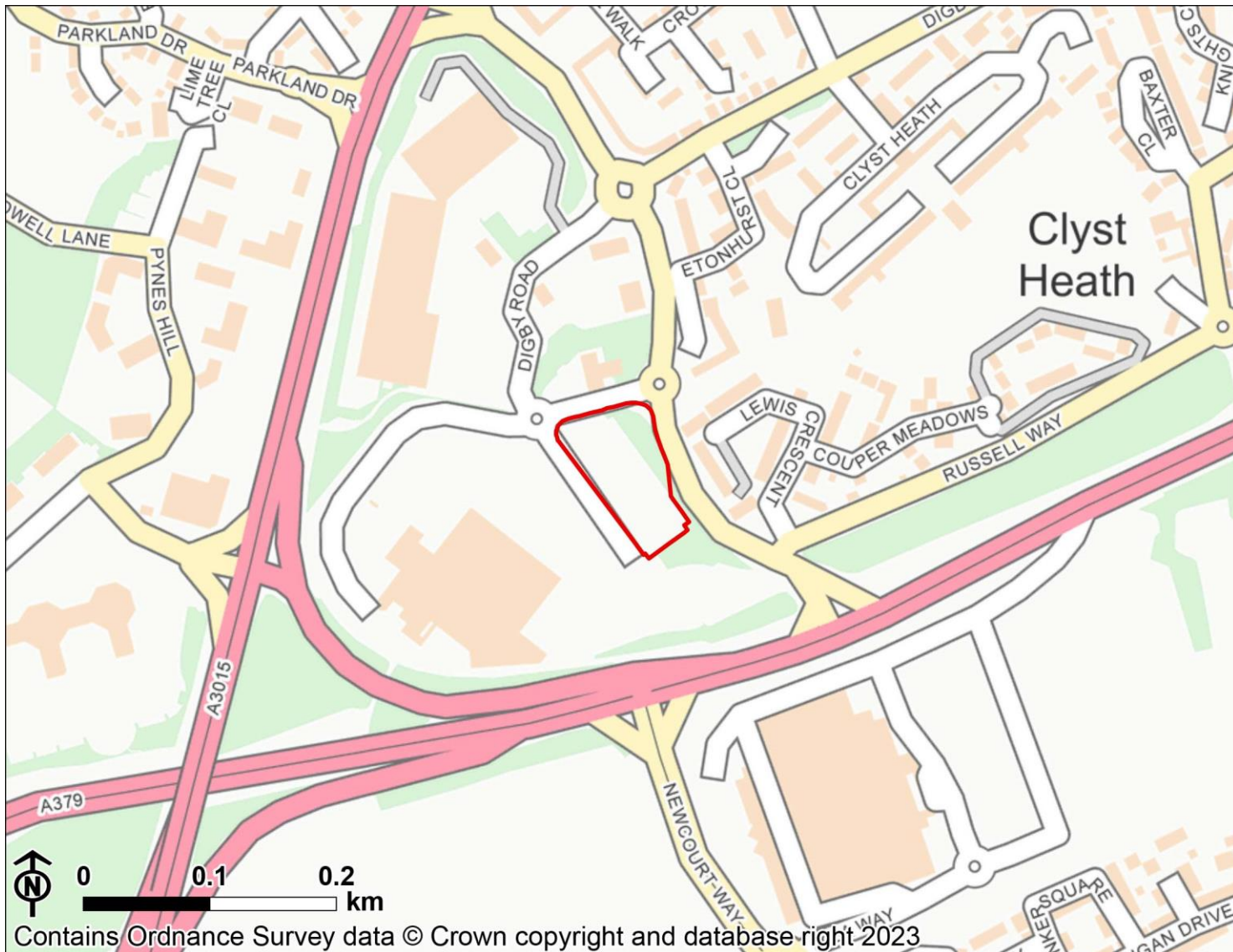
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 80

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor positive (+?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

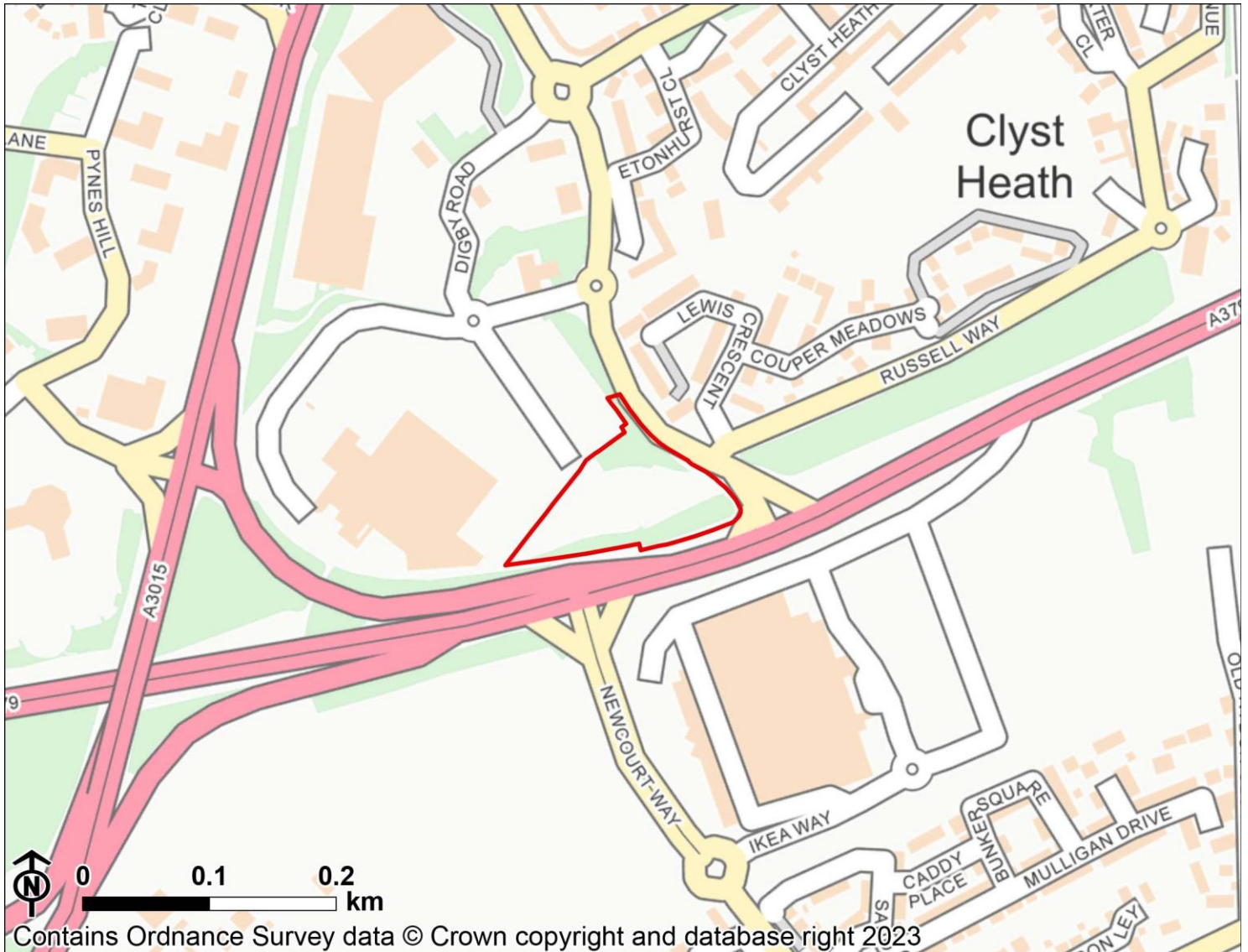
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 81

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Minor negative (-)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 2 and/or contains land with a 1 in 100 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

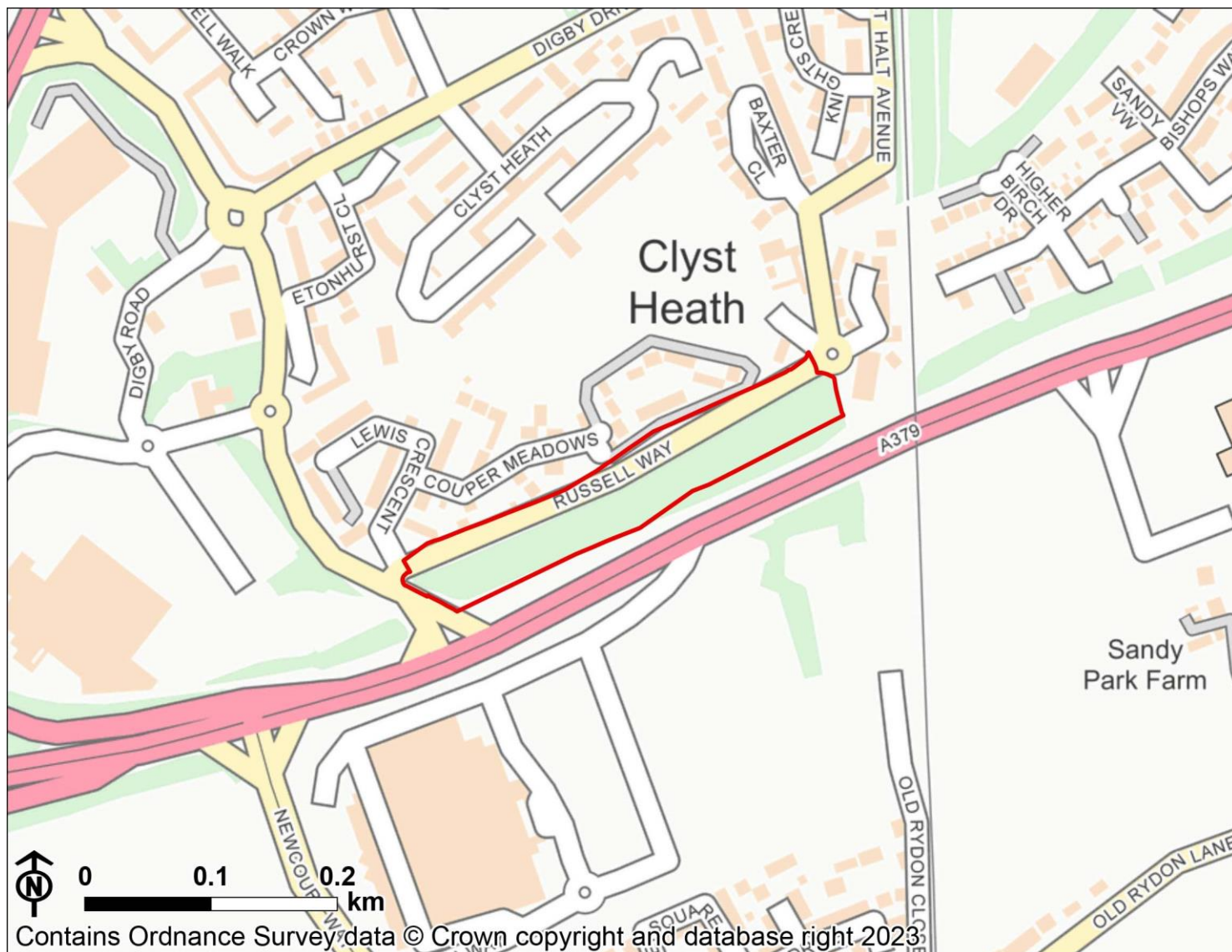
Significant negative (--)/Negligible (0)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

The site does not fall within a Minerals Safeguarding Area.

Site 82

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor positive (+?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

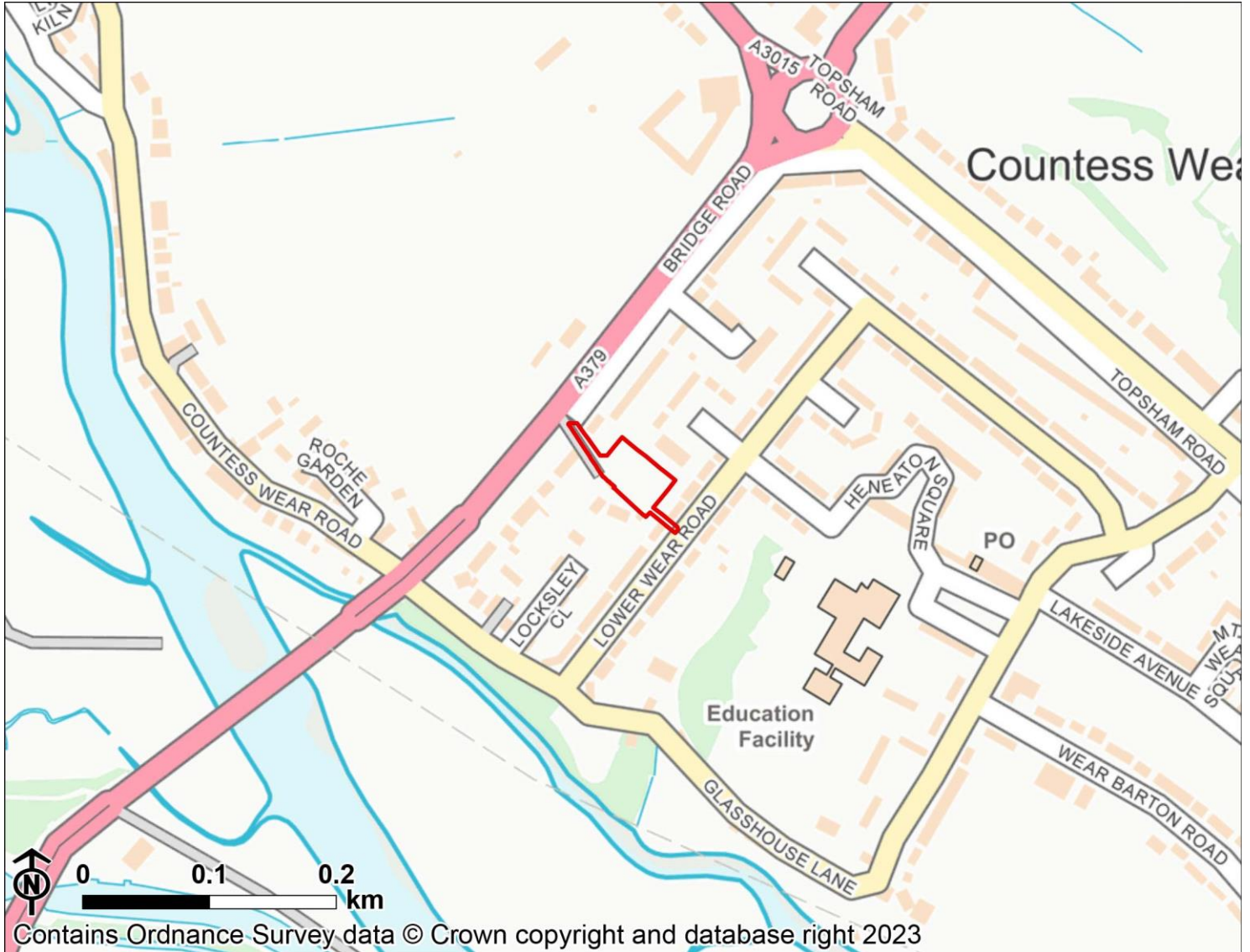
Significant negative (--)/Negligible (0)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

The site does not fall within a Minerals Safeguarding Area.

Site 84

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor positive (+)/Uncertain minor positive (+?)

The site has capacity to deliver fewer than 1,000 homes and is within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Minor negative (-)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 2 and/or contains land with a 1 in 100 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

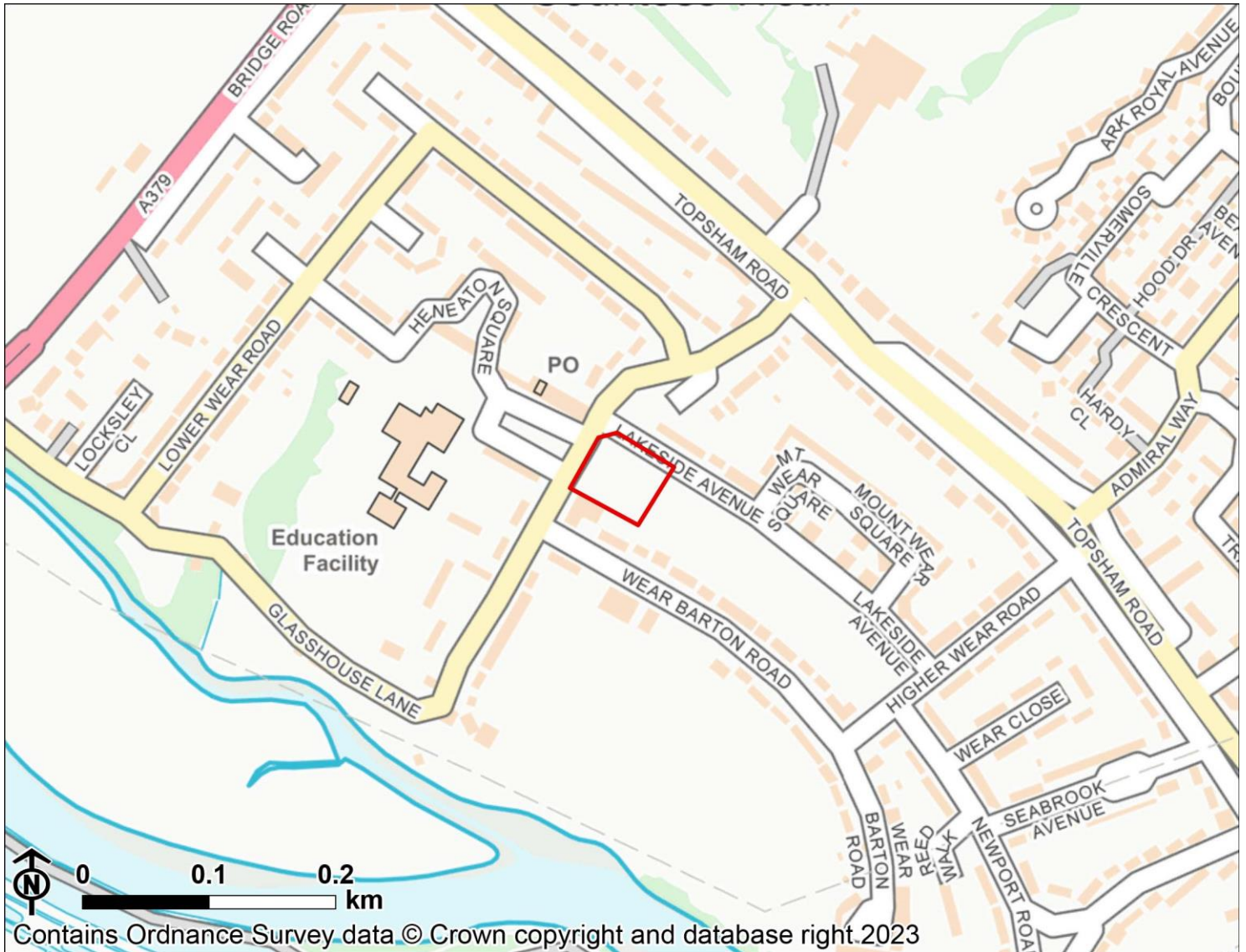
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 85

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)/Uncertain significant negative (--?)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor positive (+?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Minor negative (-)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 2 and/or contains land with a 1 in 100 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

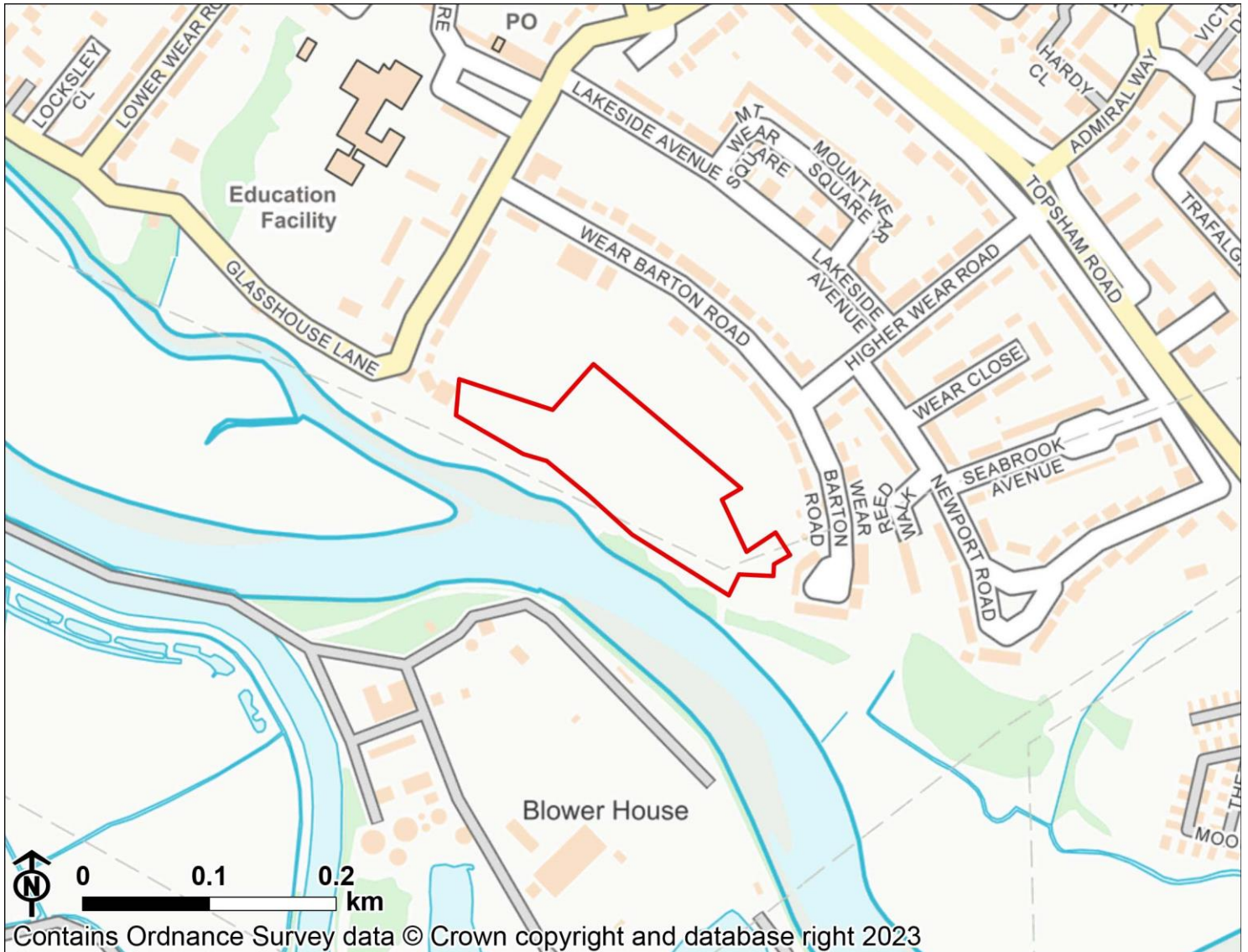
Minor negative (-)/Negligible (0)

The site is greenfield land that contains a less than significant proportion ($< 25\%$) of Grade 1, 2 or 3 agricultural land.

The site does not fall within a Minerals Safeguarding Area.

Site 86

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)/Uncertain significant negative (--?)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor positive (+?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

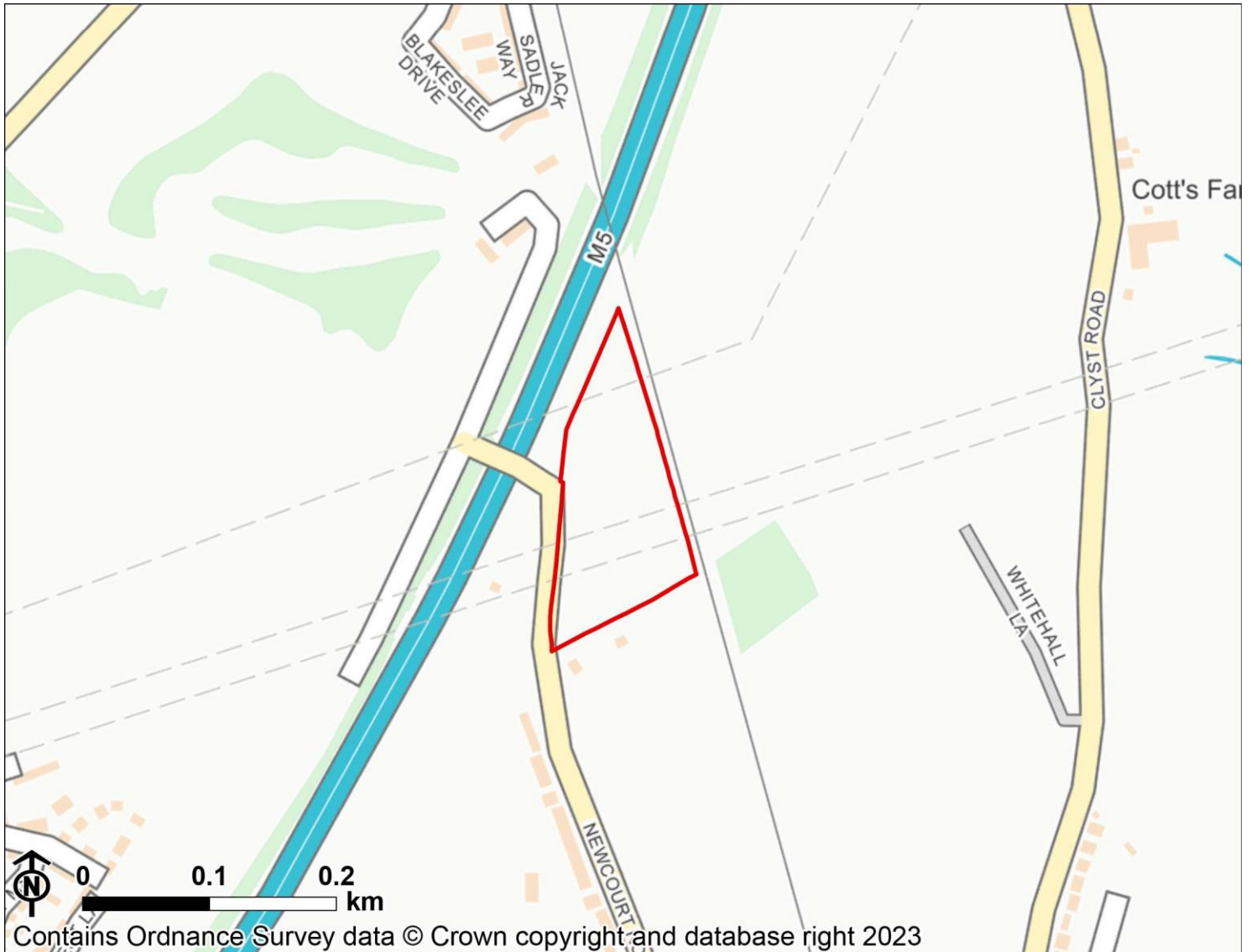
Minor negative (-)/Negligible (0)

The site is greenfield land that contains a less than significant proportion ($< 25\%$) of Grade 1, 2 or 3 agricultural land.

The site does not fall within a Minerals Safeguarding Area.

Site 91

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor positive (+?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)/Uncertain significant negative (--?)

The site is not within 100m of the AQMA.

The site is adjacent to the M5. The effect is uncertain as this can potentially be reduced through mitigation.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site.

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain minor negative (-?)

The site is located within an area designated in the Landscape Sensitivity Study as having medium landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

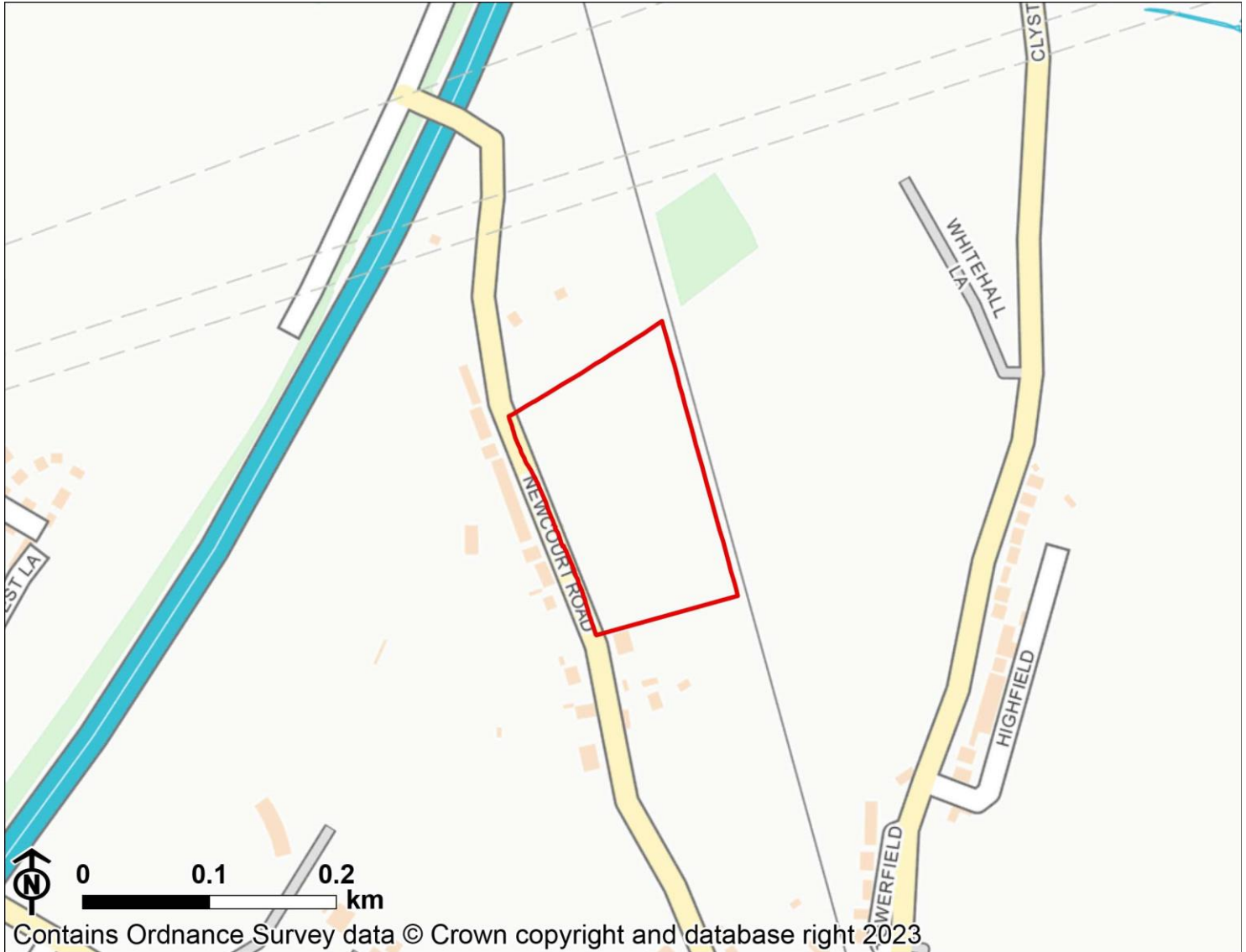
Significant negative (--)/Negligible (0)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

The site does not fall within a Minerals Safeguarding Area.

Site 92

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor negative (-)

The site is under 1000 homes and not within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor negative (-)

The site is more than 800m from a railway station and more than 400m from a bus stop and a cycle path.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain minor negative (-?)

The site is located within an area designated in the Landscape Sensitivity Study as having medium landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

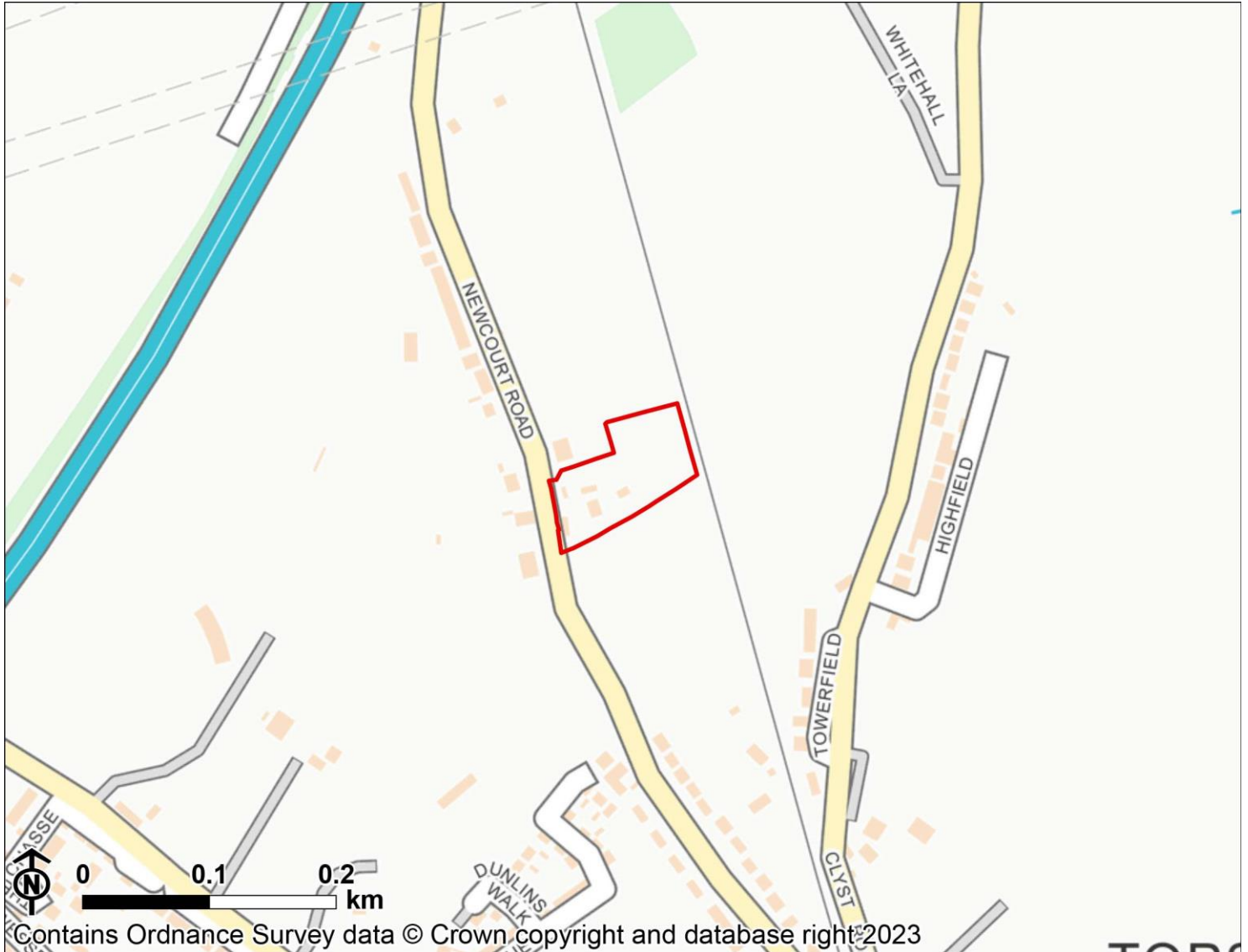
Significant negative (--)/Negligible (0)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

The site does not fall within a Minerals Safeguarding Area.

Site 93

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor negative (-)

The site is under 1000 homes and not within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain minor negative (-?)

The site is located within an area designated in the Landscape Sensitivity Study as having medium landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain minor negative (-?)

The site is located between 250m-1km of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

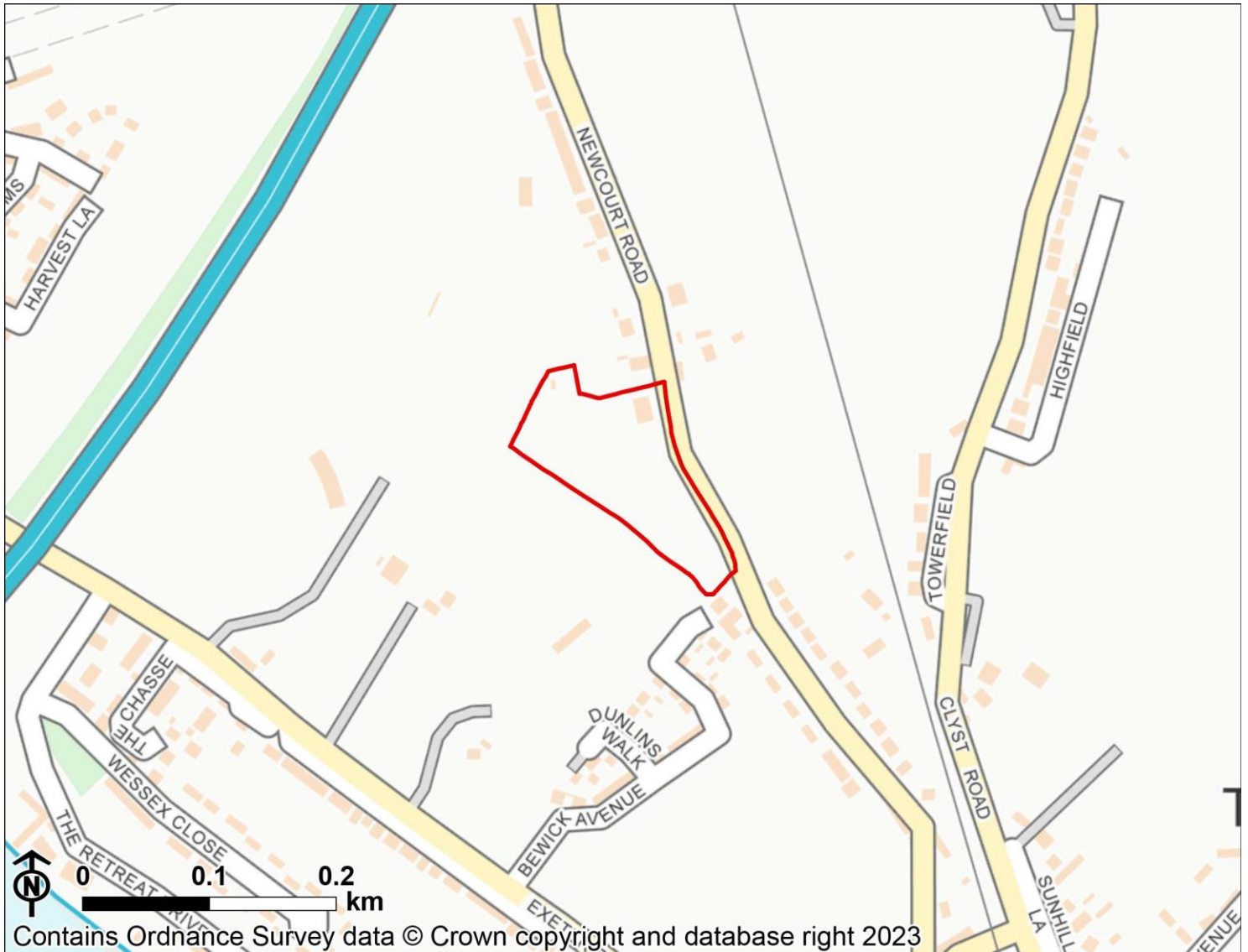
Significant negative (--)/Negligible (0)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

The site does not fall within a Minerals Safeguarding Area.

Site 94

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor positive (+)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain minor negative (-?)

The site is located within an area designated in the Landscape Sensitivity Study as having medium landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Minor negative (-)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 2 and/or contains land with a 1 in 100 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant negative (--)/Negligible (0)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

The site does not fall within a Minerals Safeguarding Area.

Site 95

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)/Uncertain significant negative (--?)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor positive (+)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain minor negative (-?)

The site is located within an area designated in the Landscape Sensitivity Study as having medium landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant negative (--)/Negligible (0)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

The site does not fall within a Minerals Safeguarding Area.

Site 96

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain minor negative (-?)

The site is located within an area designated in the Landscape Sensitivity Study as having medium landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

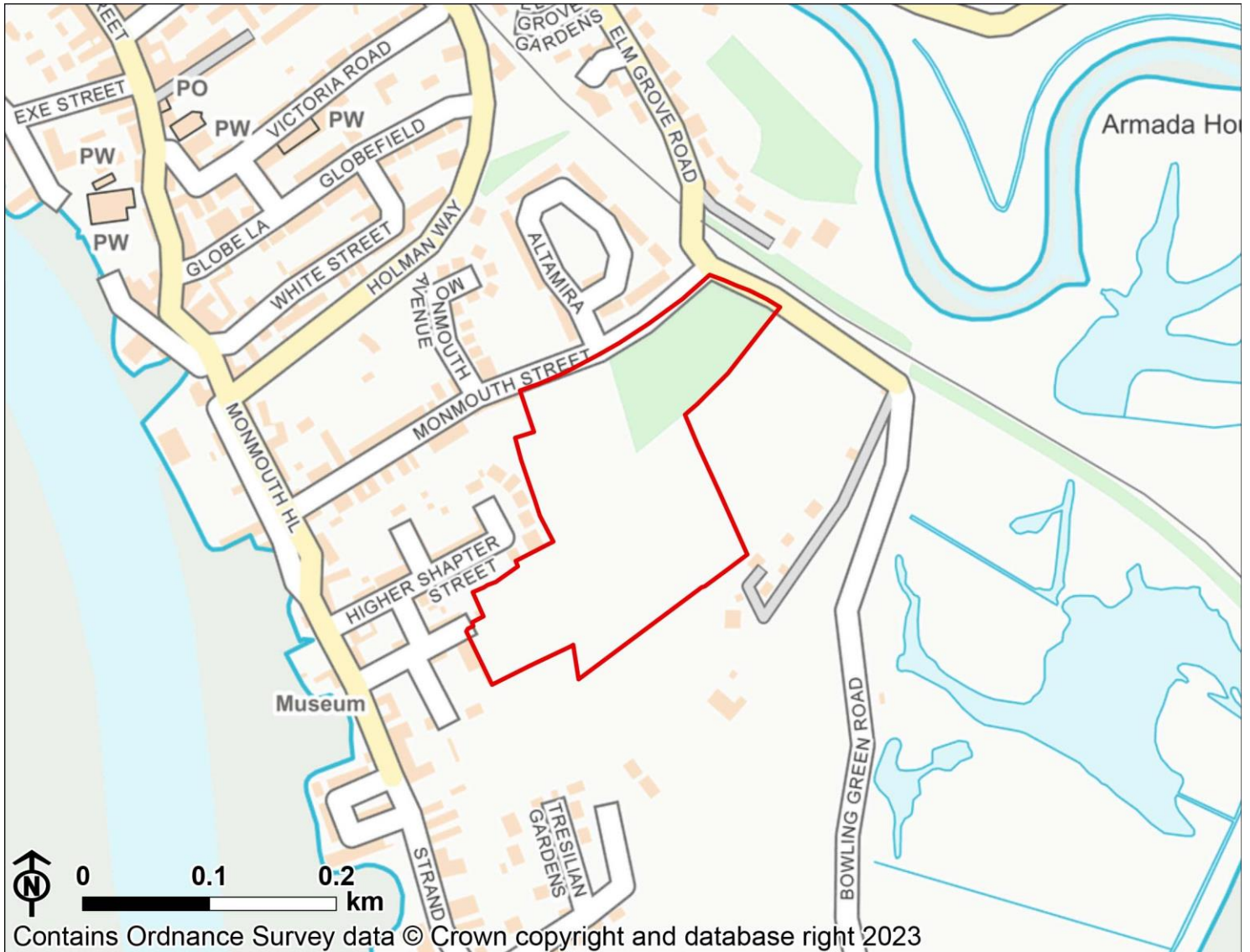
Significant negative (--)/Negligible (0)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

The site does not fall within a Minerals Safeguarding Area.

Site 98

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor positive (+)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain significant negative (--?)

The site is located within an area designated in the Landscape Sensitivity Study as having high landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant negative (--)/Negligible (0)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

The site does not fall within a Minerals Safeguarding Area.

Site 99

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor positive (+)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain significant negative (--?)

The site is located within an area designated in the Landscape Sensitivity Study as having high landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant negative (--)/Negligible (0)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

The site does not fall within a Minerals Safeguarding Area.

Site 100

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor positive (+?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 101

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor positive (+?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

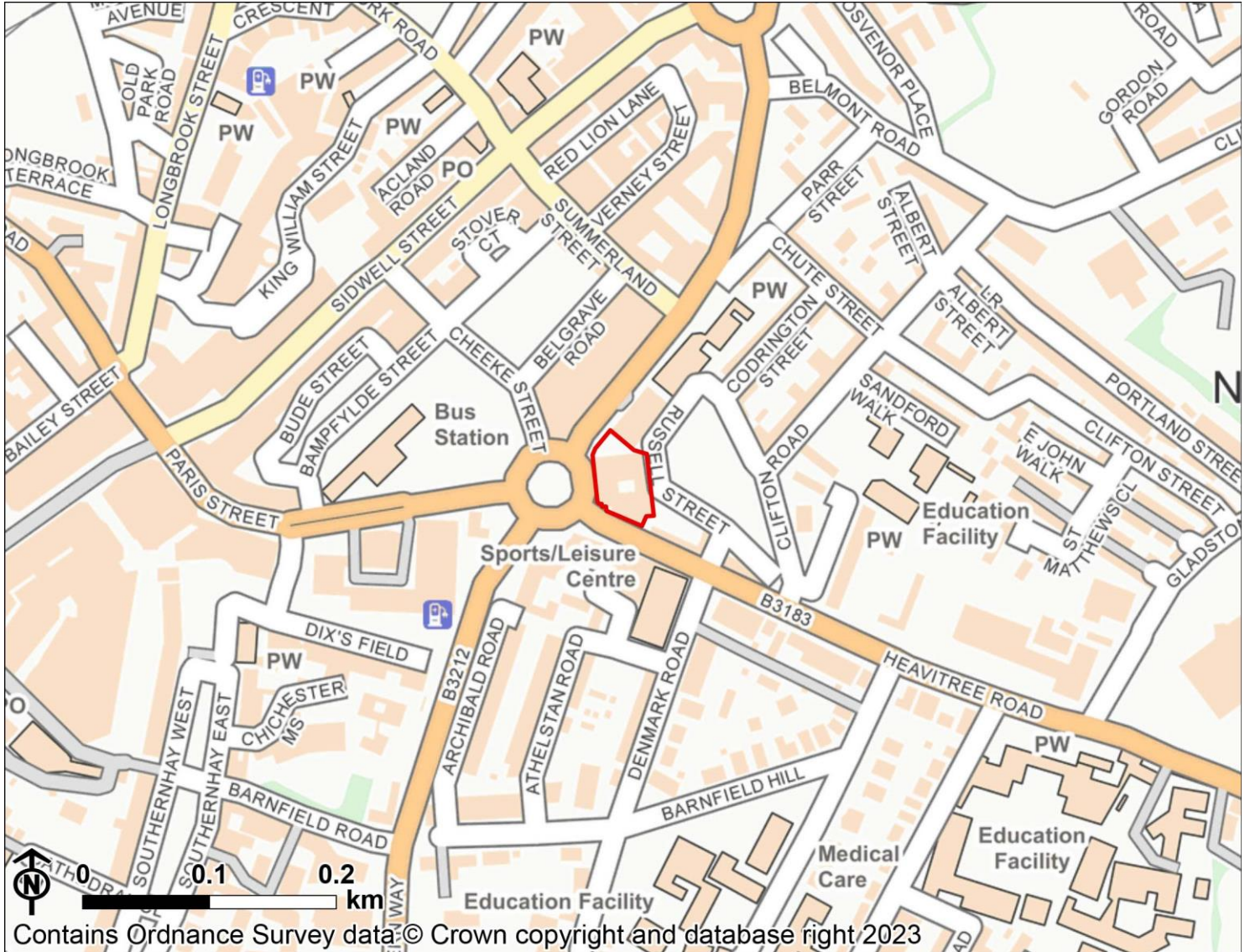
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 103

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Minor positive (+)

The site is within an area of the City within the 20% most deprived.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor positive (+?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--) / Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

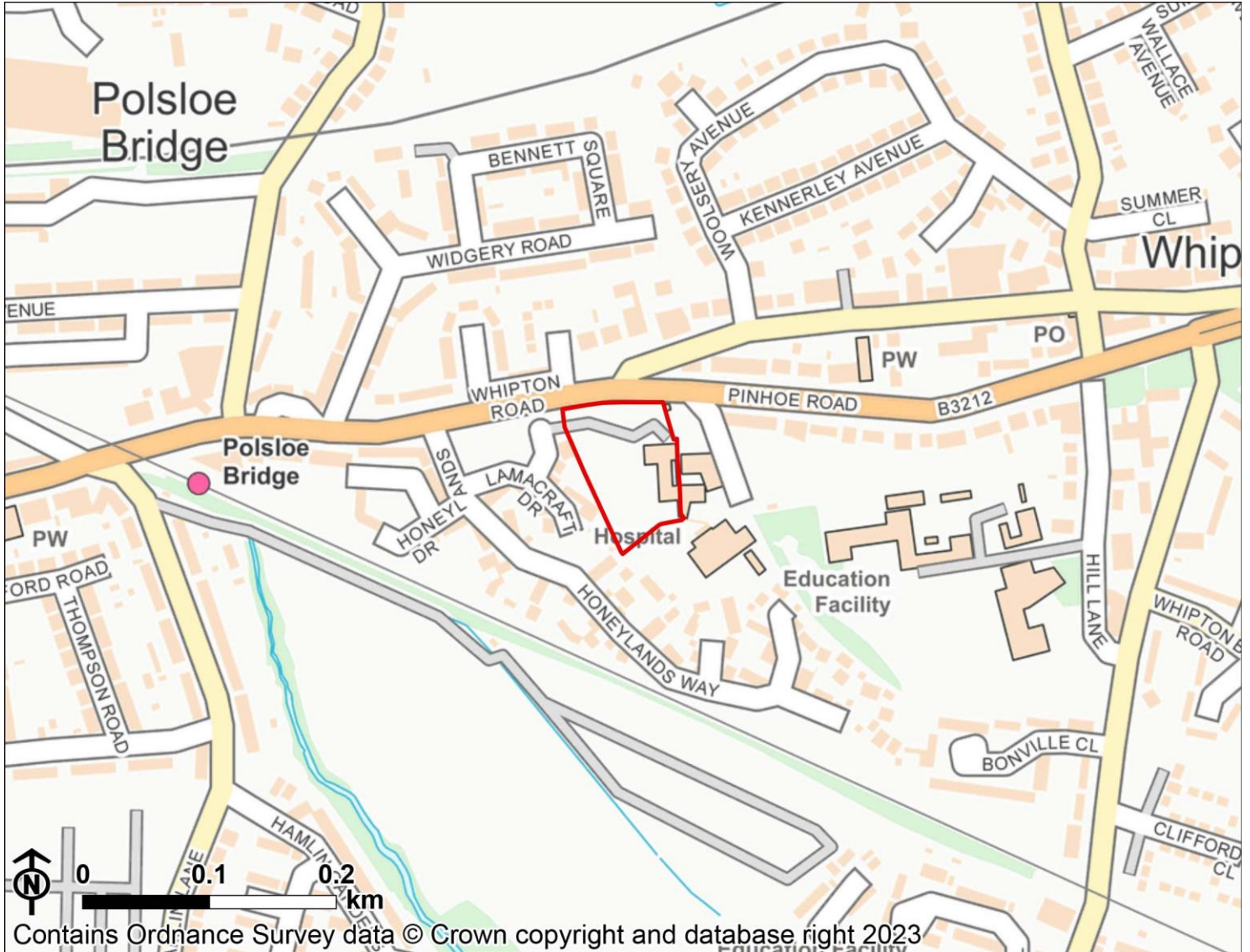
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 105

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor positive (+)/Uncertain significant positive (++)?

The site has capacity to deliver fewer than 1,000 homes and is within 720m of a district or local centre.

The site is within 900m of a secondary school and within either 450m of a primary school or has capacity of more than 1,000 homes.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--) / Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Minor negative (-)/Negligible (0)

The site is greenfield land that contains a less than significant proportion ($< 25\%$) of Grade 1, 2 or 3 agricultural land.

The site does not fall within a Minerals Safeguarding Area.

Site 106

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor positive (+)/Uncertain minor positive (+?)

The site has capacity to deliver fewer than 1,000 homes and is within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

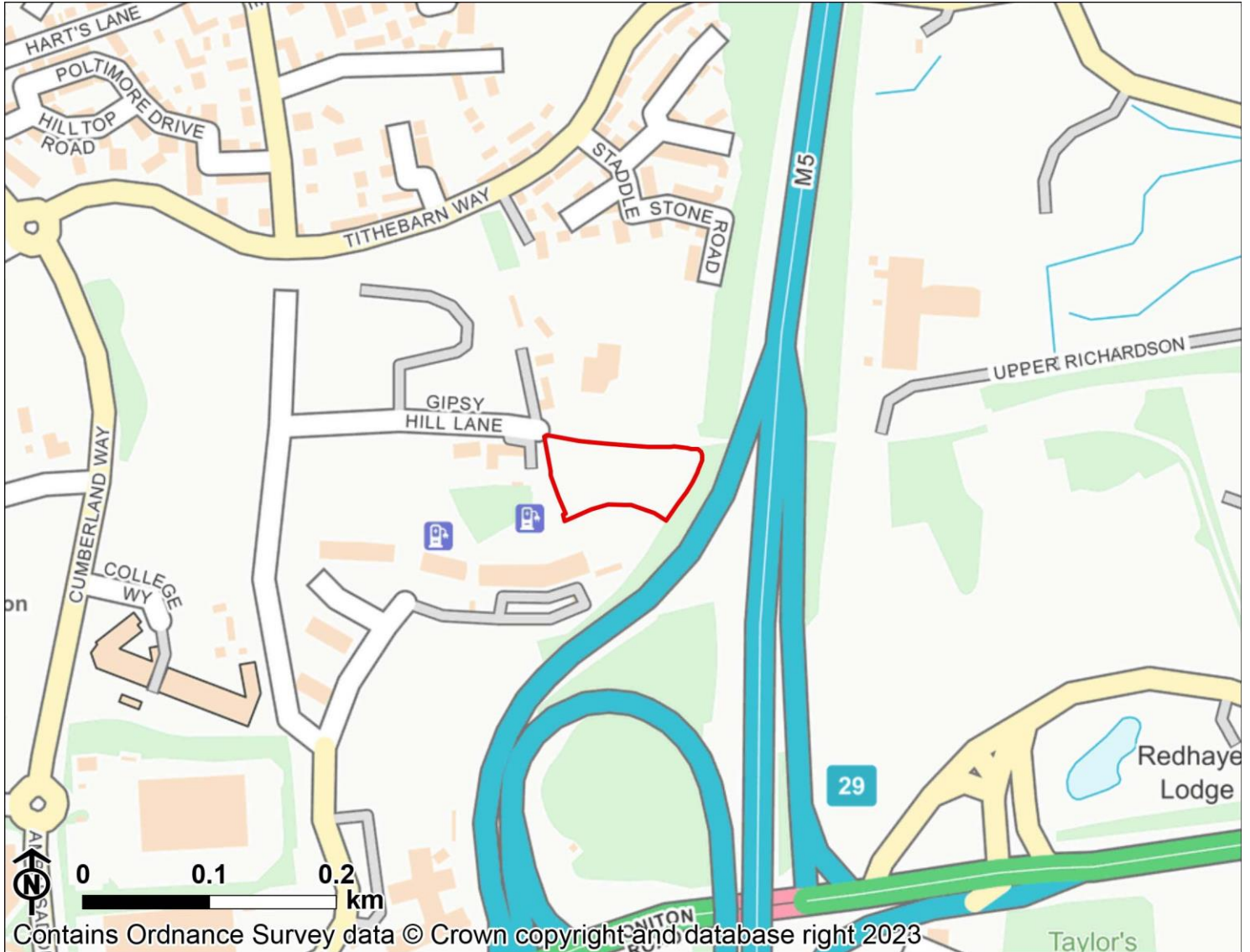
Significant negative (--)/Negligible (0)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

The site does not fall within a Minerals Safeguarding Area.

Site 107

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)/Uncertain significant negative (--?)

The site is not within 100m of the AQMA.

The site is adjacent to the M5. The effect is uncertain as this can potentially be reduced through mitigation.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

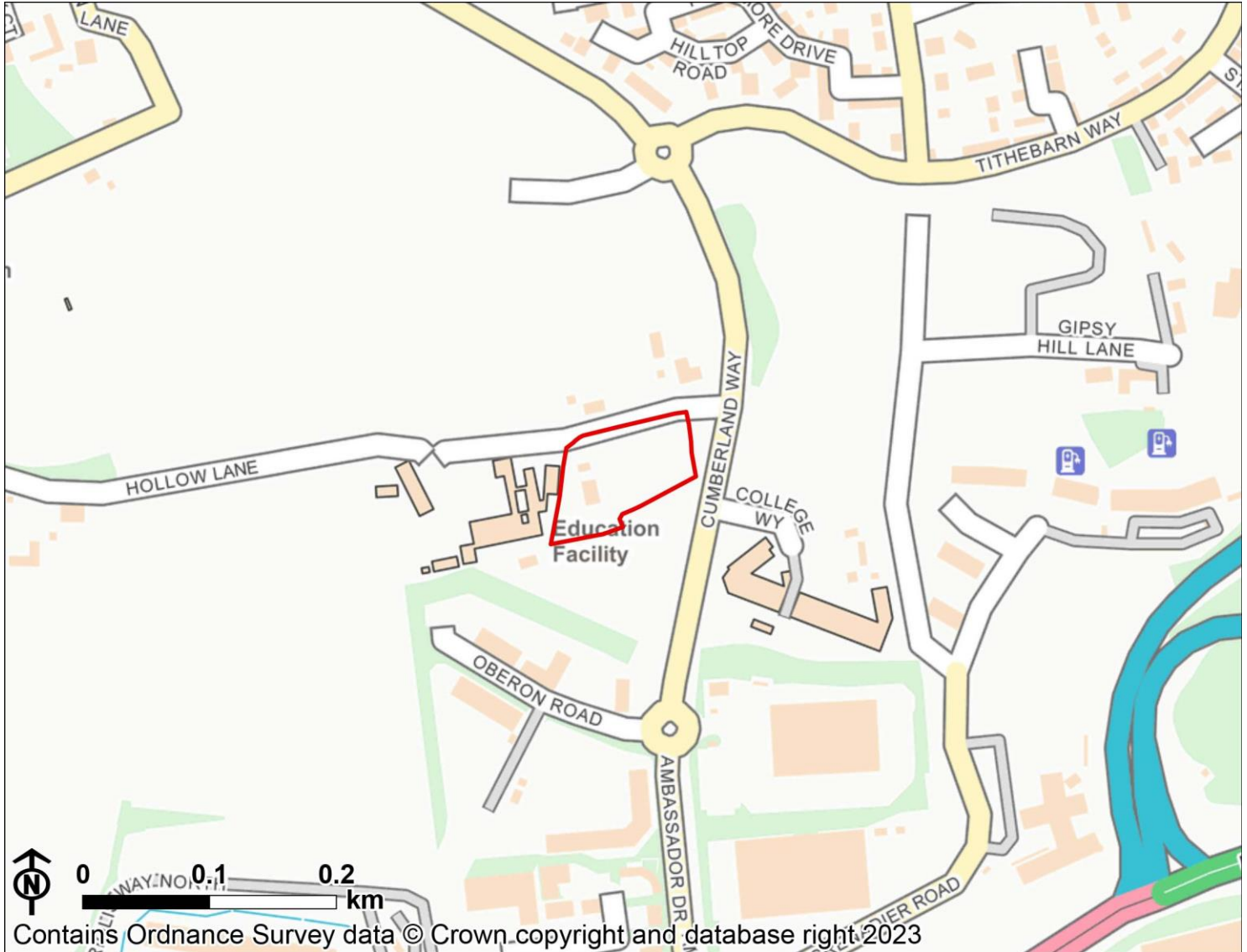
Significant negative (--)/Negligible (0)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

The site does not fall within a Minerals Safeguarding Area.

Site 108

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain significant positive (++)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site is within 900m of a secondary school and within either 450m of a primary school or has capacity of more than 1,000 homes.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain minor negative (-?)

The site is located between 250m-1km of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

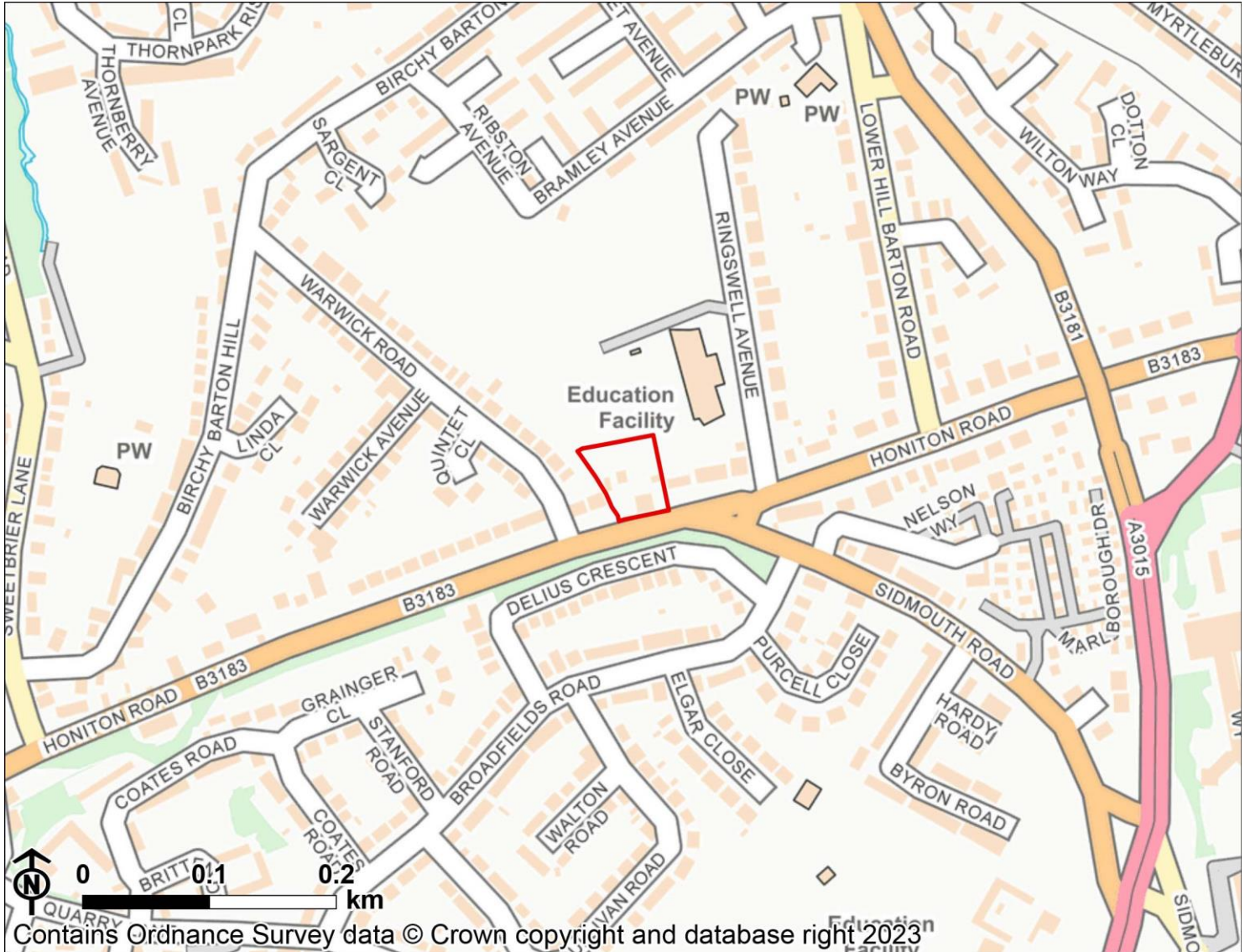
Significant negative (--)/Negligible (0)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

The site does not fall within a Minerals Safeguarding Area.

Site 110

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain significant positive (++)?

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site is within 900m of a secondary school and within either 450m of a primary school or has capacity of more than 1,000 homes.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--) / Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain minor negative (-?)

The site is located between 250m-1km of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

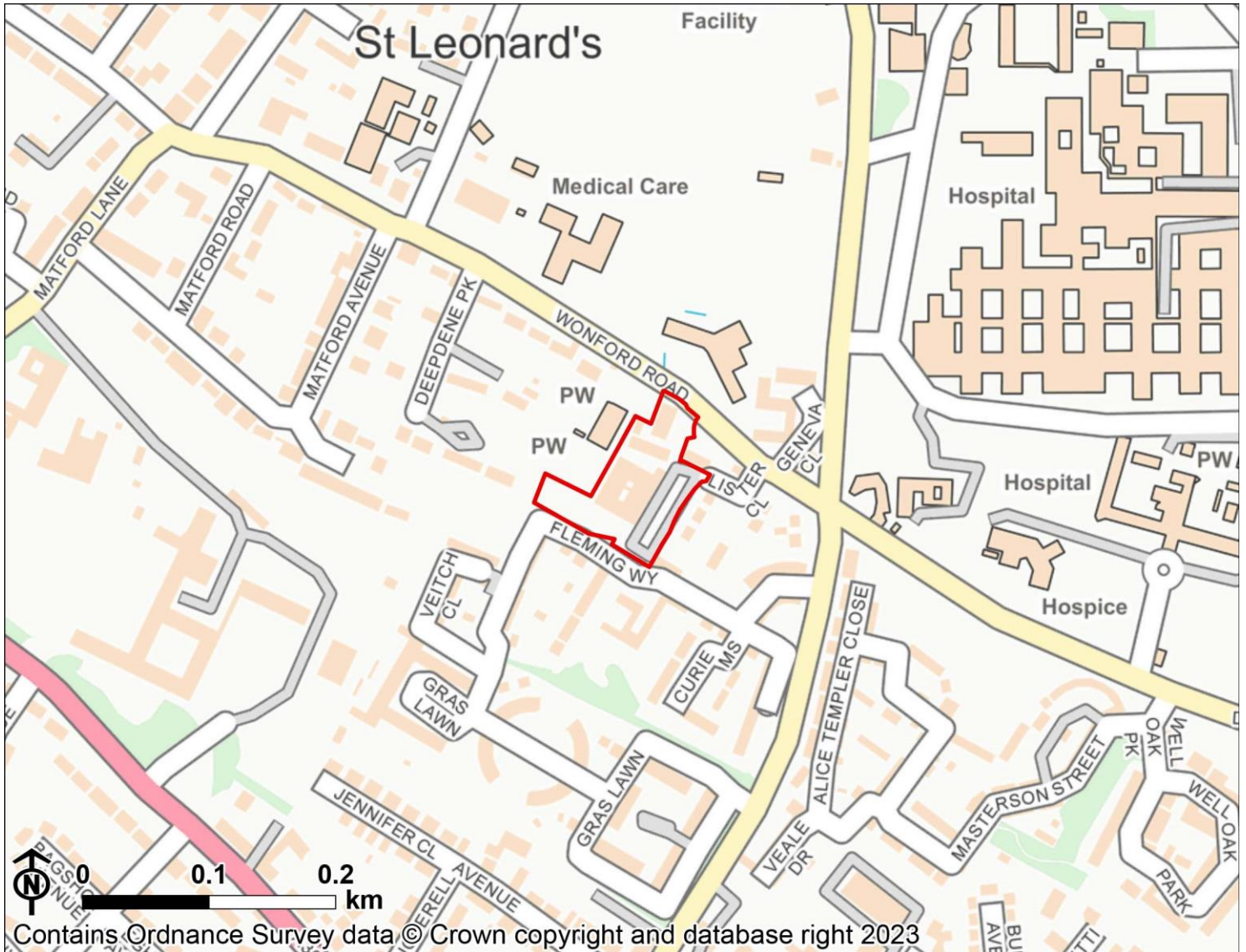
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 112

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor positive (+)/Uncertain minor positive (+?)

The site has capacity to deliver fewer than 1,000 homes and is within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--) / Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 114

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)/Uncertain significant negative (--?)

The site is not within 100m of the AQMA.

The site is adjacent to the M5. The effect is uncertain as this can potentially be reduced through mitigation.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites.

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 115

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)/Uncertain significant negative (--?)

The site is not within 100m of the AQMA.

The site is adjacent to the M5. The effect is uncertain as this can potentially be reduced through mitigation.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites.

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

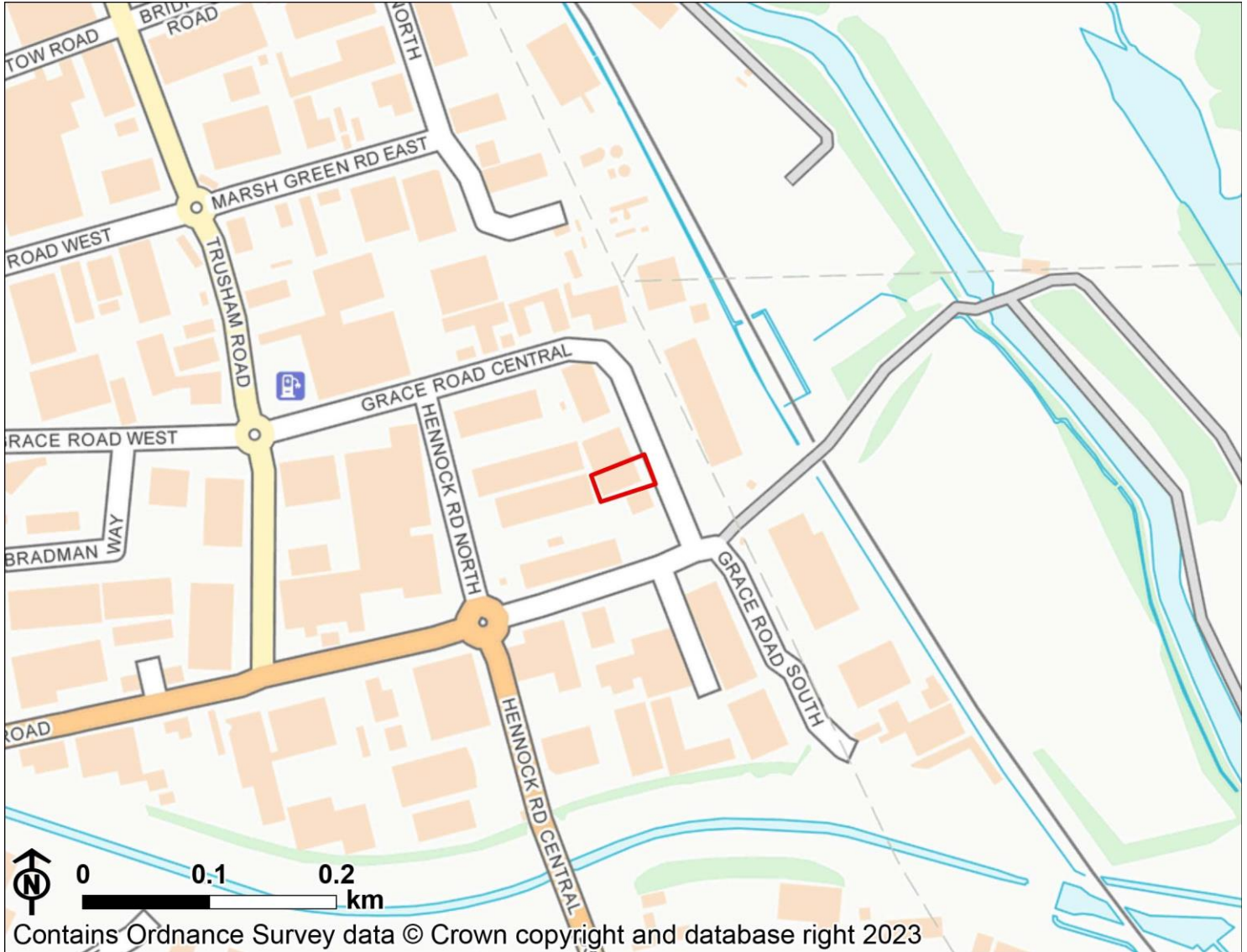
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 118

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)/Uncertain significant negative (--?)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

The site is identified in the Exeter Employment Land Study as green. The effect is uncertain as it is

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain minor negative (-?)

The site is located between 250m-1km of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 119

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain minor negative (-?)

The site is located between 250m-1km of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

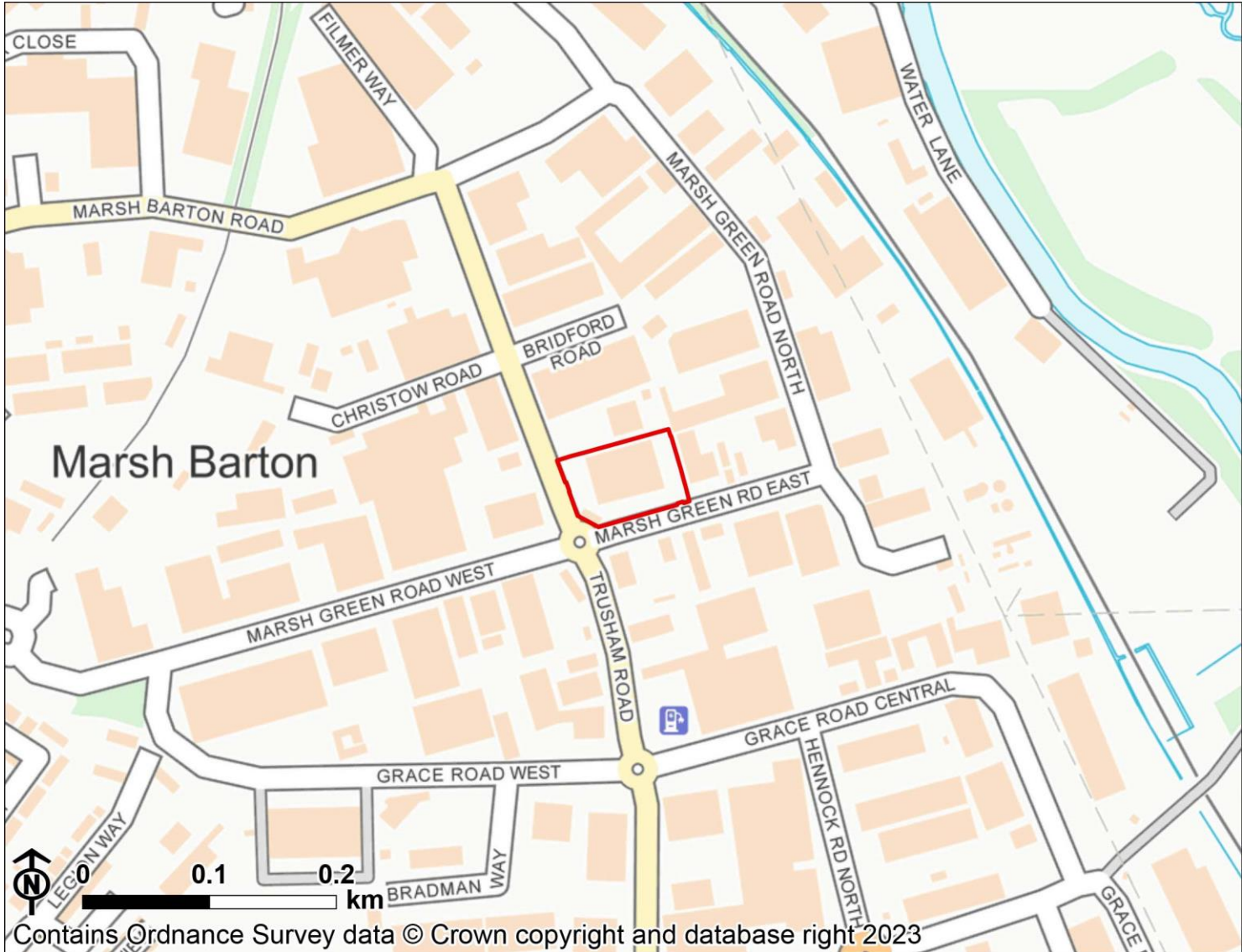
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 120

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)/Uncertain significant negative (--?)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

The site is identified in the Exeter Employment Land Study as green. The effect is uncertain as it is

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor positive (+?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain minor negative (-?)

The site is located between 250m-1km of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

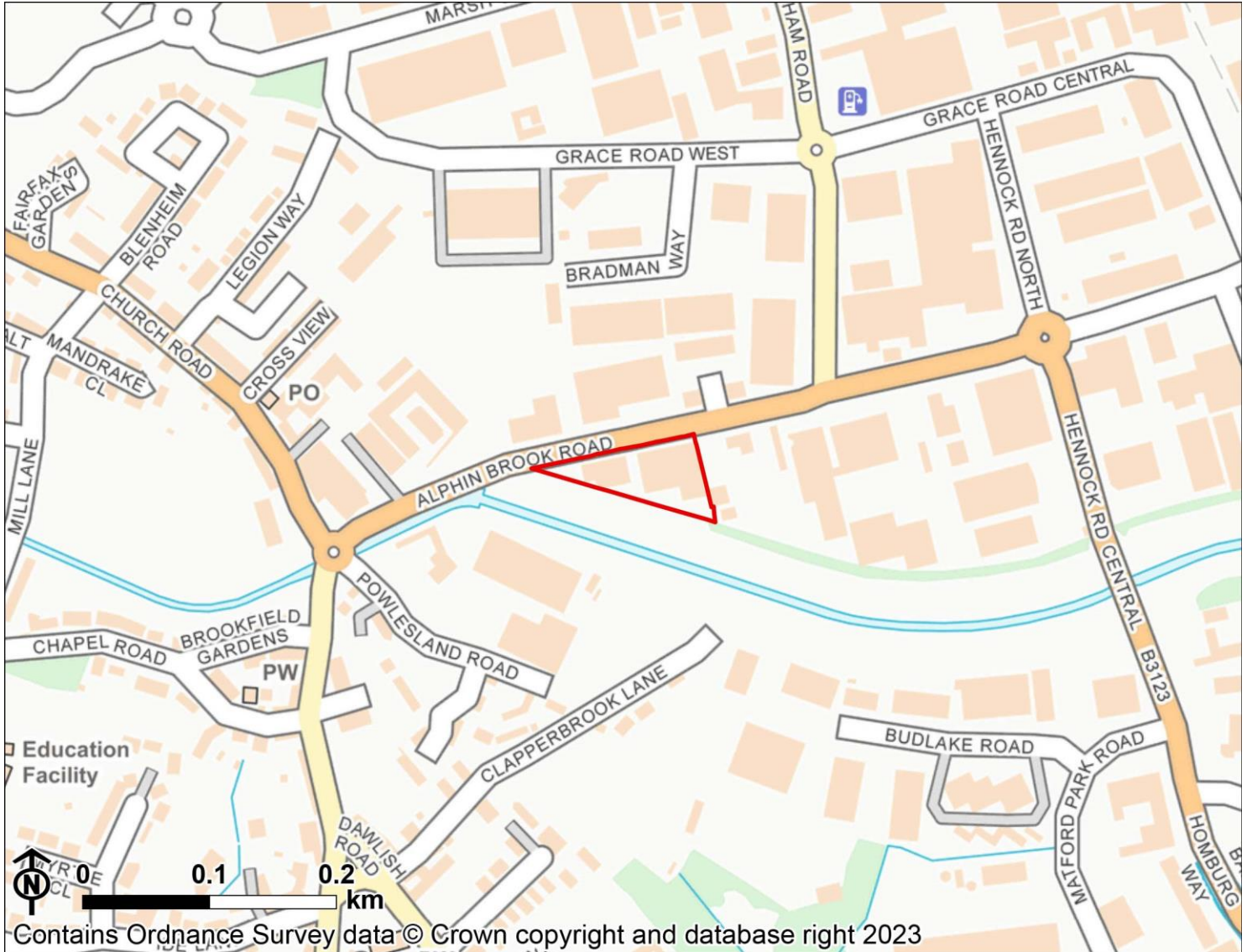
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 122

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)/Uncertain significant negative (--?)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

The site is identified in the Exeter Employment Land Study as green. The effect is uncertain as it is

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor positive (+?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

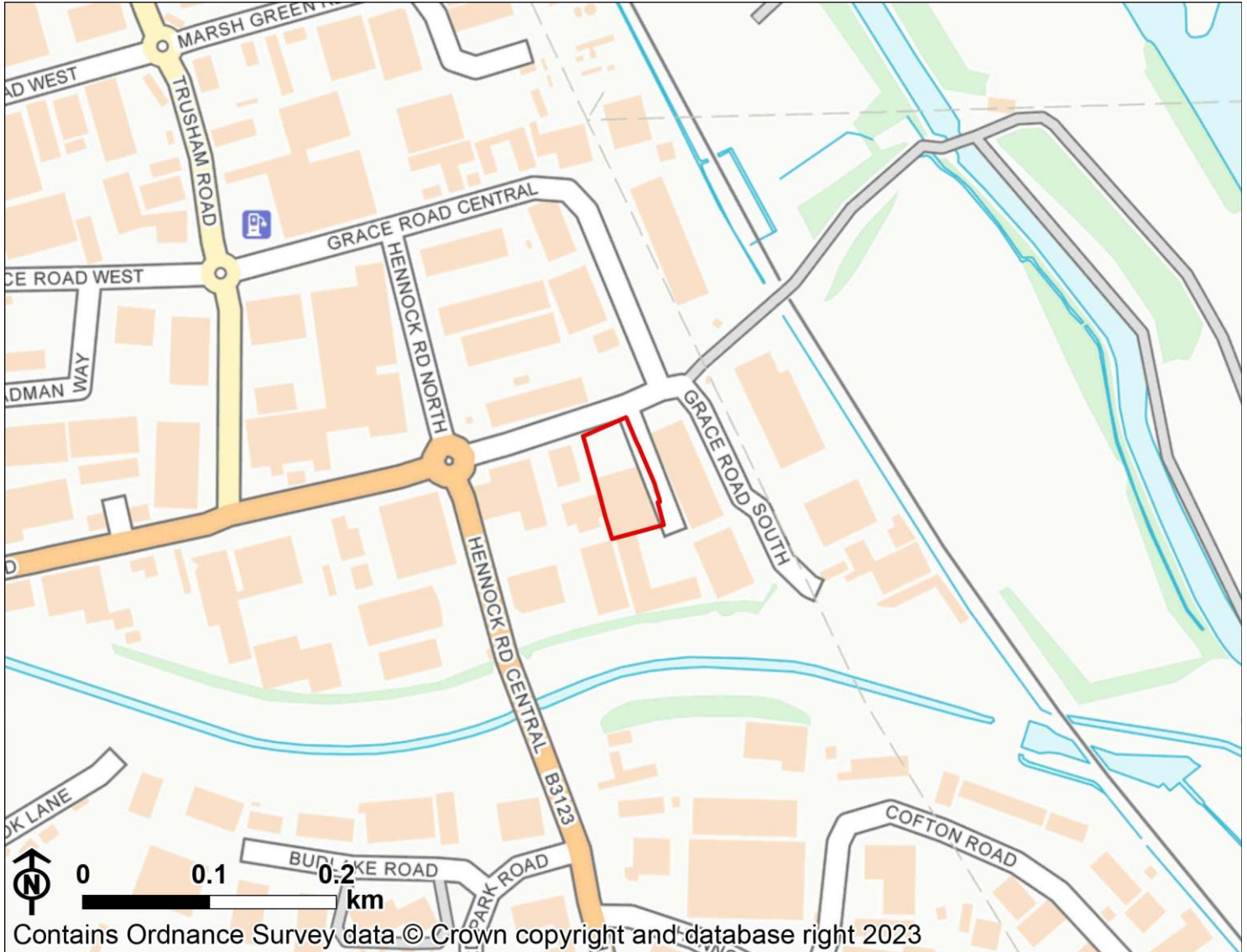
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 123

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)/Uncertain significant negative (--?)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

The site is identified in the Exeter Employment Land Study as green. The effect is uncertain as it is

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain minor negative (-?)

The site is located between 250m-1km of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

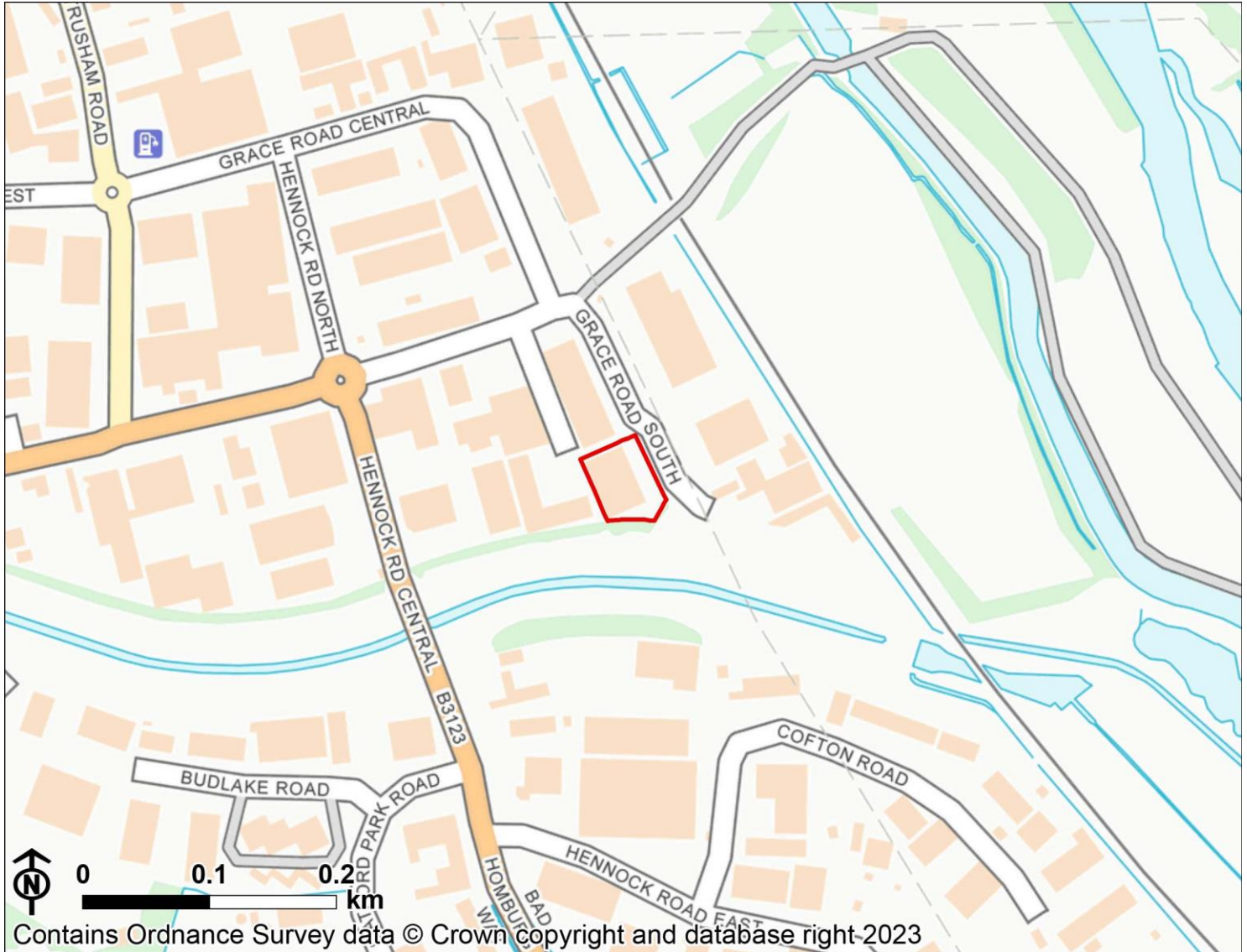
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 124

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)/Uncertain significant negative (--?)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

The site is identified in the Exeter Employment Land Study as green. The effect is uncertain as it is

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain minor negative (-?)

The site is located between 250m-1km of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

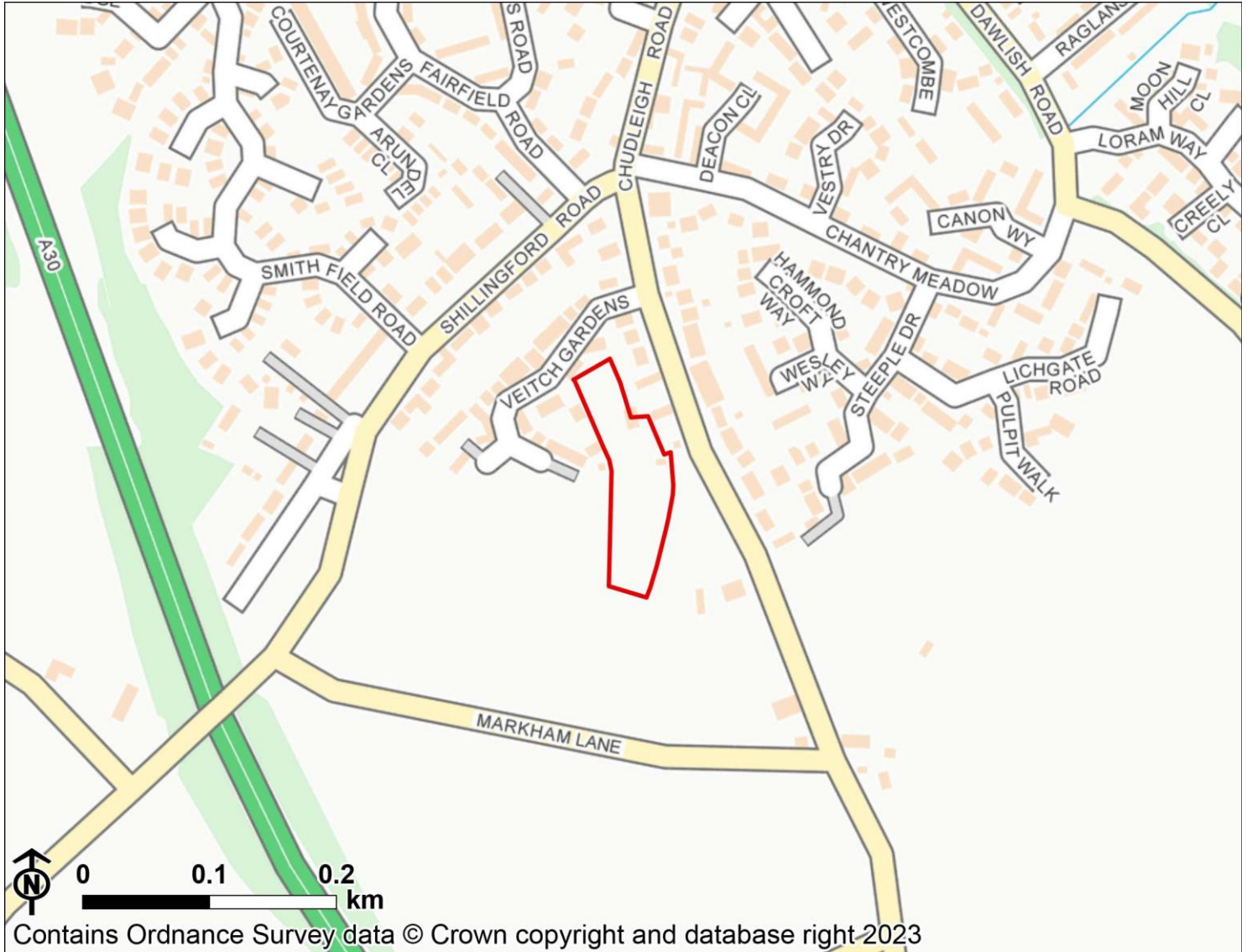
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 125

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

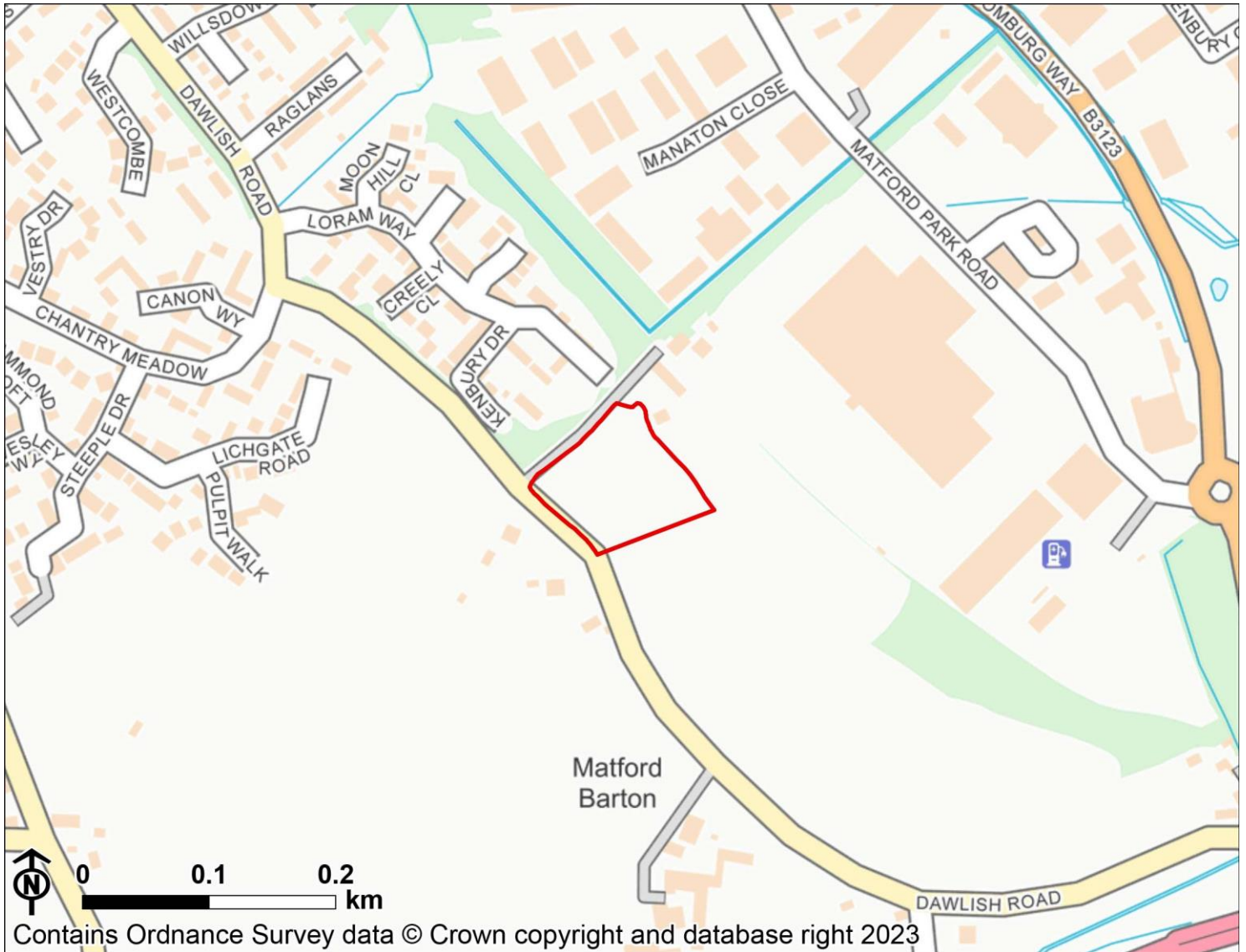
Significant negative (--)/Negligible (0)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

The site does not fall within a Minerals Safeguarding Area.

Site 127

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain significant negative (--?)

The site is located within an area designated in the Landscape Sensitivity Study as having high landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

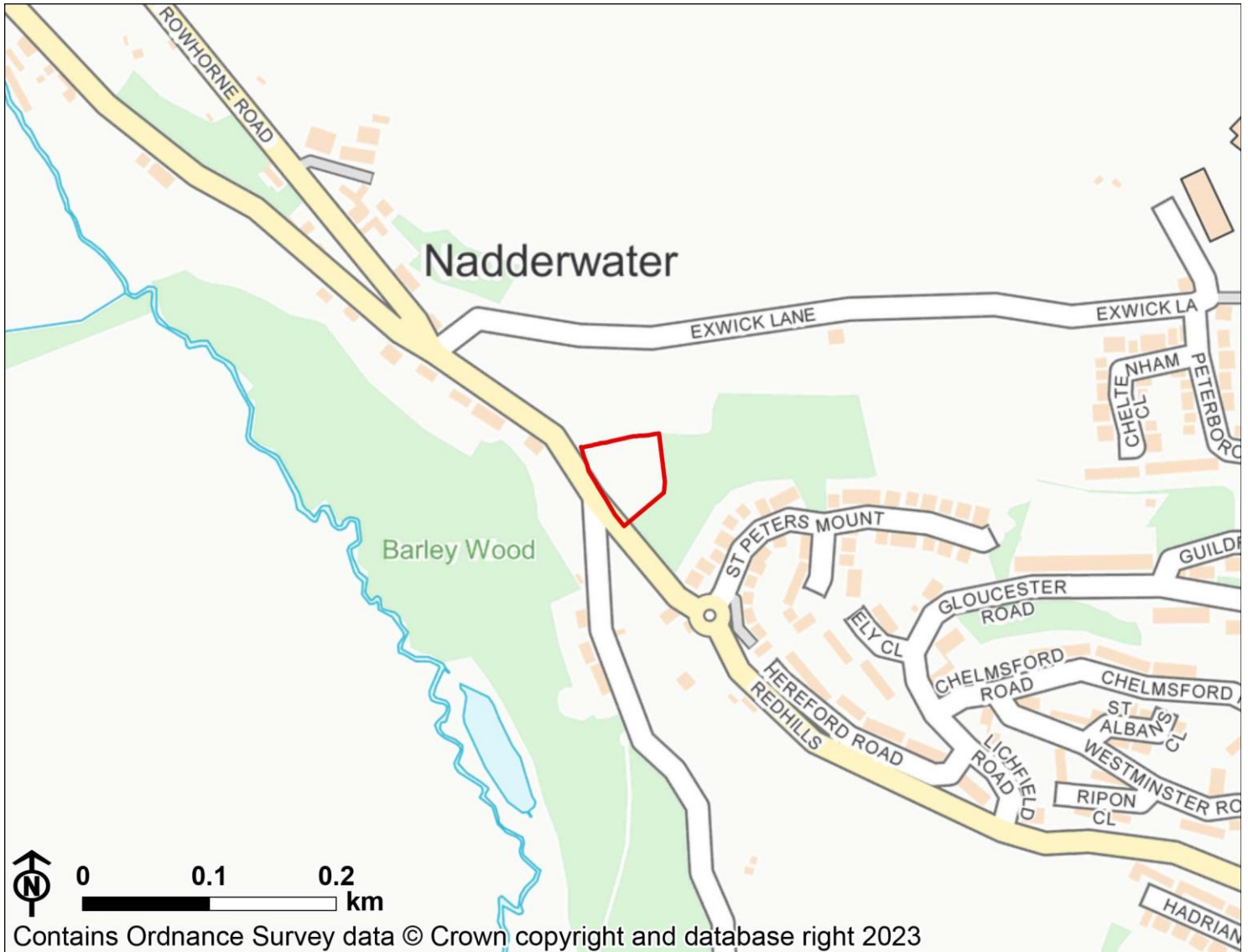
Significant negative (--)/Negligible (0)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

The site does not fall within a Minerals Safeguarding Area.

Site 129

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain significant negative (--?)

The site is located within an area designated in the Landscape Sensitivity Study as having high landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely (>=75%) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

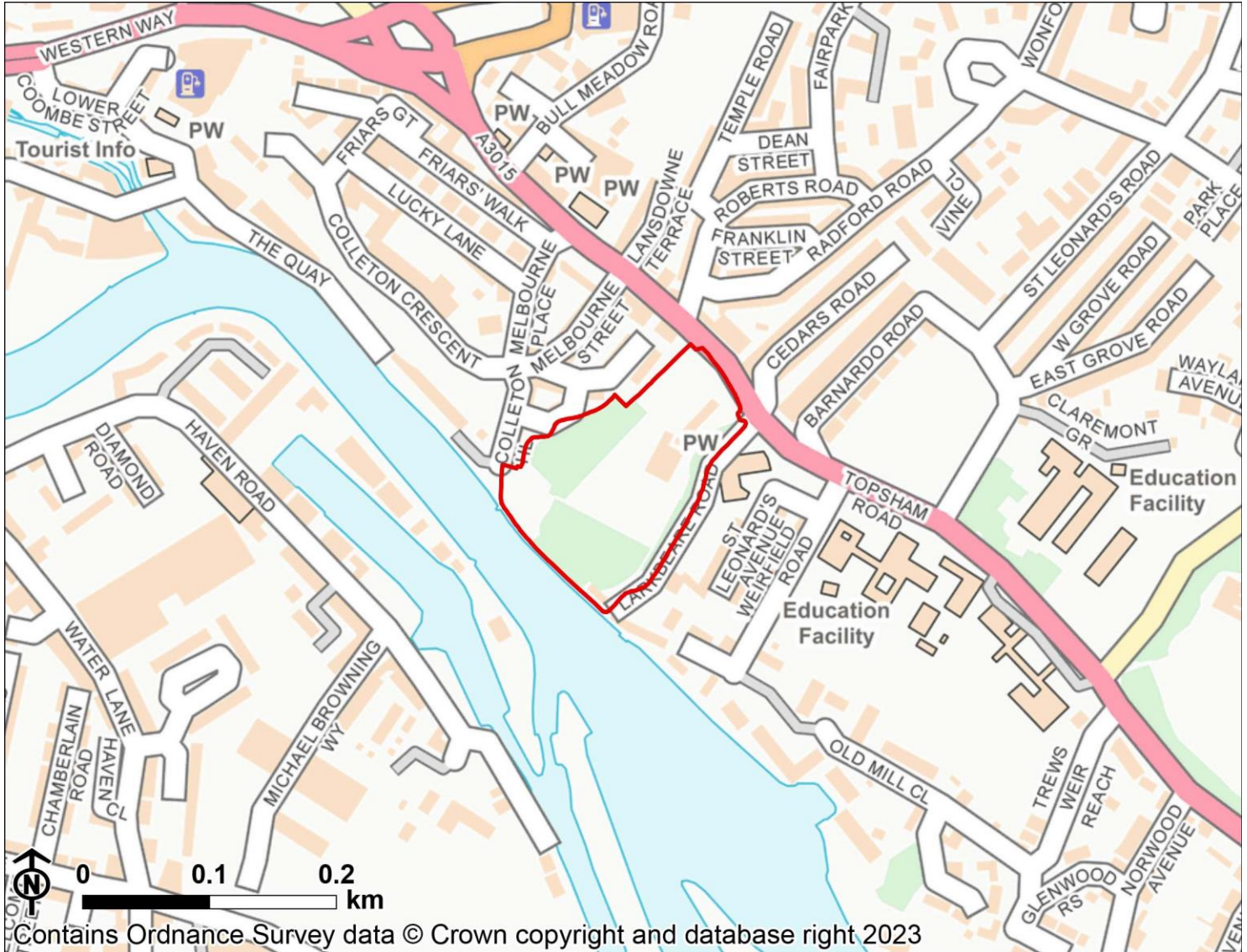
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 132

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor positive (+?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

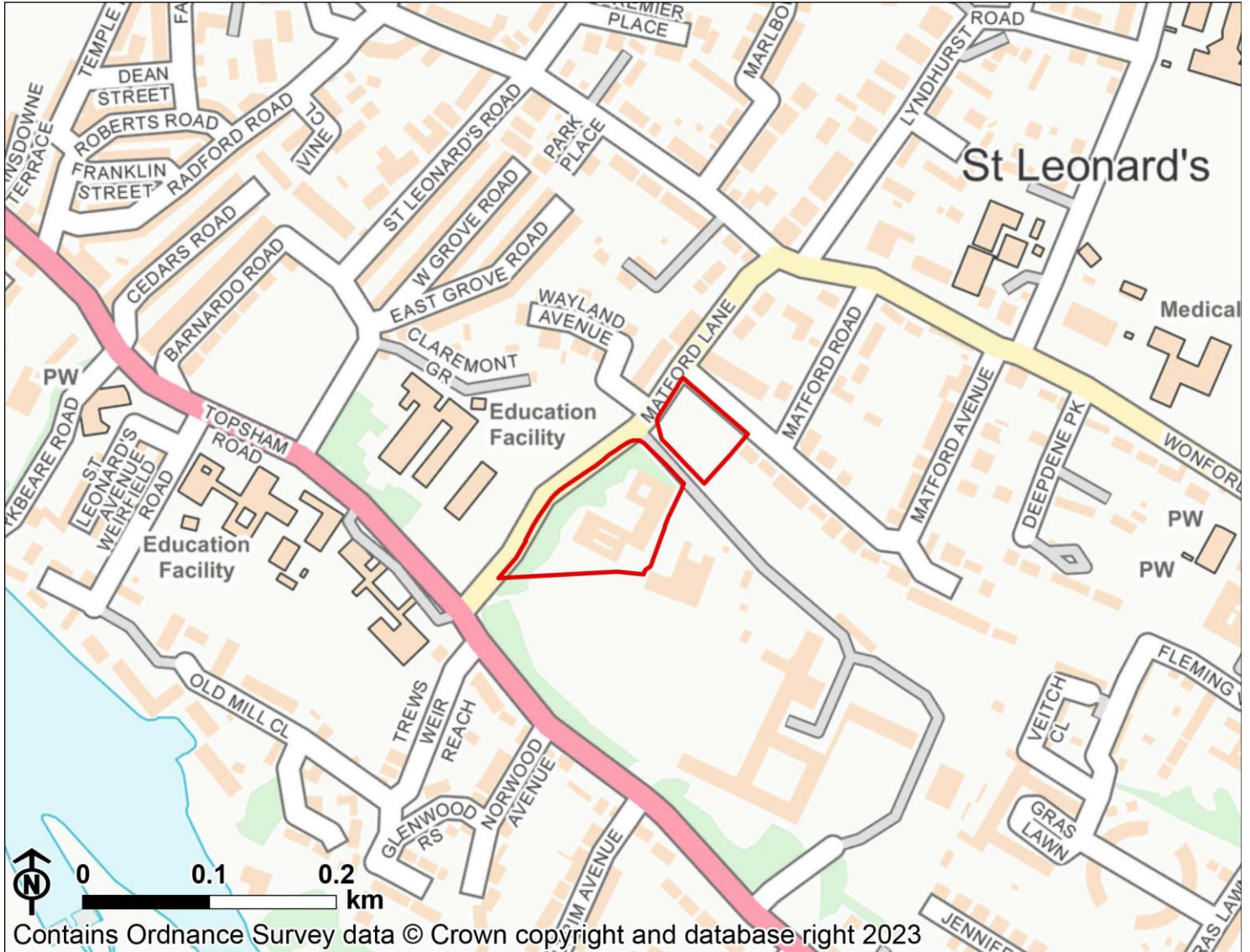
Minor negative (-)/Negligible (0)

The site is greenfield land that contains a less than significant proportion ($< 25\%$) of Grade 1, 2 or 3 agricultural land.

The site does not fall within a Minerals Safeguarding Area.

Site 133

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor positive (+?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--) / Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Minor negative (-)/Negligible (0)

The site is greenfield land that contains a less than significant proportion ($< 25\%$) of Grade 1, 2 or 3 agricultural land.

The site does not fall within a Minerals Safeguarding Area.

Site 144

Residential



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Minor positive (+)

Development of this residential site would make a minor contribution towards local housing need as it would deliver fewer than 100 homes.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Negligible (0)

The location of residential sites within the City will not directly influence sustainable economic growth or the delivery of employment opportunities.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain significant positive (++)?

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site is within 900m of a secondary school and within either 450m of a primary school or has capacity of more than 1,000 homes.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--) / Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--)?

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain minor negative (-?)

The site is located between 250m-1km of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Minor negative (-)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 2 and/or contains land with a 1 in 100 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

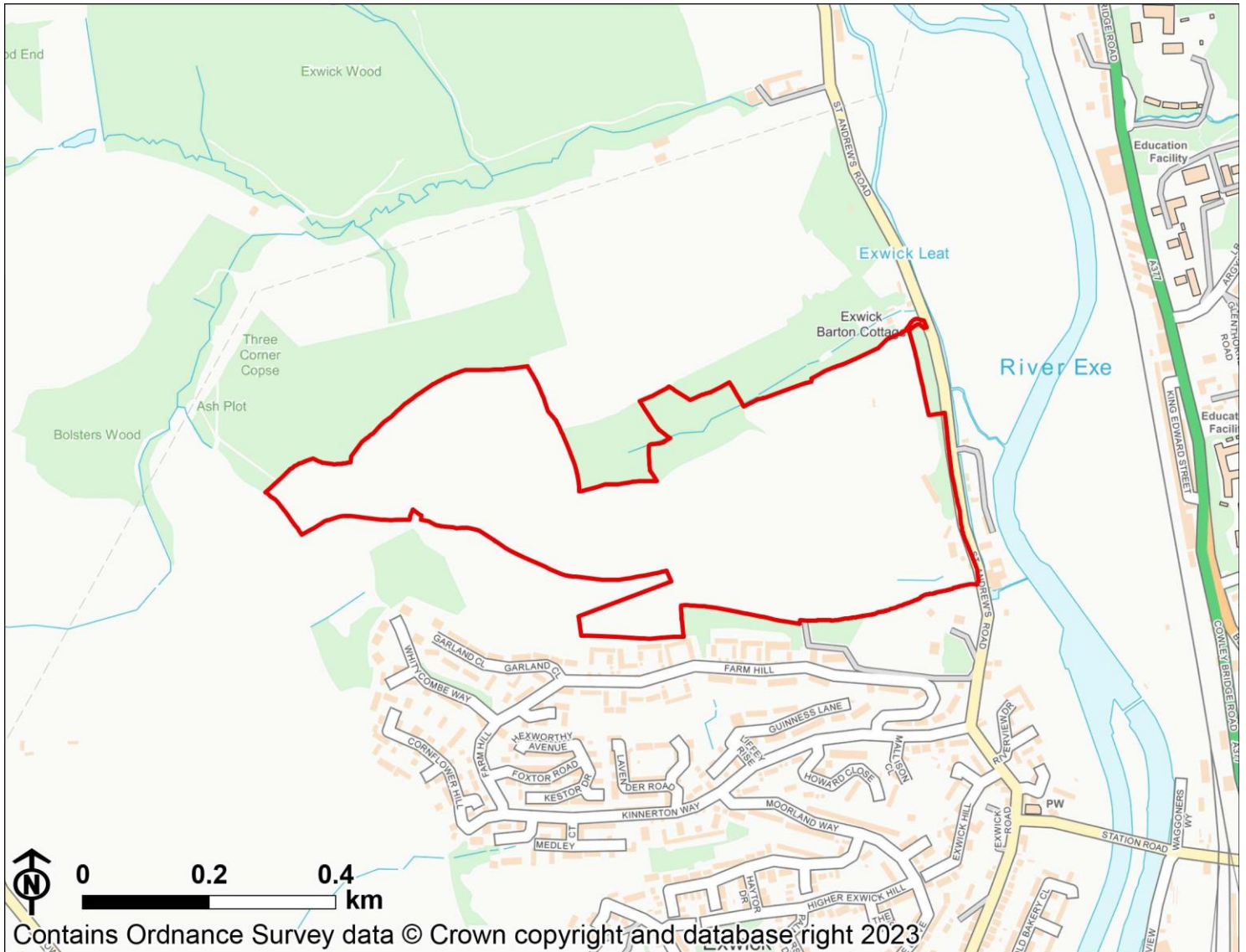
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 1

Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)

Development of this mixed use site would incorporate employment generating uses.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor negative (-?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain significant negative (--?)

The site is located within an area designated in the Landscape Sensitivity Study as having high landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Minor negative (-)/Negligible (0)

The site is greenfield land that contains a less than significant proportion ($< 25\%$) of Grade 1, 2 or 3 agricultural land.

The site does not fall within a Minerals Safeguarding Area.

Site 6

Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++?)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)

Development of this mixed use site would incorporate employment generating uses.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor positive (+)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain significant negative (--?)

The site is located within an area designated in the Landscape Sensitivity Study as having high landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain minor negative (-?)

The site is located between 250m-1km of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Minor negative (-)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 2 and/or contains land with a 1 in 100 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

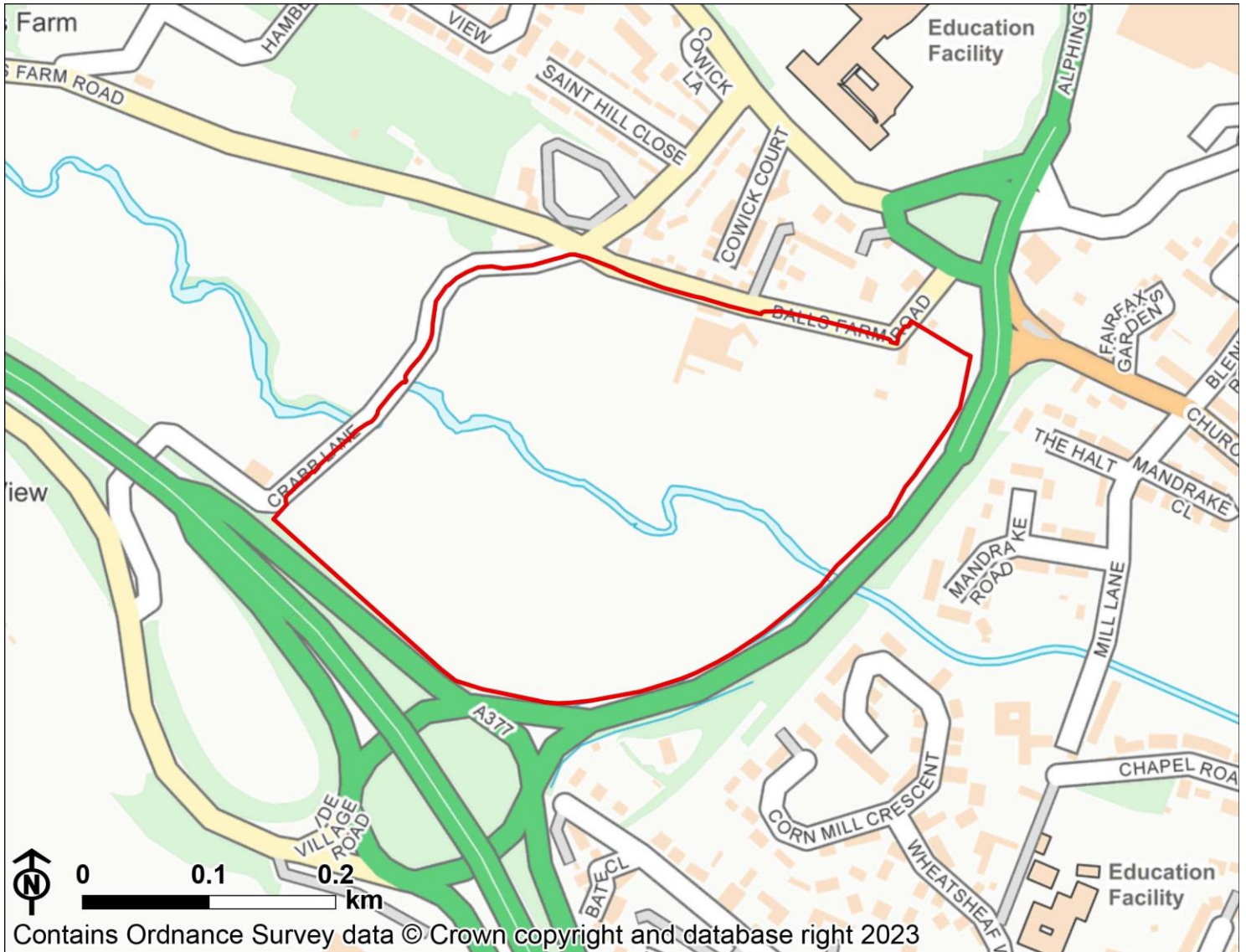
Uncertain significant negative (--?) / Negligible (0)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

The site does not fall within a Minerals Safeguarding Area.

Site 12

Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)

Development of this mixed use site would incorporate employment generating uses.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain significant positive (++)?

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site is within 900m of a secondary school and within either 450m of a primary school or has capacity of more than 1,000 homes.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain significant negative (--?)

The site is located within an area designated in the Landscape Sensitivity Study as having high landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site contains a water body or water course or falls within or partially within Source Protection Zone 1.

SA Objective 14: To support efficient use of resources, including land and minerals

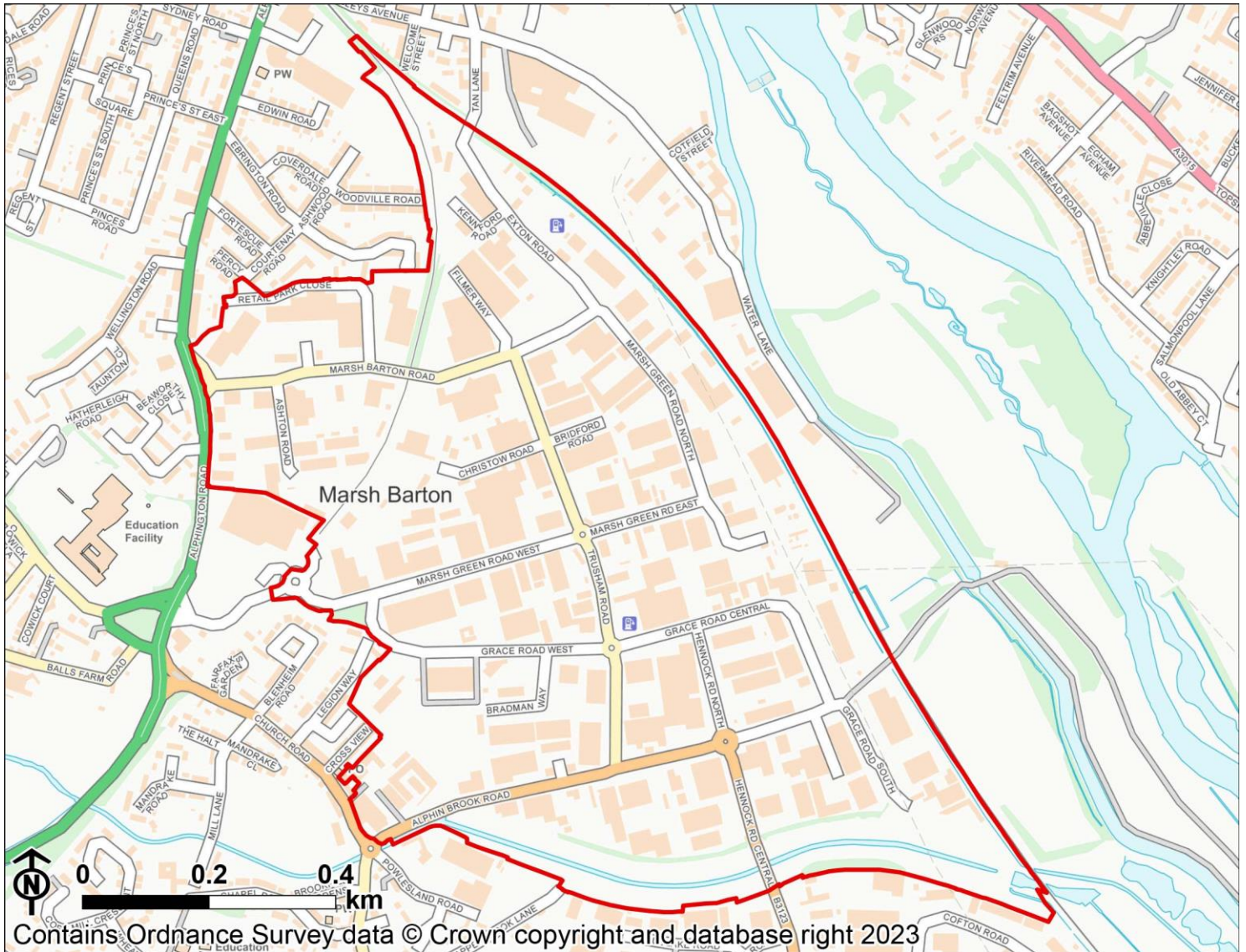
Uncertain significant negative (--?)/Negligible (0)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

The site does not fall within a Minerals Safeguarding Area.

Site 14

Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)/Uncertain significant negative (--?)

Development of this mixed use site would incorporate employment generating uses. The site is identified in the Exeter Employment Land Study as green. The effect is uncertain as it is unknown how much of the existing employment uses are to be retained.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain significant positive (++)?

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site is within 900m of a secondary school and within either 450m of a primary school or has capacity of more than 1,000 homes.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site contains a water body or water course or falls within or partially within Source Protection Zone 1.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant positive (++)/Uncertain minor negative (-?)

The site is located on brownfield land.

The site is within a Minerals Safeguarding Area.

Minor positive (+)/Uncertain negligible (0?)

Development of this mixed use site would incorporate employment generating uses. The site is identified in the Exeter Employment Land Study as red. The effect is uncertain as it is unknown how much of the existing employment uses are to be retained.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)/Uncertain significant negative (--?)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain significant positive (++)?

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site is within 900m of a secondary school and within either 450m of a primary school or has capacity of more than 1,000 homes.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain significant negative (--?)

The site is located within an area designated in the Landscape Sensitivity Study as having high landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site contains a water body or water course or falls within or partially within Source Protection Zone 1.

SA Objective 14: To support efficient use of resources, including land and minerals

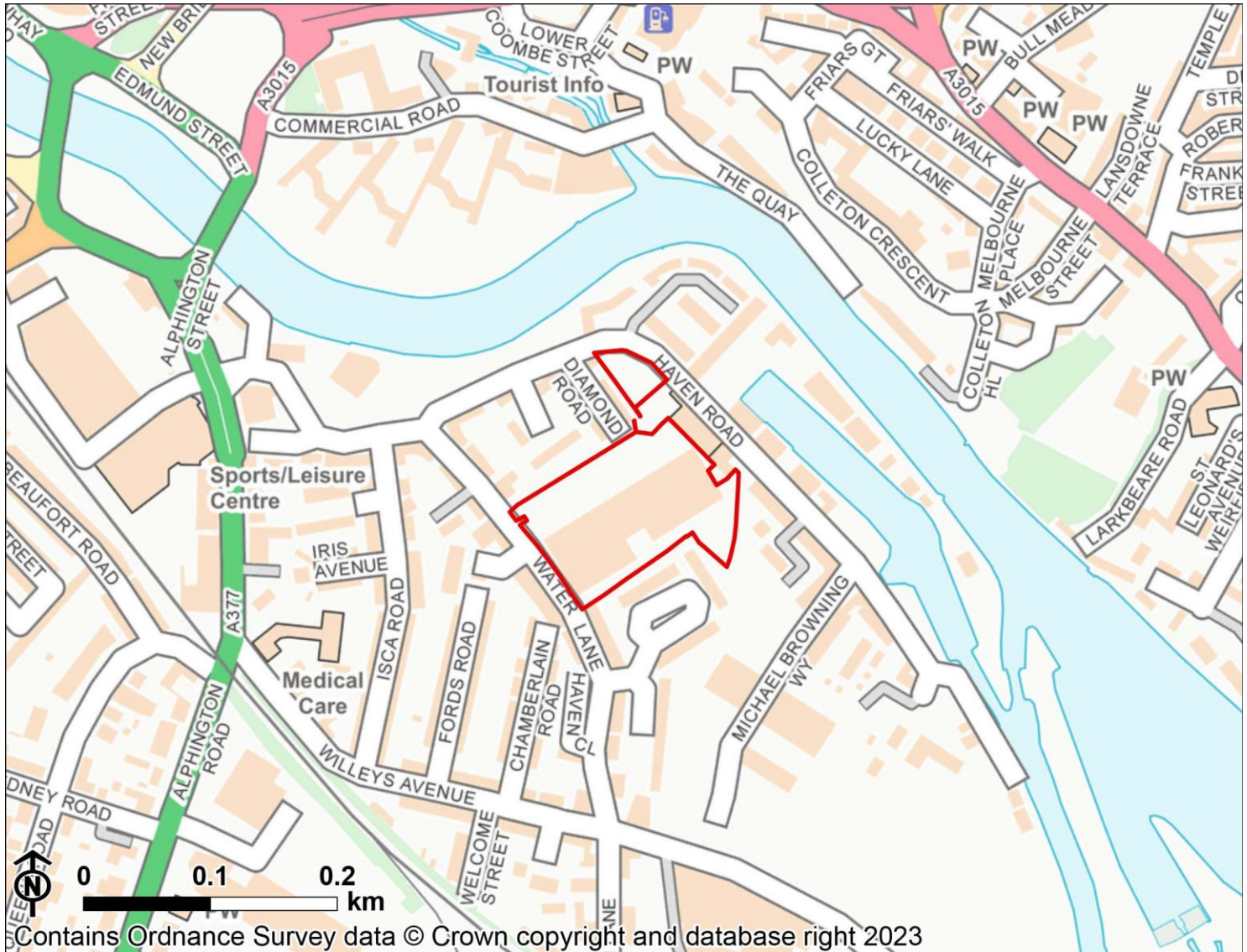
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 16

Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)

Development of this mixed use site would incorporate employment generating uses.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor positive (+?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

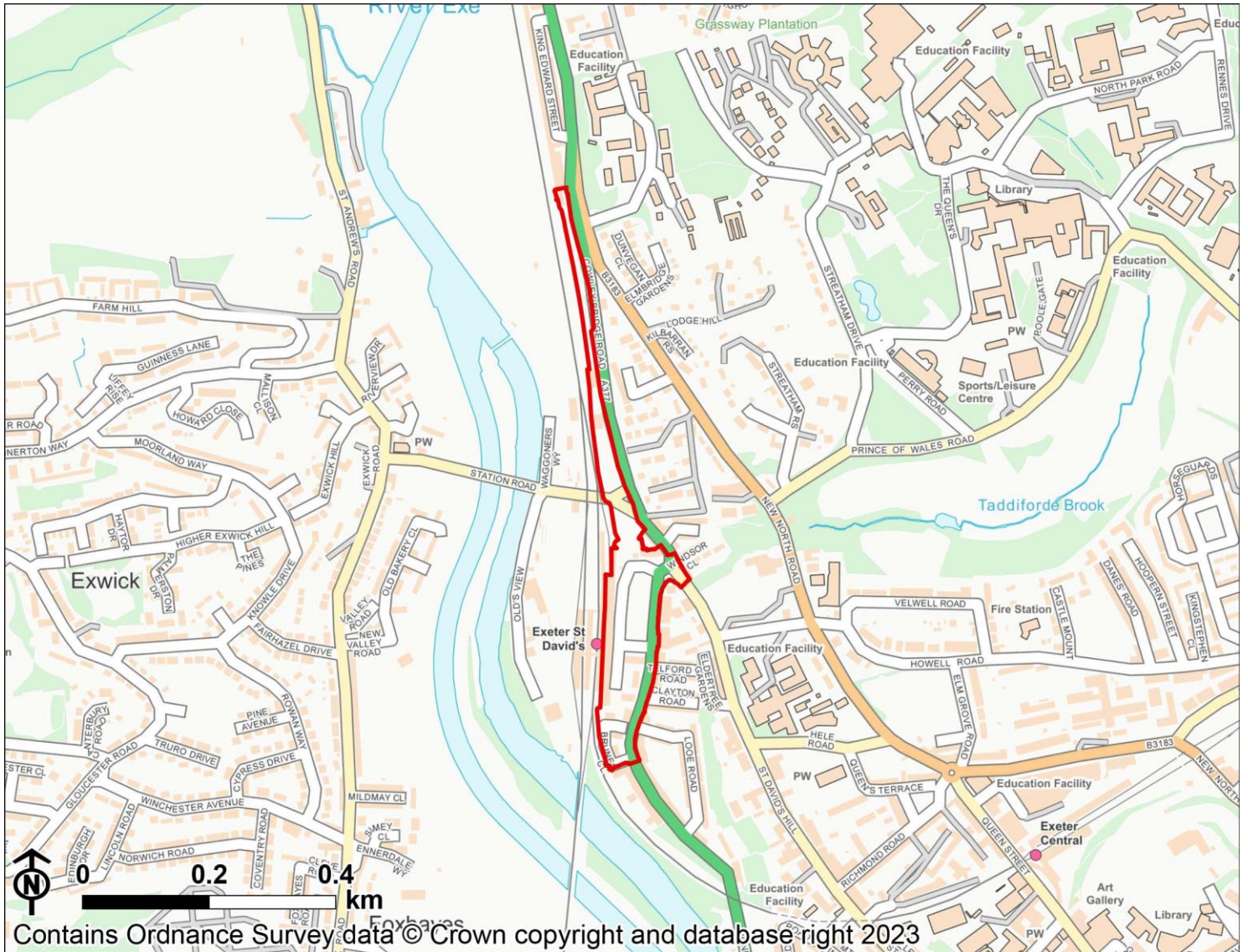
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 22

Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)

Development of this mixed use site would incorporate employment generating uses.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor negative (-?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site contains a water body or water course or falls within or partially within Source Protection Zone 1.

SA Objective 14: To support efficient use of resources, including land and minerals

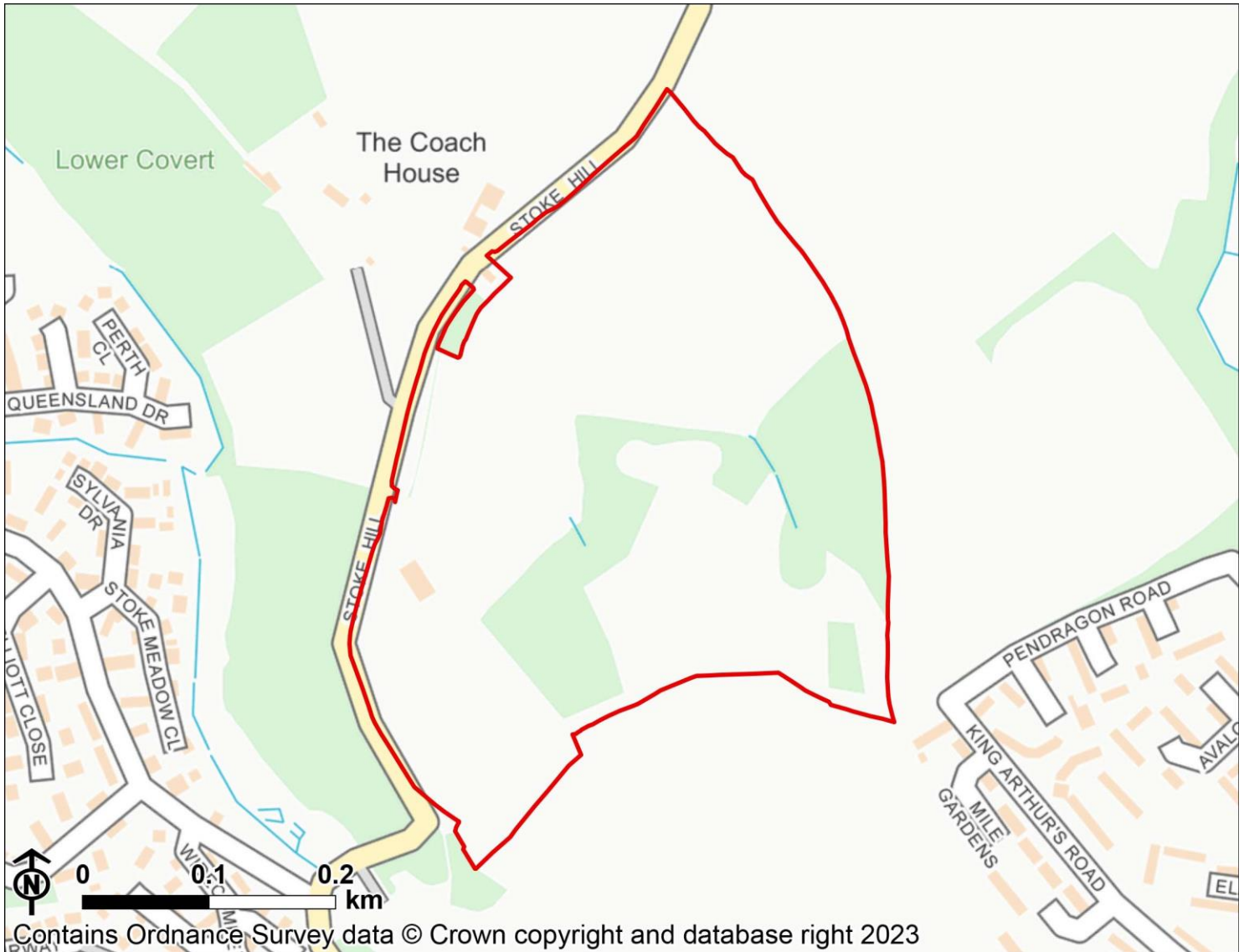
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 28

Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)

Development of this mixed use site would incorporate employment generating uses.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)/Uncertain significant negative (--?)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor positive (+)/Uncertain significant positive (++)?

The site has capacity to deliver fewer than 1,000 homes and is within 720m of a district or local centre.

The site is within 900m of a secondary school and within either 450m of a primary school or has capacity of more than 1,000 homes.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain significant negative (--?)

The site is located within an area designated in the Landscape Sensitivity Study as having high landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain minor negative (-?)

The site is located between 250m-1km of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Uncertain significant negative (--?) / Negligible (0)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

The site does not fall within a Minerals Safeguarding Area.

Site 29

Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)

Development of this mixed use site would incorporate employment generating uses.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Minor positive (+)

The site is within an area of the City within the 20% most deprived.

SA Objective 7: To provide good access to services, facilities and education

Minor positive (+)/Uncertain minor positive (+?)

The site has capacity to deliver fewer than 1,000 homes and is within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain significant negative (--?)

The site is located within an area designated in the Landscape Sensitivity Study as having high landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain minor negative (-?)

The site is located between 250m-1km of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

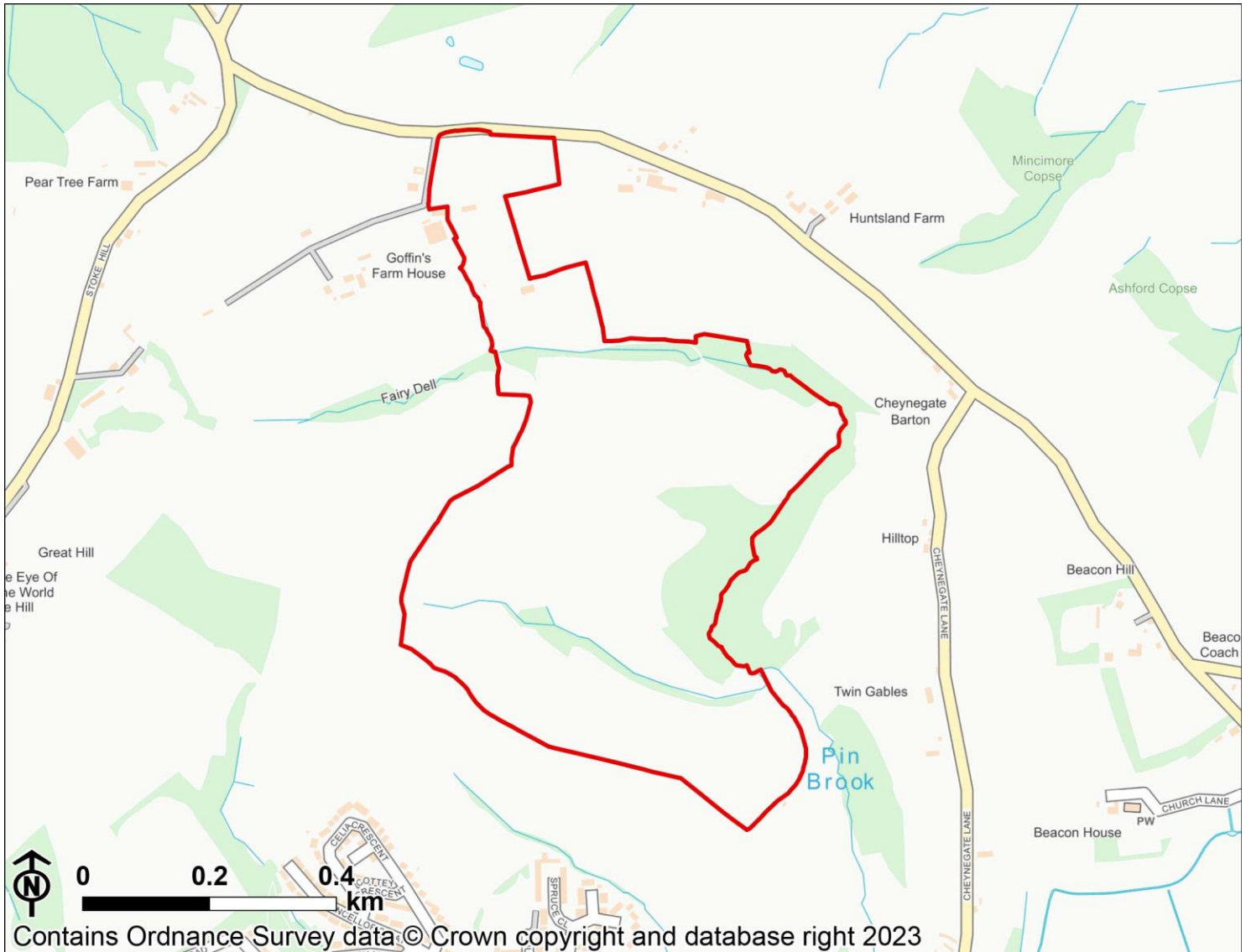
Uncertain significant negative (--?) / Negligible (0)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

The site does not fall within a Minerals Safeguarding Area.

Site 34

Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++?)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)

Development of this mixed use site would incorporate employment generating uses.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain significant positive (++)?

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site is within 900m of a secondary school and within either 450m of a primary school or has capacity of more than 1,000 homes.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain significant negative (--?)

The site is located within an area designated in the Landscape Sensitivity Study as having high landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site contains a water body or water course or falls within or partially within Source Protection Zone 1.

SA Objective 14: To support efficient use of resources, including land and minerals

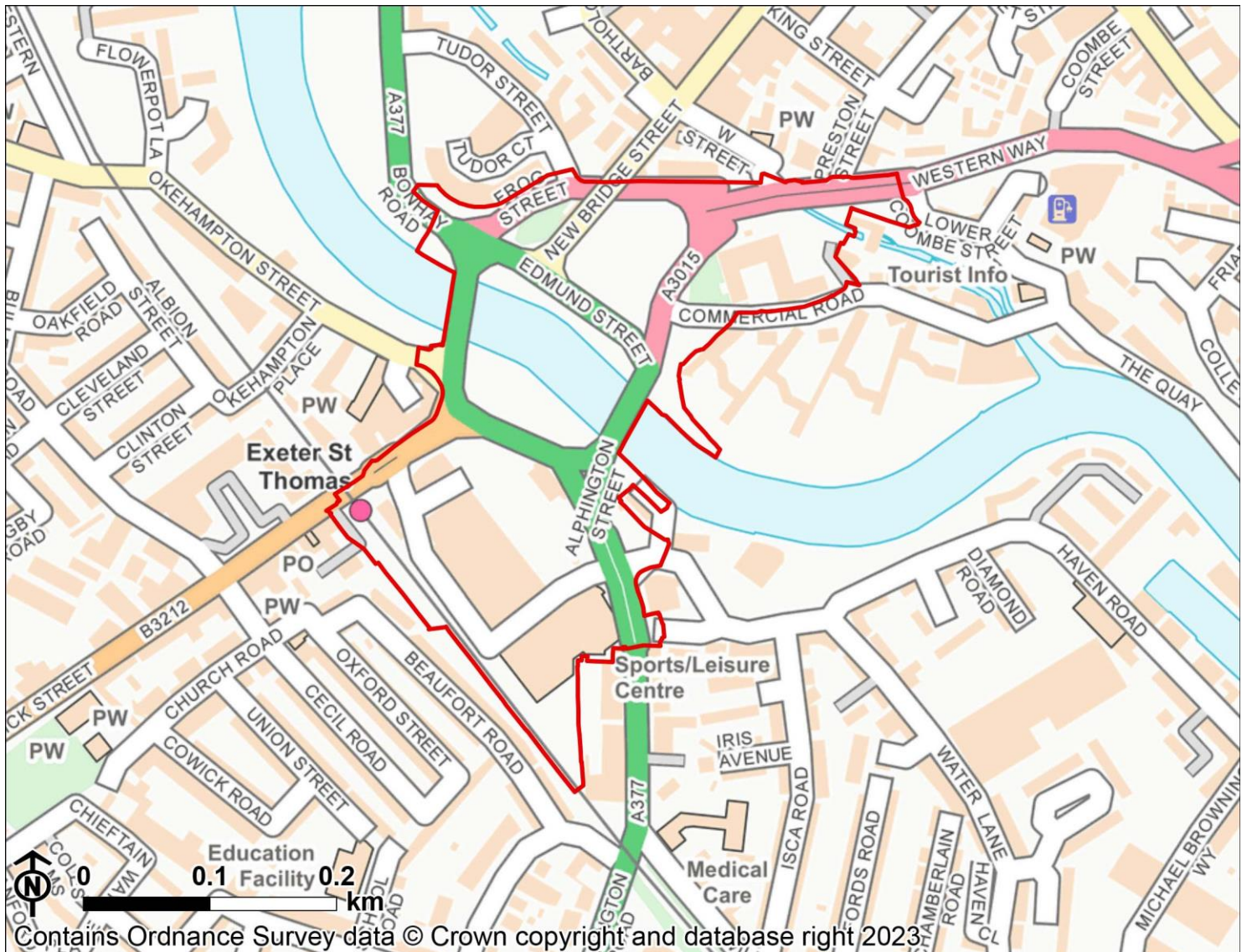
Uncertain significant negative (--?)/Negligible (0)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

The site does not fall within a Minerals Safeguarding Area.

Site 39

Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++?)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)

Development of this mixed use site would incorporate employment generating uses.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)/Uncertain significant negative (--?)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Minor positive (+)

The site is within an area of the City within the 20% most deprived.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor positive (+?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain significant negative (--?)

The site is located within an area designated in the Landscape Sensitivity Study as having high landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site contains a water body or water course or falls within or partially within Source Protection Zone 1.

SA Objective 14: To support efficient use of resources, including land and minerals

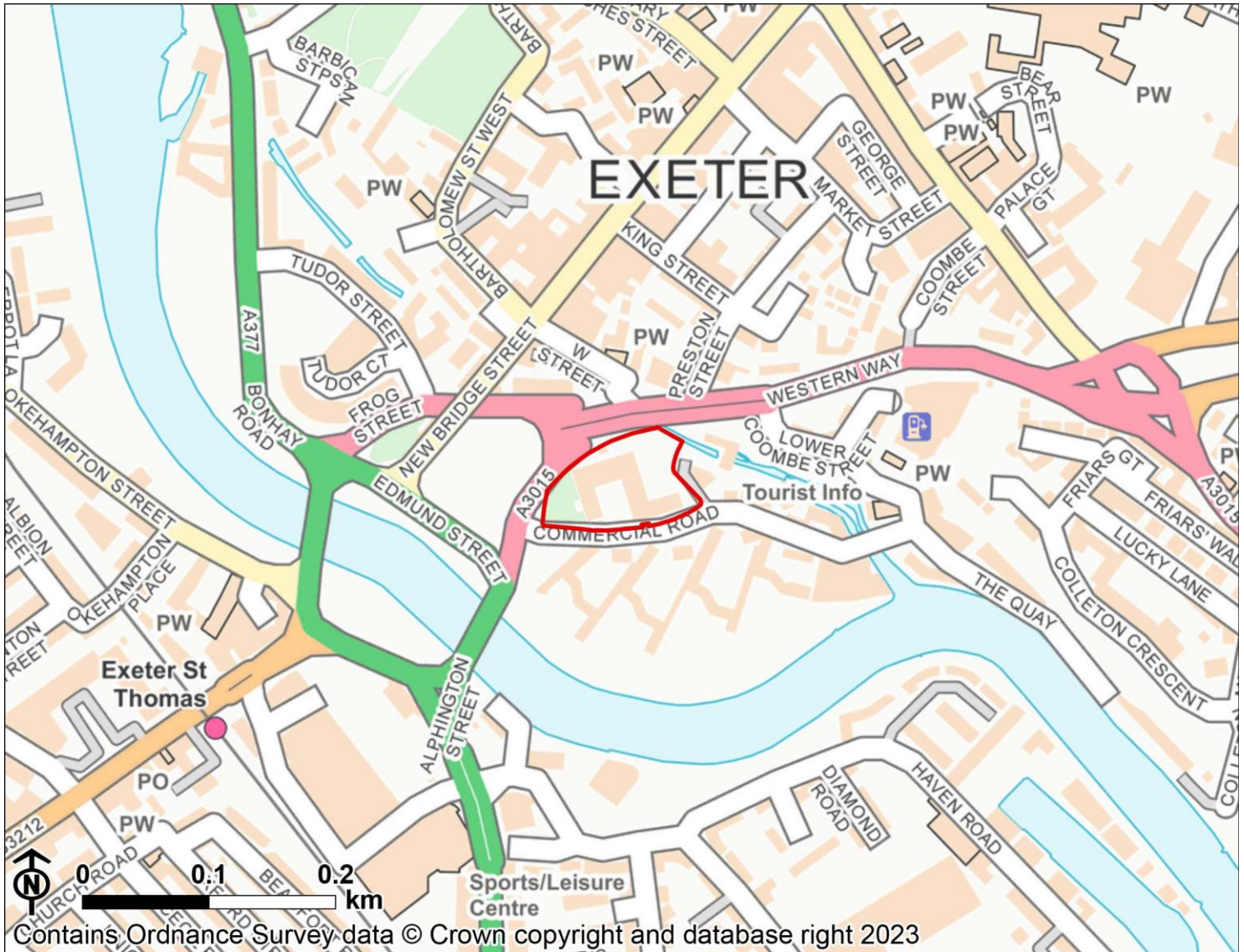
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 40

Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)

Development of this mixed use site would incorporate employment generating uses.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Minor positive (+)

The site is within an area of the City within the 20% most deprived.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor negative (-?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--) / Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site contains a water body or water course or falls within or partially within Source Protection Zone 1.

SA Objective 14: To support efficient use of resources, including land and minerals

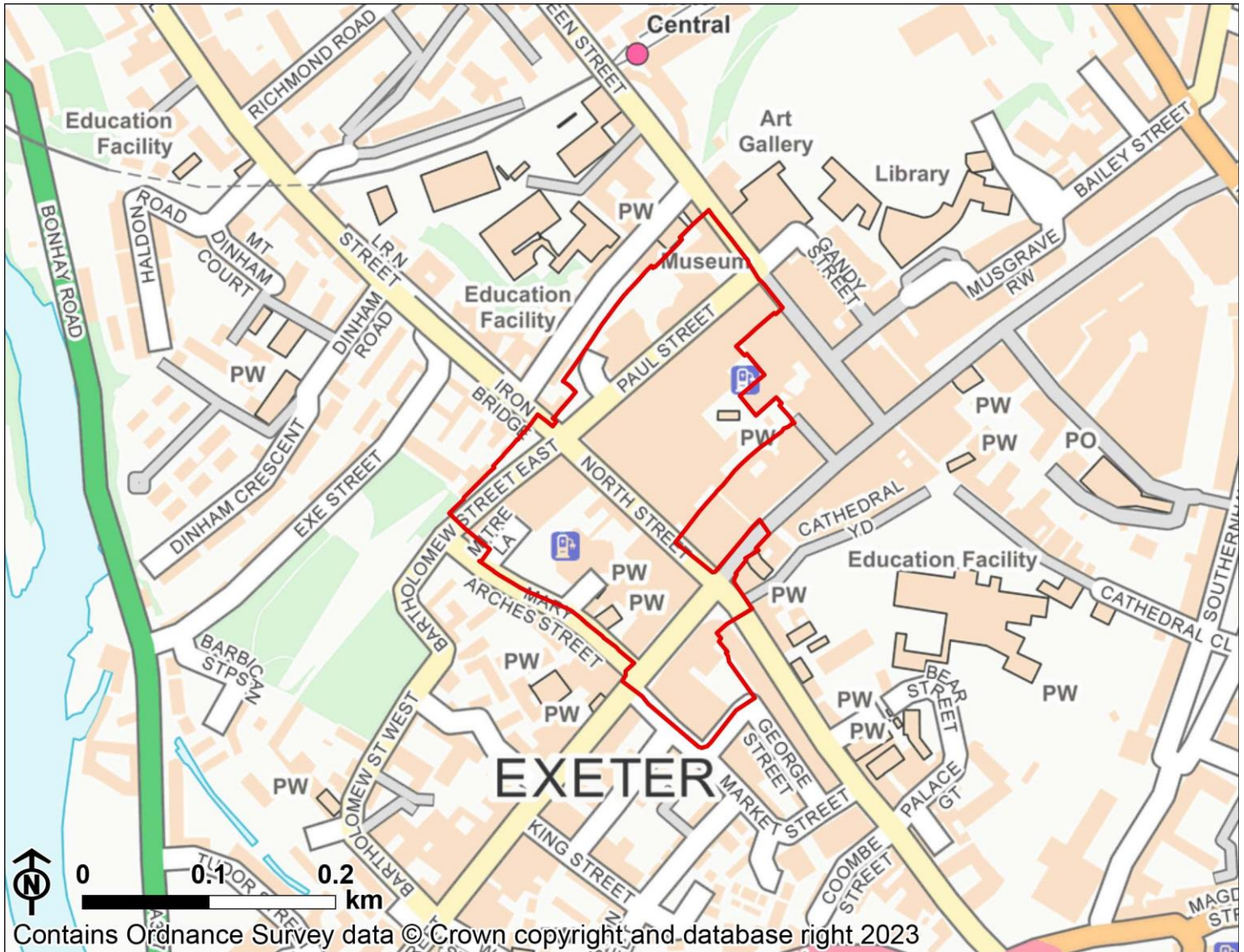
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 42

Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)

Development of this mixed use site would incorporate employment generating uses.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor positive (+?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--) / Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

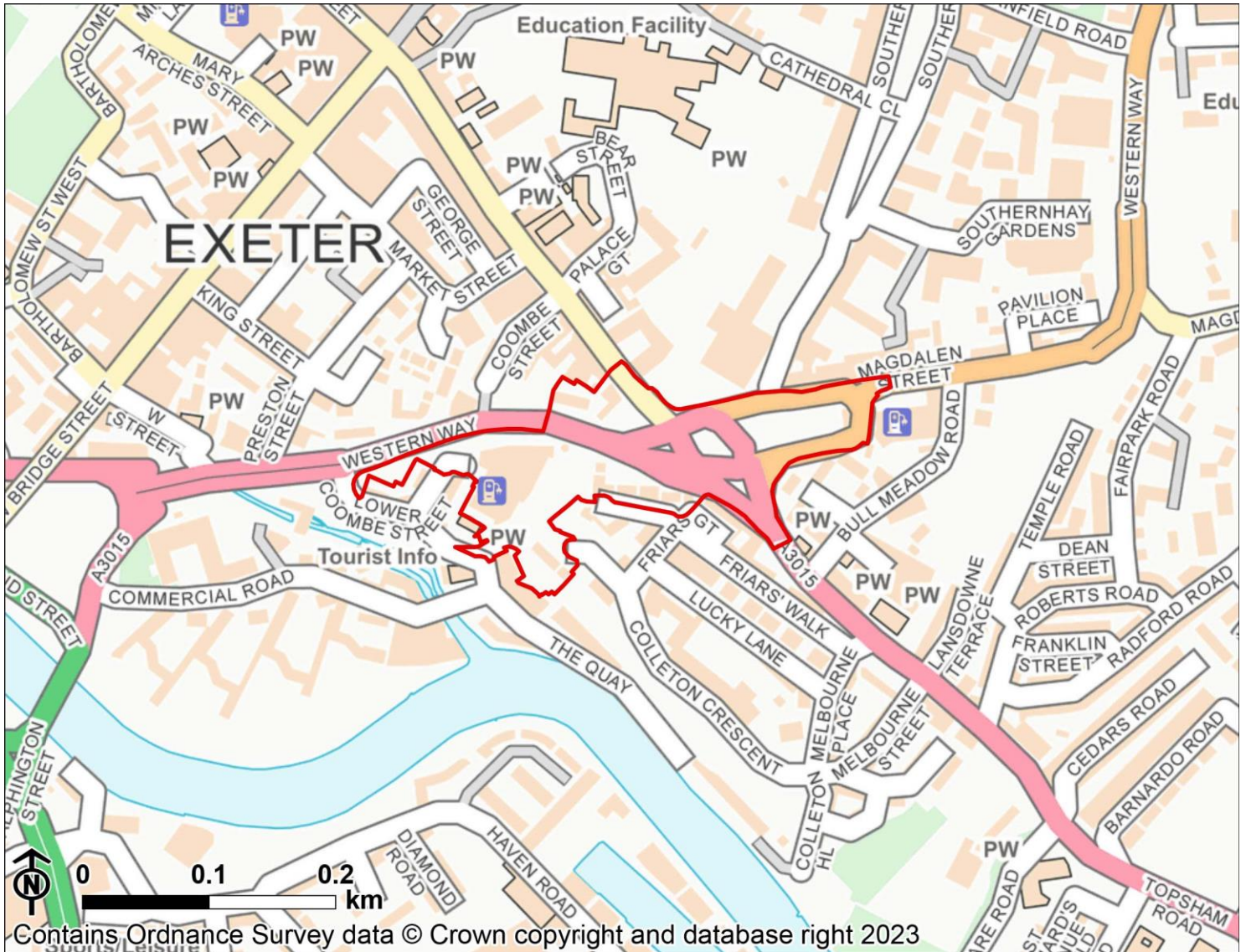
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 46

Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)

Development of this mixed use site would incorporate employment generating uses.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)/Uncertain significant negative (--?)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Minor positive (+)

The site is within an area of the City within the 20% most deprived.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor negative (-?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--) / Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 52

Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)/Uncertain significant negative (--?)

Development of this mixed use site would incorporate employment generating uses. The site is identified in the Exeter Employment Land Study as green. The effect is uncertain as it is unknown how much of the existing employment uses are to be retained.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Minor positive (+)

The site is within an area of the City within the 20% most deprived.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor positive (+?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site.

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

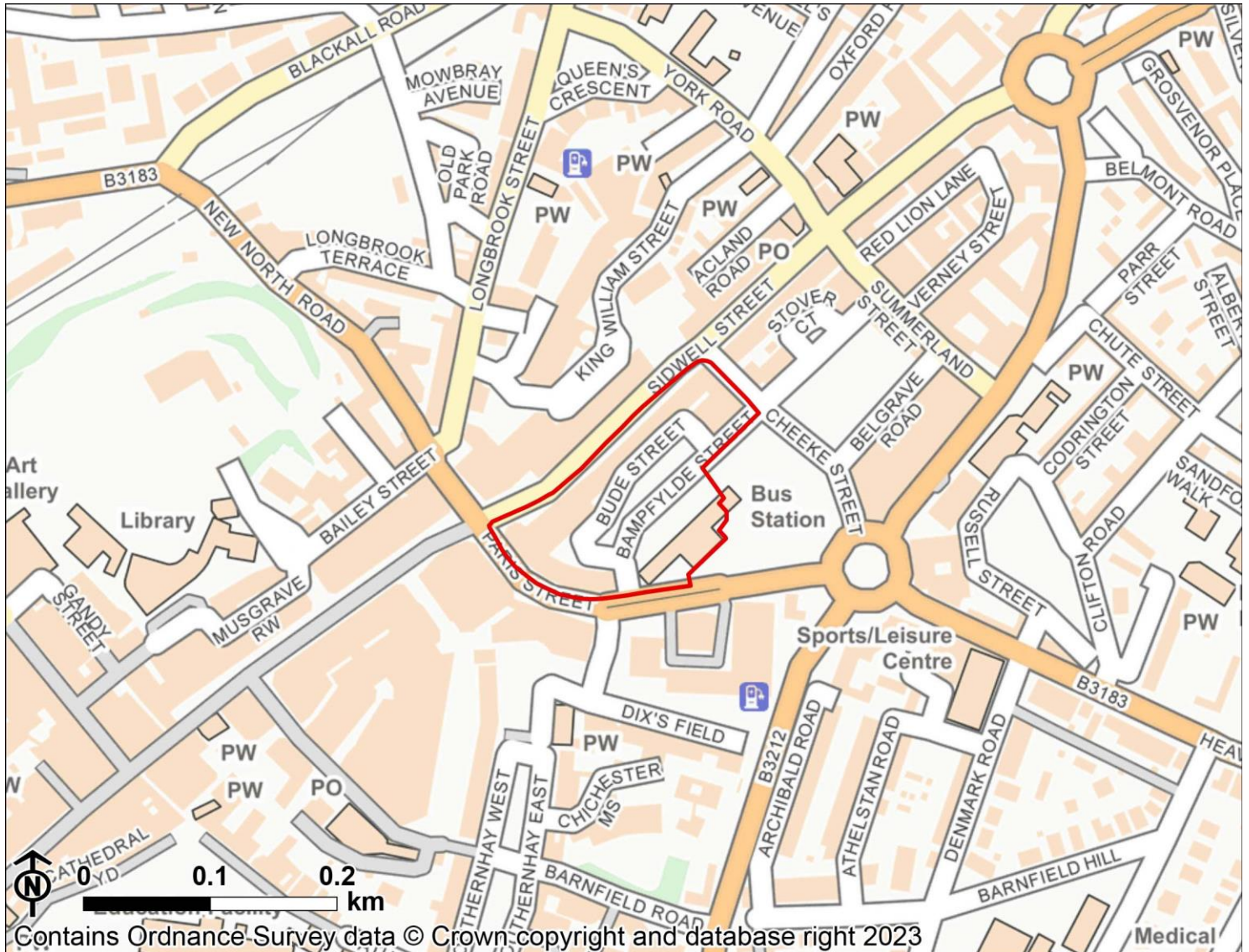
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 53

Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)/Uncertain significant negative (--?)

Development of this mixed use site would incorporate employment generating uses. The site is identified in the Exeter Employment Land Study as green. The effect is uncertain as it is unknown how much of the existing employment uses are to be retained.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Minor positive (+)

The site is within an area of the City within the 20% most deprived.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor positive (+?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site.

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Minor negative (-)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 2 and/or contains land with a 1 in 100 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 64

Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)

Development of this mixed use site would incorporate employment generating uses.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor positive (+)/Uncertain minor positive (+?)

The site has capacity to deliver fewer than 1,000 homes and is within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

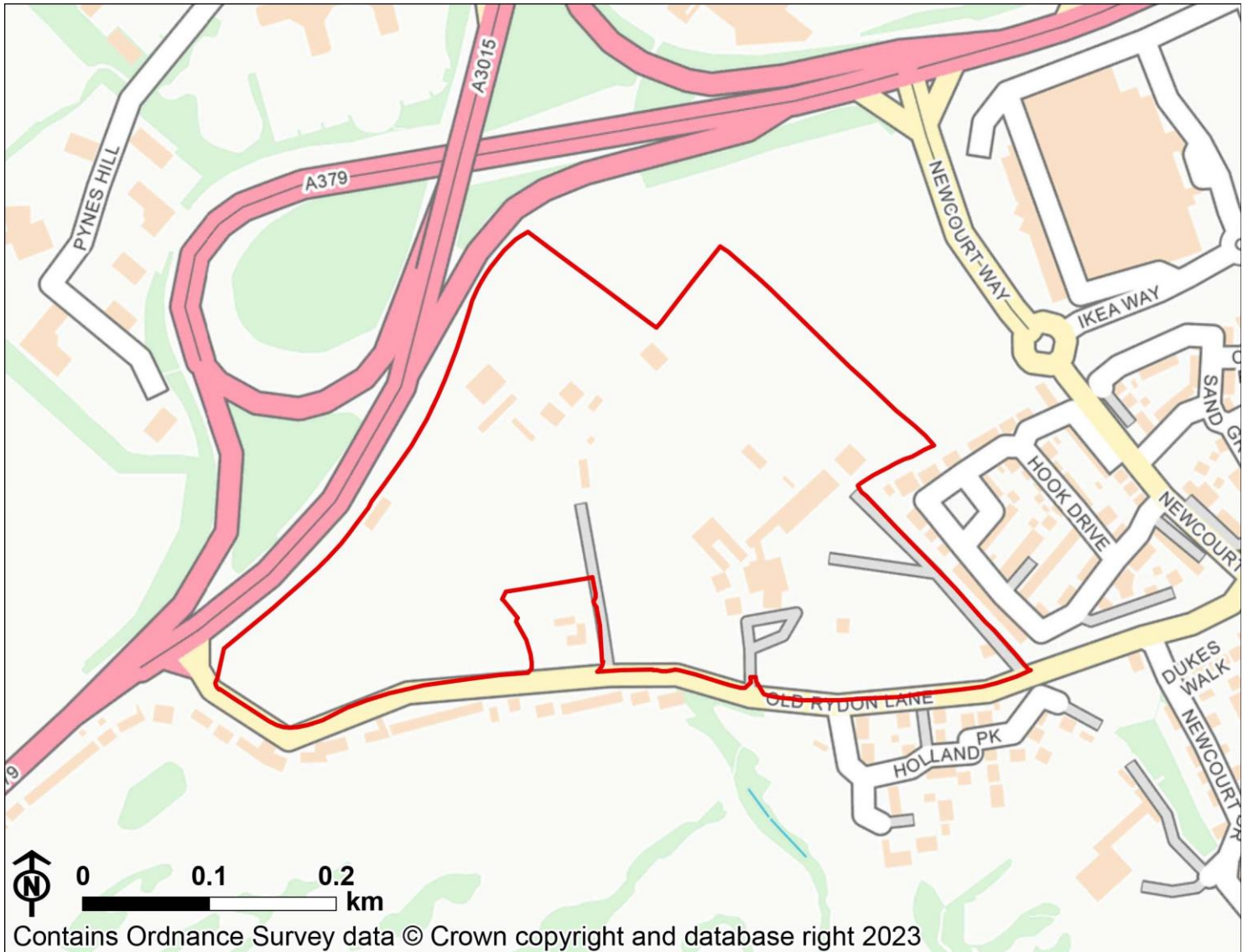
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 83

Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)

Development of this mixed use site would incorporate employment generating uses.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor positive (+?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

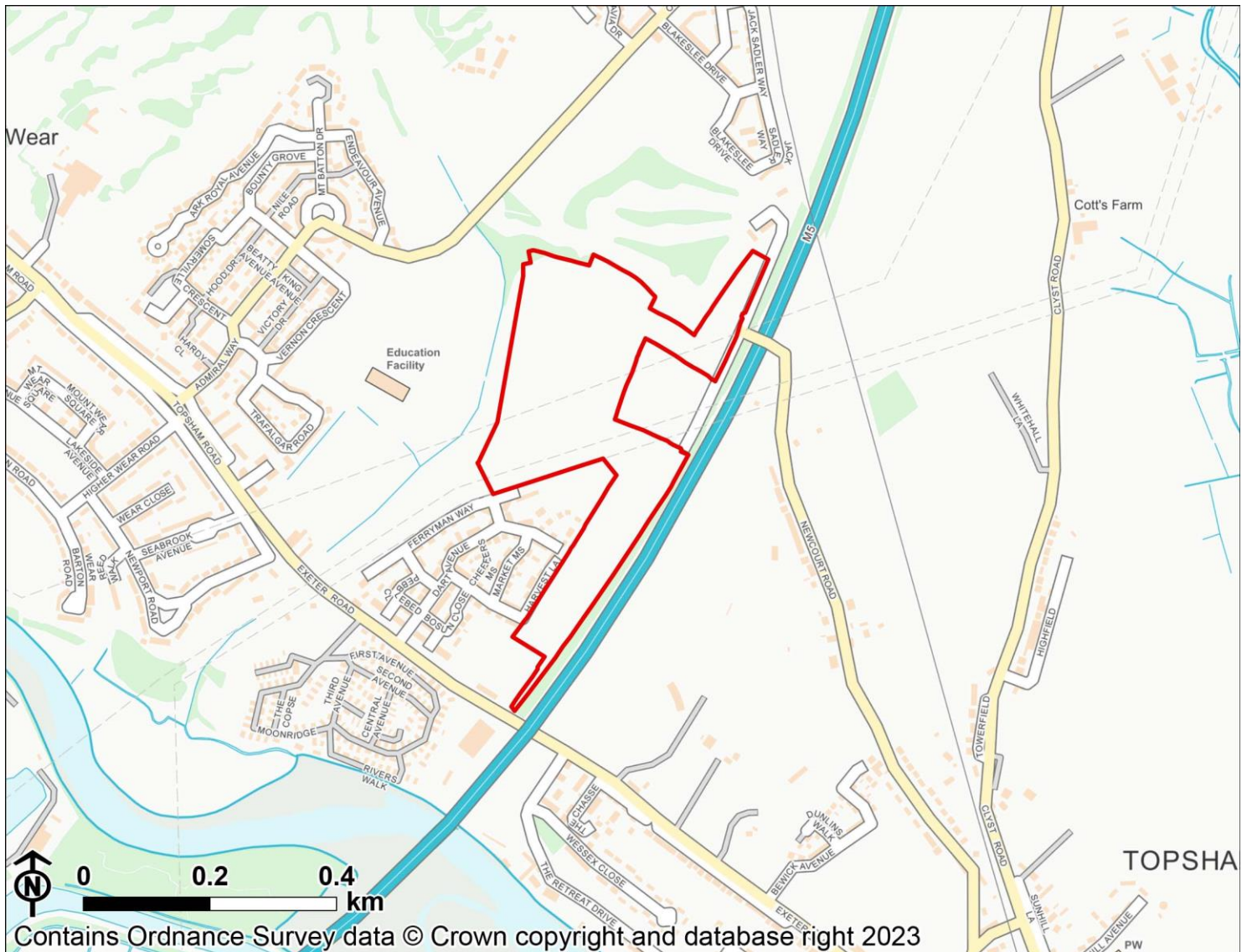
Significant negative (--)/Negligible (0)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

The site does not fall within a Minerals Safeguarding Area.

Site 88

Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)

Development of this mixed use site would incorporate employment generating uses.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor positive (+?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)/Uncertain significant negative (--?)

The site is not within 100m of the AQMA.

The site is adjacent to the M5. The effect is uncertain as this can potentially be reduced through mitigation.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset.

through the design and layout of the new development.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

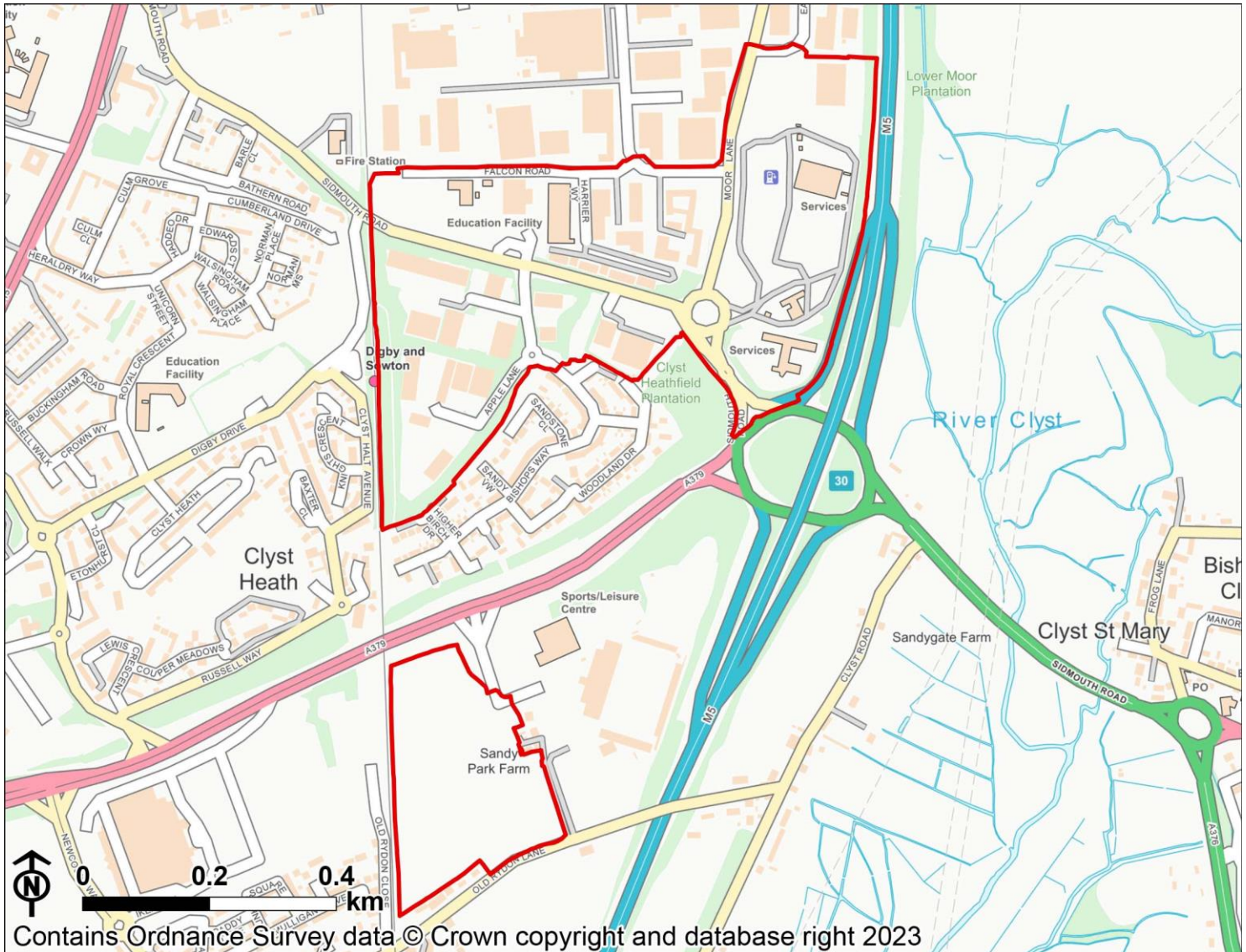
Significant negative (--)/Negligible (0)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

The site does not fall within a Minerals Safeguarding Area.

Site 89

Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)/Uncertain significant negative (--?)

Development of this mixed use site would incorporate employment generating uses. The site is identified in the Exeter Employment Land Study as green. The effect is uncertain as it is unknown how much of the existing employment uses are to be retained.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain significant positive (++)?

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site is within 900m of a secondary school and within either 450m of a primary school or has capacity of more than 1,000 homes.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)/Uncertain significant negative (--?)

The site is not within 100m of the AQMA. The site is adjacent to the M5. The effect is uncertain as this can potentially be reduced through mitigation.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

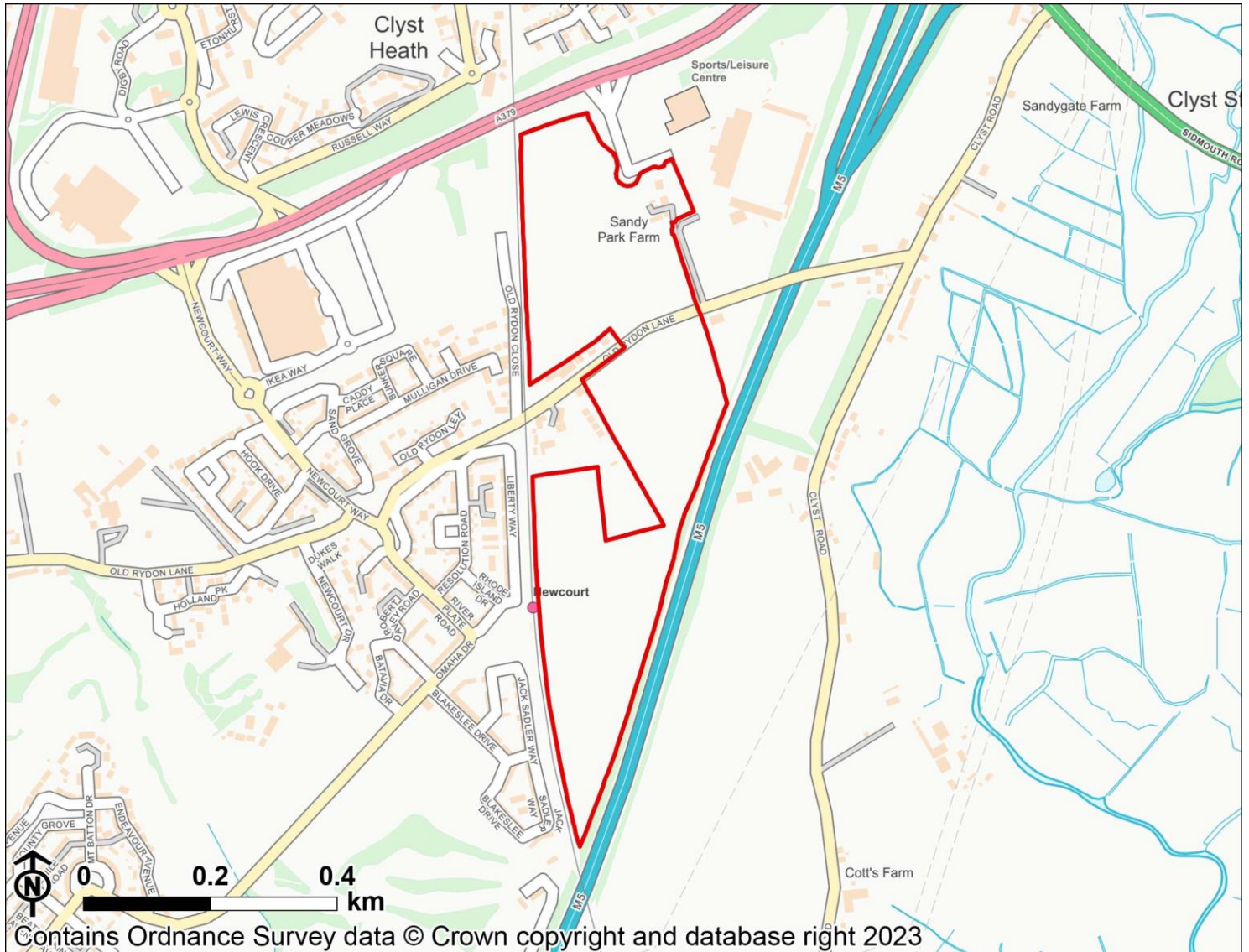
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 90

Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)

Development of this mixed use site would incorporate employment generating uses.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor positive (+?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)/Uncertain significant negative (--?)

The site is not within 100m of the AQMA.

The site is adjacent to the M5. The effect is uncertain as this can potentially be reduced through mitigation.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant negative (--)/Negligible (0)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

The site does not fall within a Minerals Safeguarding Area.

Site 97

Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)

Development of this mixed use site would incorporate employment generating uses.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor positive (+)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain significant negative (--?)

The site is located within an area designated in the Landscape Sensitivity Study as having high landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site contains a water body or water course or falls within or partially within Source Protection Zone 1.

SA Objective 14: To support efficient use of resources, including land and minerals

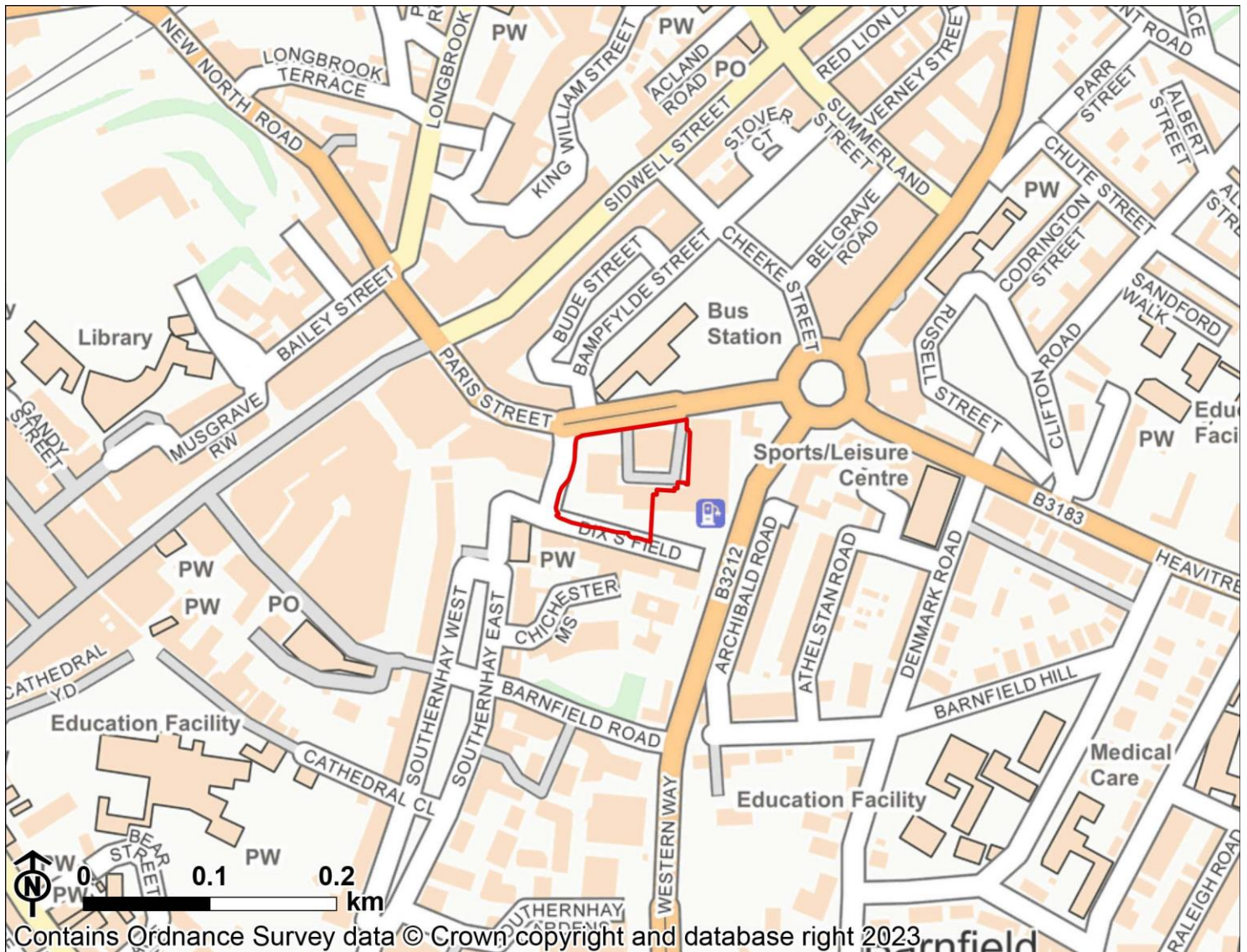
Significant negative (--)/Negligible (0)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

The site does not fall within a Minerals Safeguarding Area.

Site 102

Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)/Uncertain significant negative (--?)

Development of this mixed use site would incorporate employment generating uses. The site is identified in the Exeter Employment Land Study as green. The effect is uncertain as it is unknown how much of the existing employment uses are to be retained.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)/Uncertain significant negative (--?)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Minor positive (+)

The site is within an area of the City within the 20% most deprived.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor positive (+?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site.

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

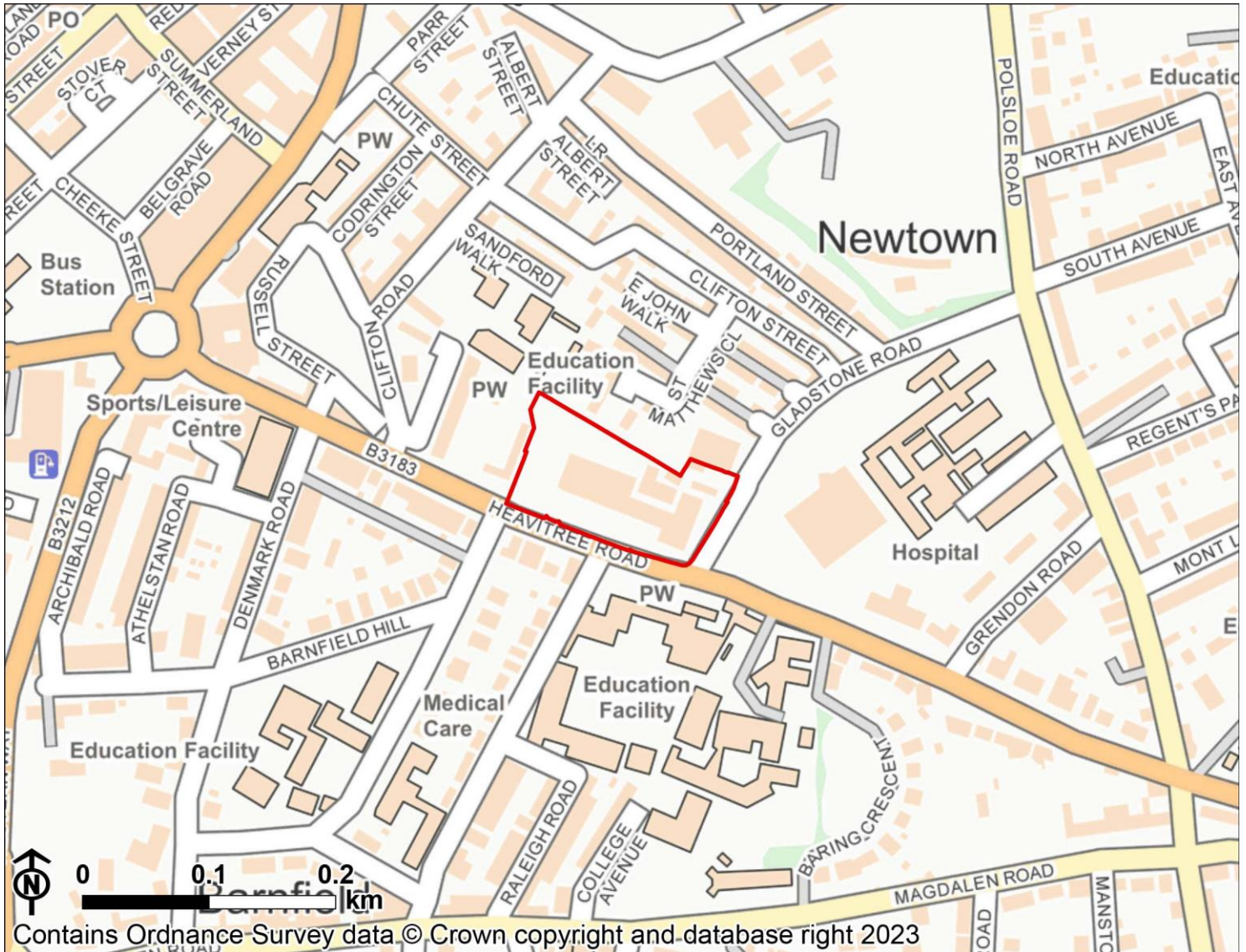
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 104

Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)

Development of this mixed use site would incorporate employment generating uses.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Minor positive (+)

The site is within an area of the City within the 20% most deprived.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor positive (+?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--) / Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 109

Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)

Development of this mixed use site would incorporate employment generating uses.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain significant positive (++)?

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site is within 900m of a secondary school and within either 450m of a primary school or has capacity of more than 1,000 homes.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain minor negative (-?)

The site is located between 250m-1km of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant negative (--)/Negligible (0)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

The site does not fall within a Minerals Safeguarding Area.

Site 111

Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)

Development of this mixed use site would incorporate employment generating uses.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain significant positive (++)?

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site is within 900m of a secondary school and within either 450m of a primary school or has capacity of more than 1,000 homes.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain minor negative (-?)

The site is located between 250m-1km of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

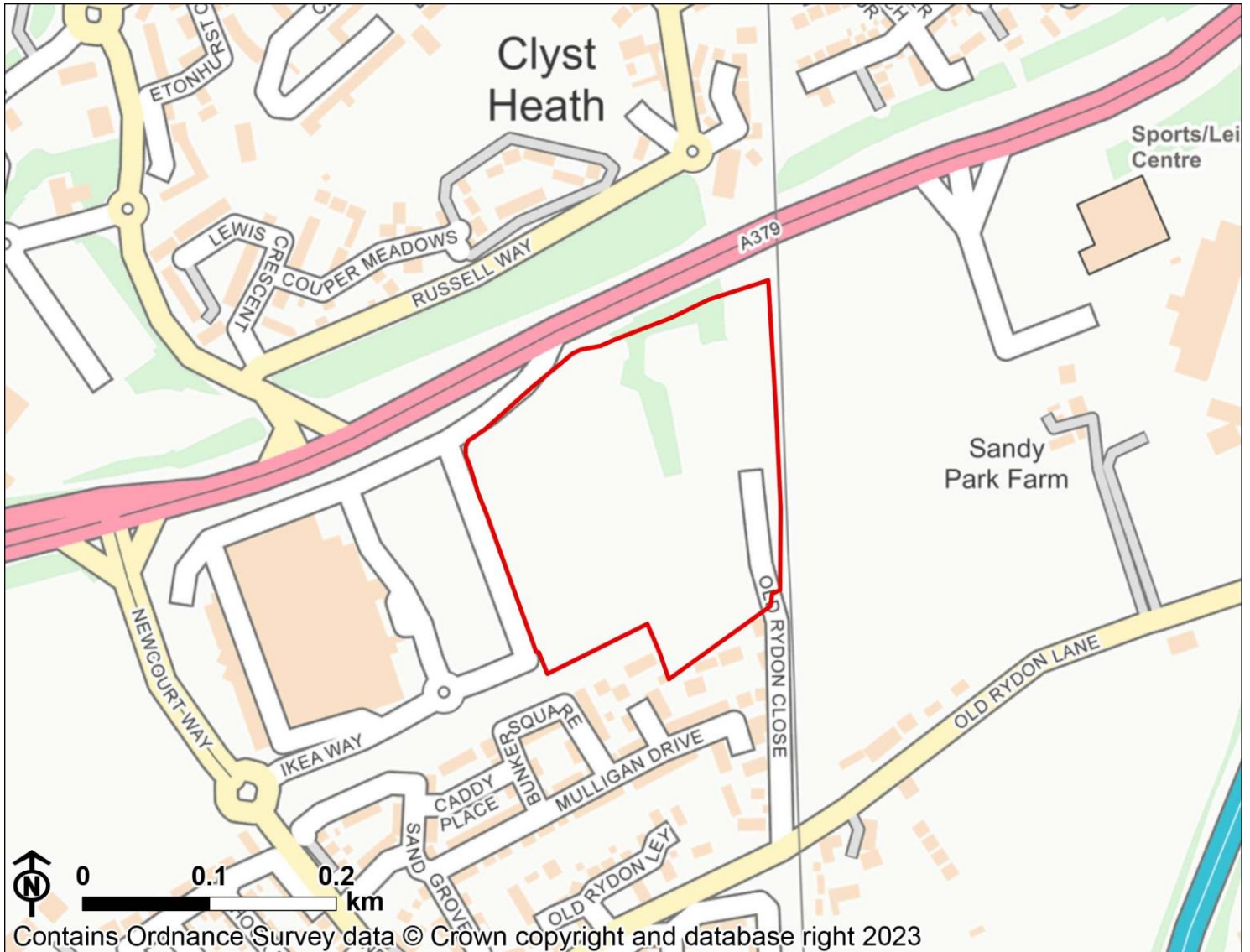
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 113

Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)/Uncertain significant negative (--?)

Development of this mixed use site would incorporate employment generating uses. The site is identified in the Exeter Employment Land Study as green. The effect is uncertain as it is unknown how much of the existing employment uses are to be retained.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain minor negative (-?)

The site is located between 250m-1km of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

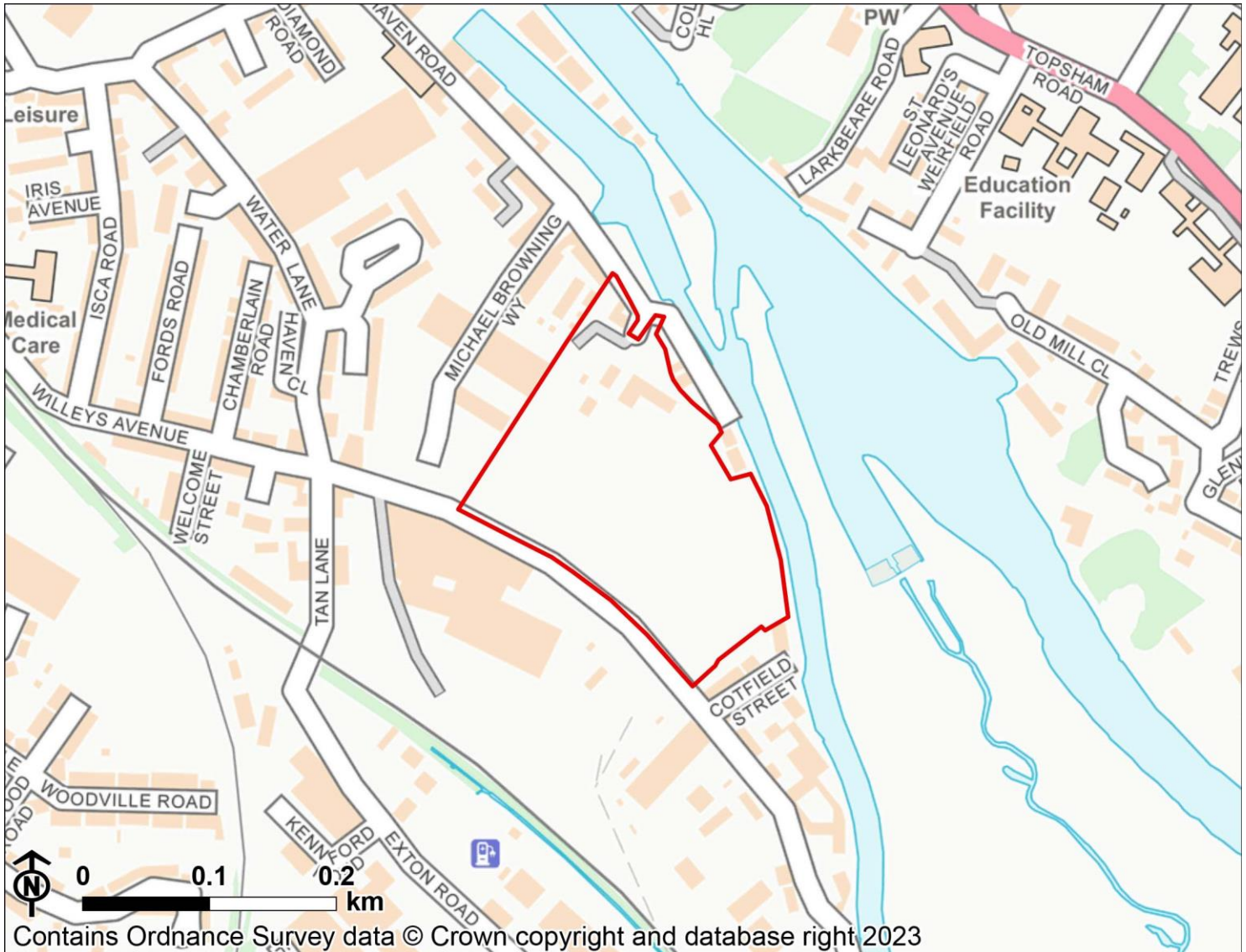
Significant negative (--)/Negligible (0)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

The site does not fall within a Minerals Safeguarding Area.

Site 117

Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)/Uncertain negligible (0?)

Development of this mixed use site would incorporate employment generating uses. The site is identified in the Exeter Employment Land Study as red. The effect is uncertain as it is unknown how much of the existing employment uses are to be retained.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor negative (-?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain significant negative (--?)

The site is located within an area designated in the Landscape Sensitivity Study as having high landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

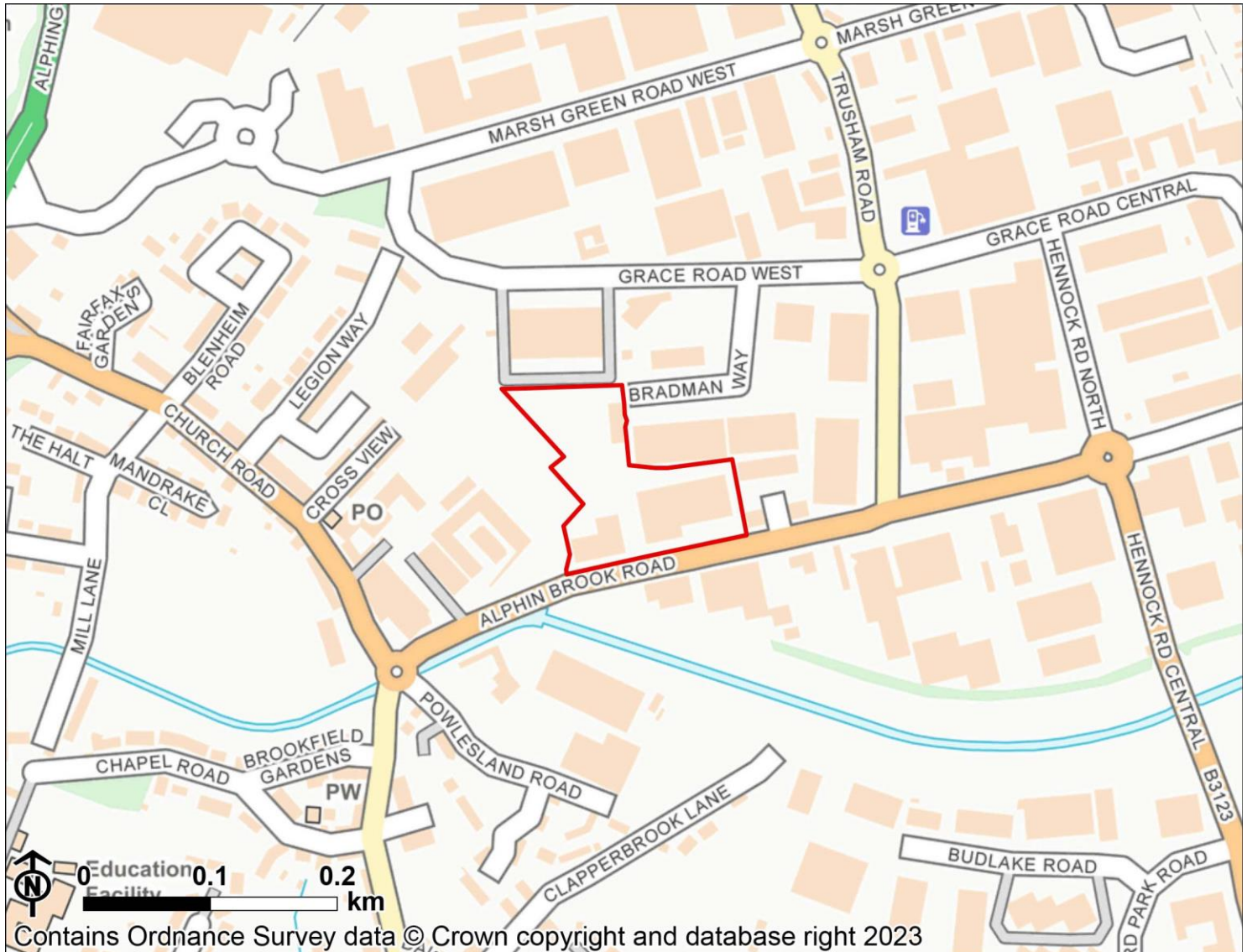
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 121

Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++?)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)/Uncertain significant negative (--?)

Development of this mixed use site would incorporate employment generating uses. The site is identified in the Exeter Employment Land Study as green. The effect is uncertain as it is unknown how much of the existing employment uses are to be retained.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor positive (+?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Minor negative (-)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 2 and/or contains land with a 1 in 100 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

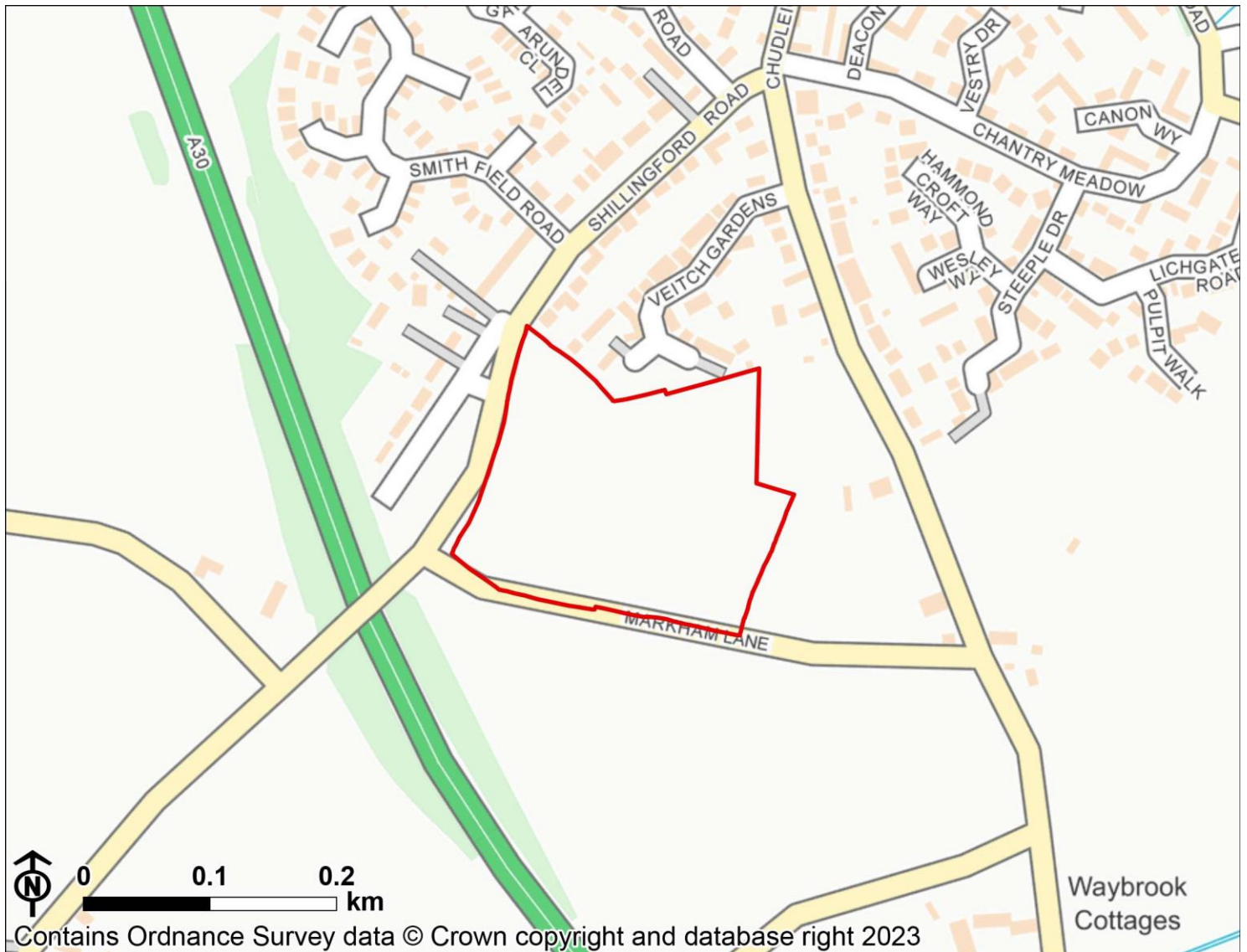
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 126

Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)

Development of this mixed use site would incorporate employment generating uses.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

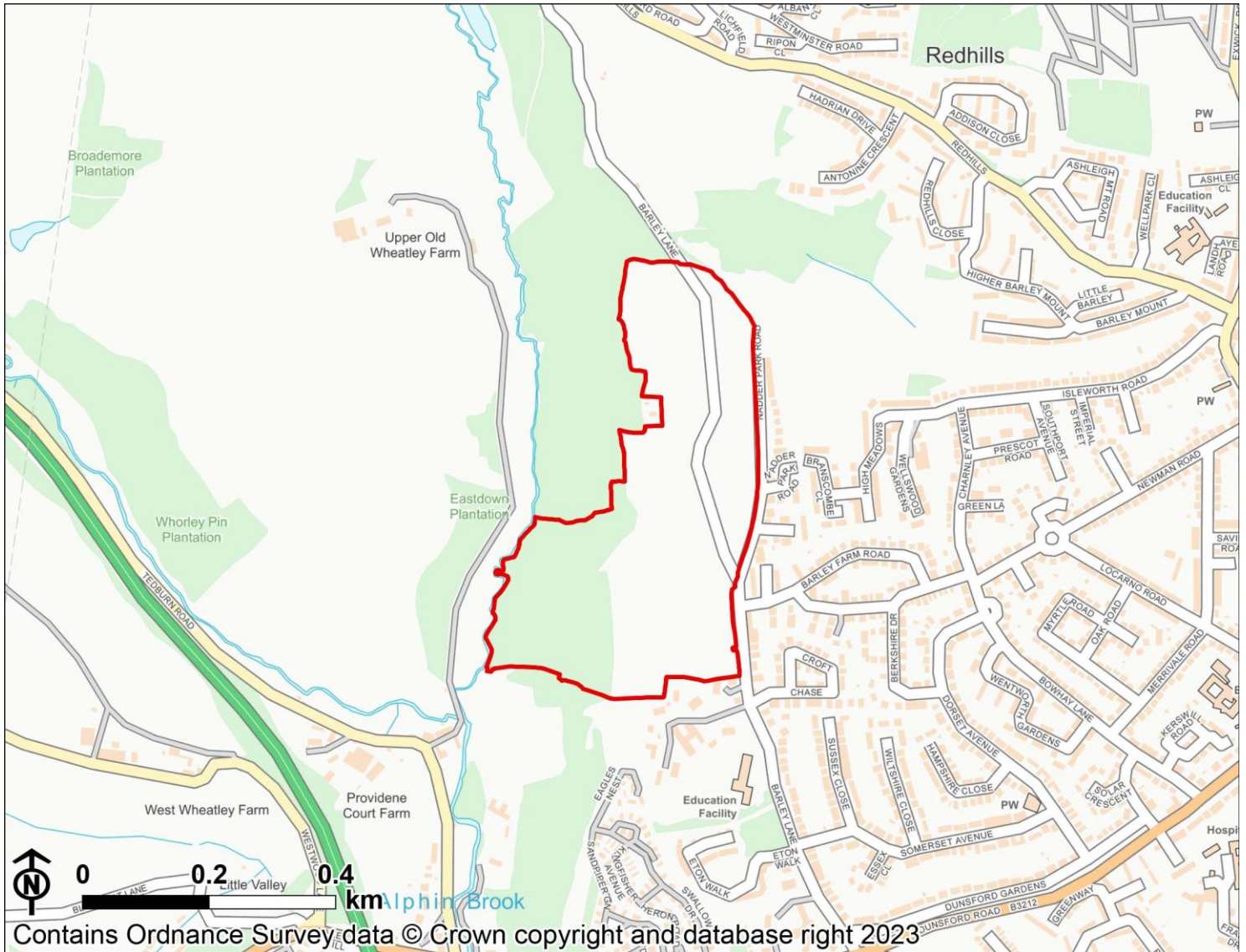
Significant negative (--)/Negligible (0)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

The site does not fall within a Minerals Safeguarding Area.

Site 128

Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)

Development of this mixed use site would incorporate employment generating uses.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor positive (+)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain significant negative (--?)

The site is located within an area designated in the Landscape Sensitivity Study as having high landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain minor negative (-?)

The site is located between 250m-1km of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site contains a water body or water course or falls within or partially within Source Protection Zone 1.

SA Objective 14: To support efficient use of resources, including land and minerals

Uncertain significant negative (--?)/Negligible (0)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

The site does not fall within a Minerals Safeguarding Area.

Site 130

Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)/Uncertain negligible (0?)

Development of this mixed use site would incorporate employment generating uses. The site is identified in the Exeter Employment Land Study as red. The effect is uncertain as it is unknown how much of the existing employment uses are to be retained.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor positive (+?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

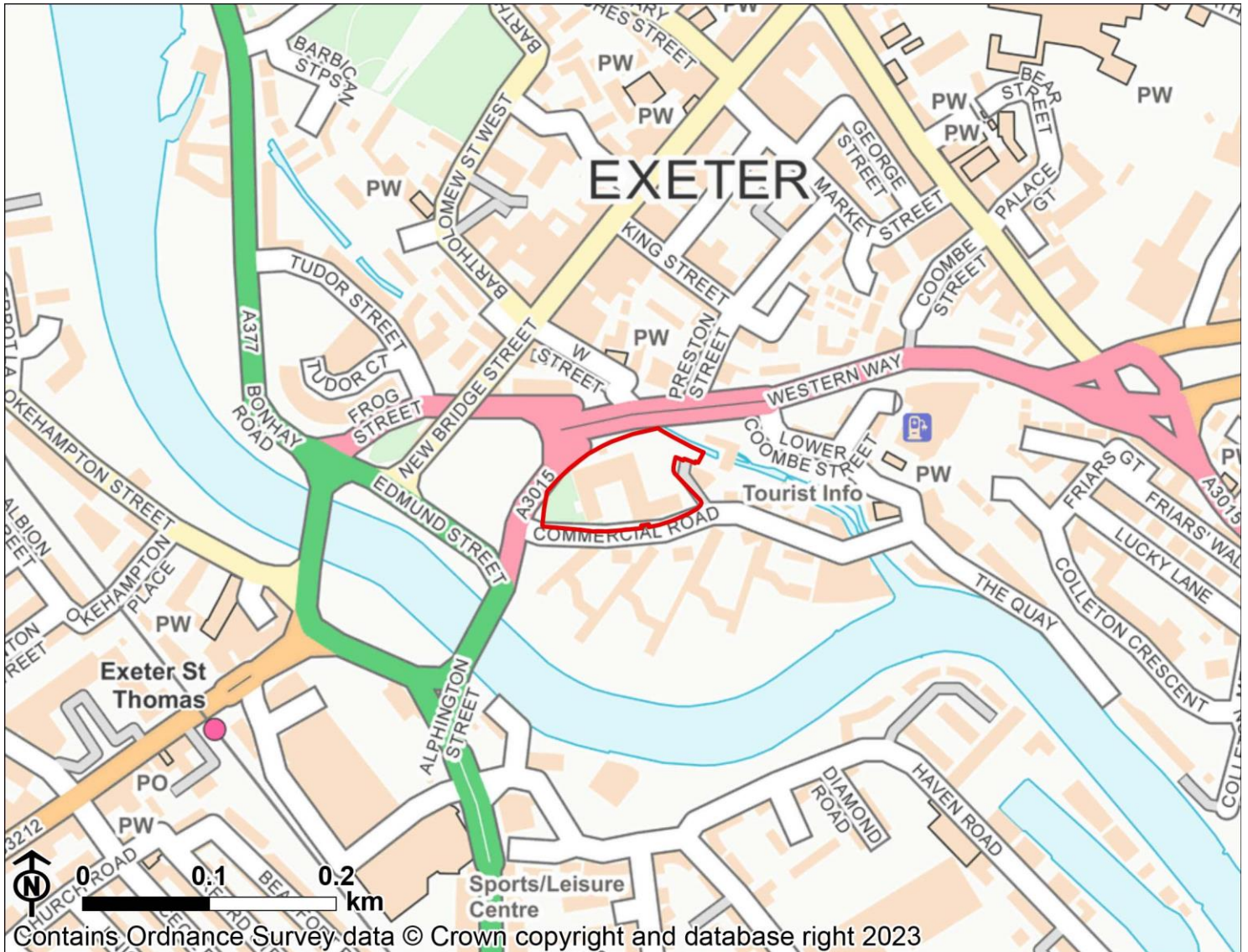
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 131

Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)

Development of this mixed use site would incorporate employment generating uses.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Minor positive (+)

The site is within an area of the City within the 20% most deprived.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor negative (-?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--) / Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Uncertain significant negative (--?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site contains a water body or water course or falls within or partially within Source Protection Zone 1.

SA Objective 14: To support efficient use of resources, including land and minerals

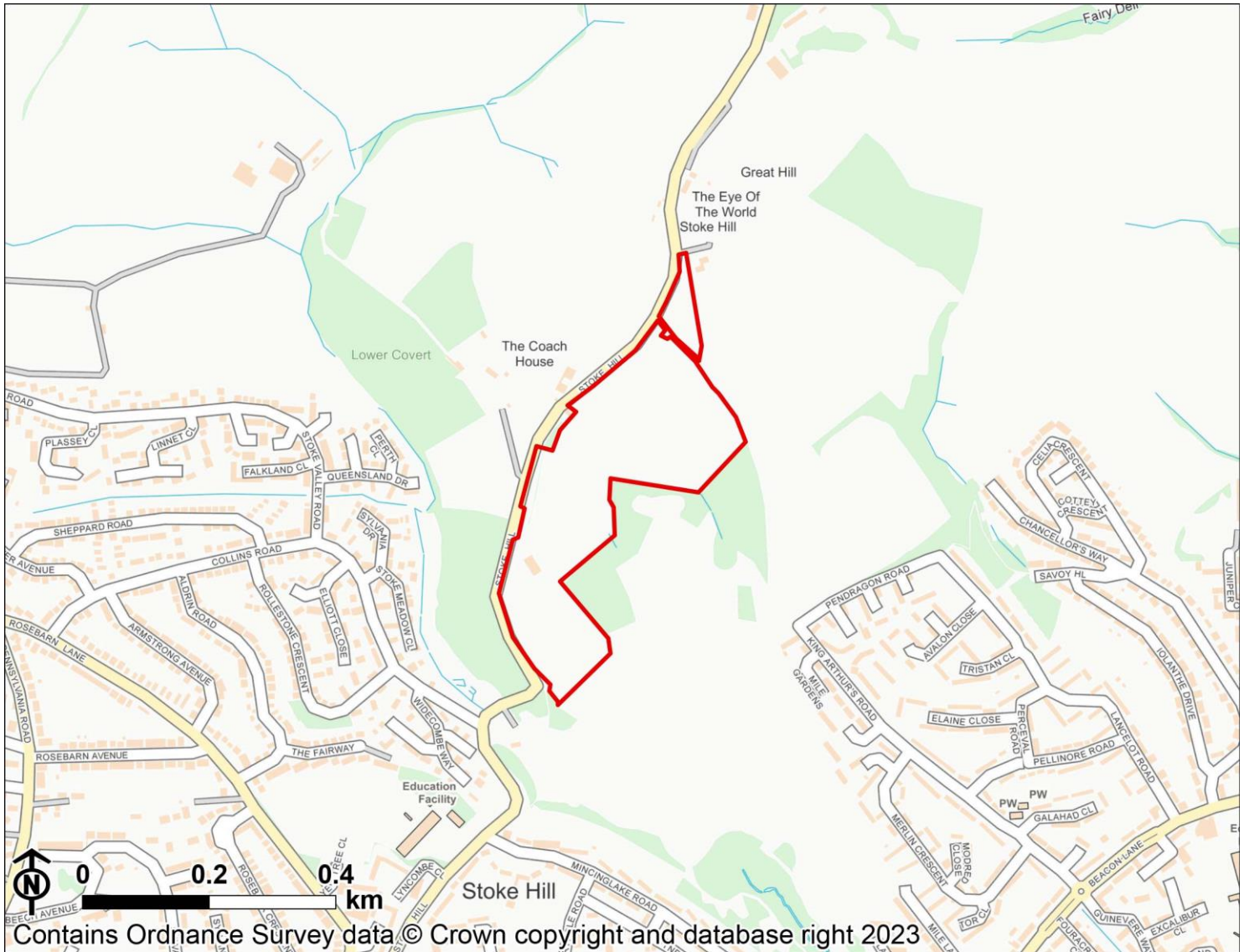
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 134

Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)

Development of this mixed use site would incorporate employment generating uses.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor positive (+?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain significant negative (--?)

The site is located within an area designated in the Landscape Sensitivity Study as having high landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain minor negative (-?)

The site is located between 250m-1km of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

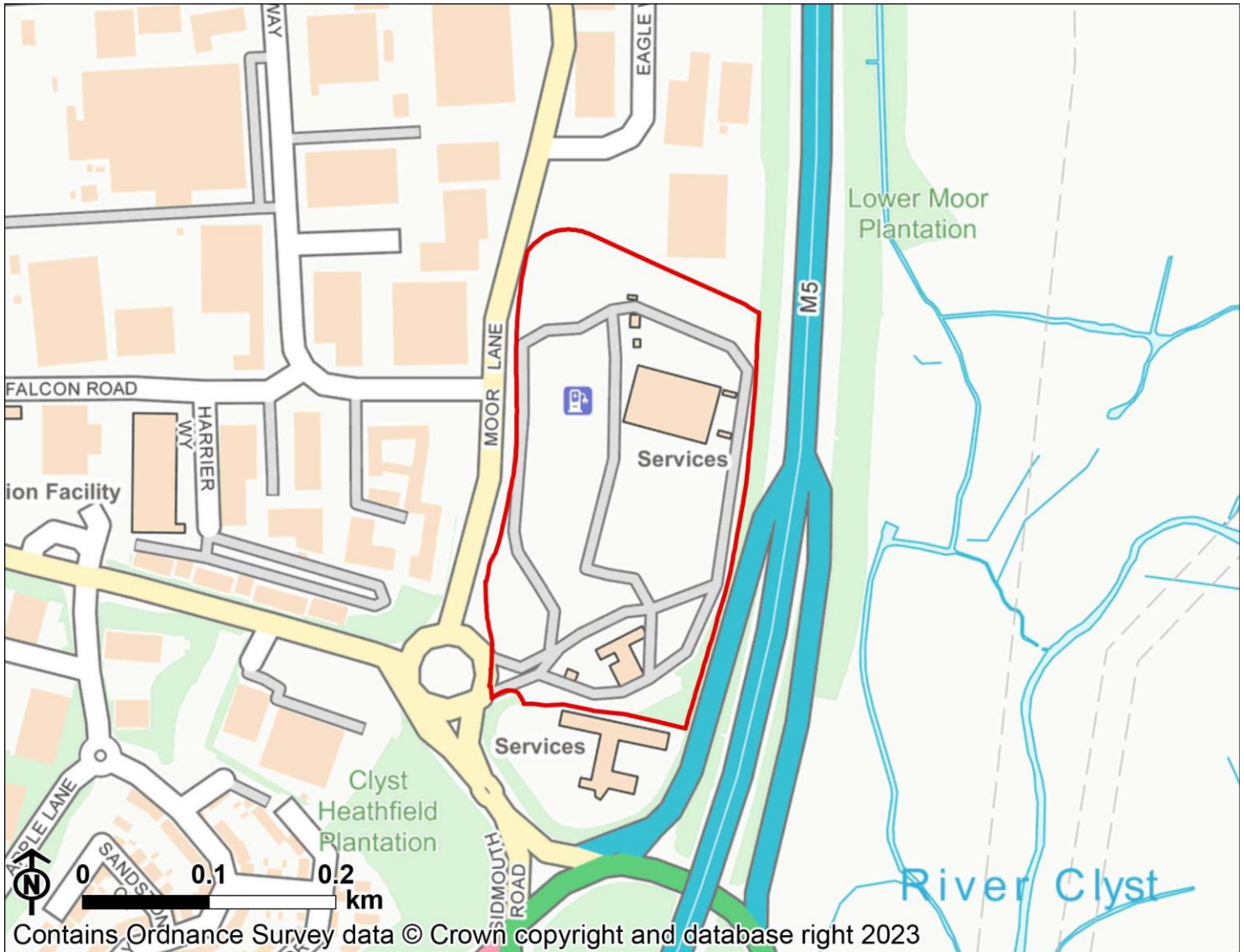
Uncertain significant negative (--?) / Negligible (0)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

The site does not fall within a Minerals Safeguarding Area.

Site 135

Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)

Development of this mixed use site would incorporate employment generating uses.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)/Uncertain significant negative (--?)

The site is not within 100m of the AQMA.

The site is adjacent to the M5. The effect is uncertain as this can potentially be reduced through mitigation.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites.

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

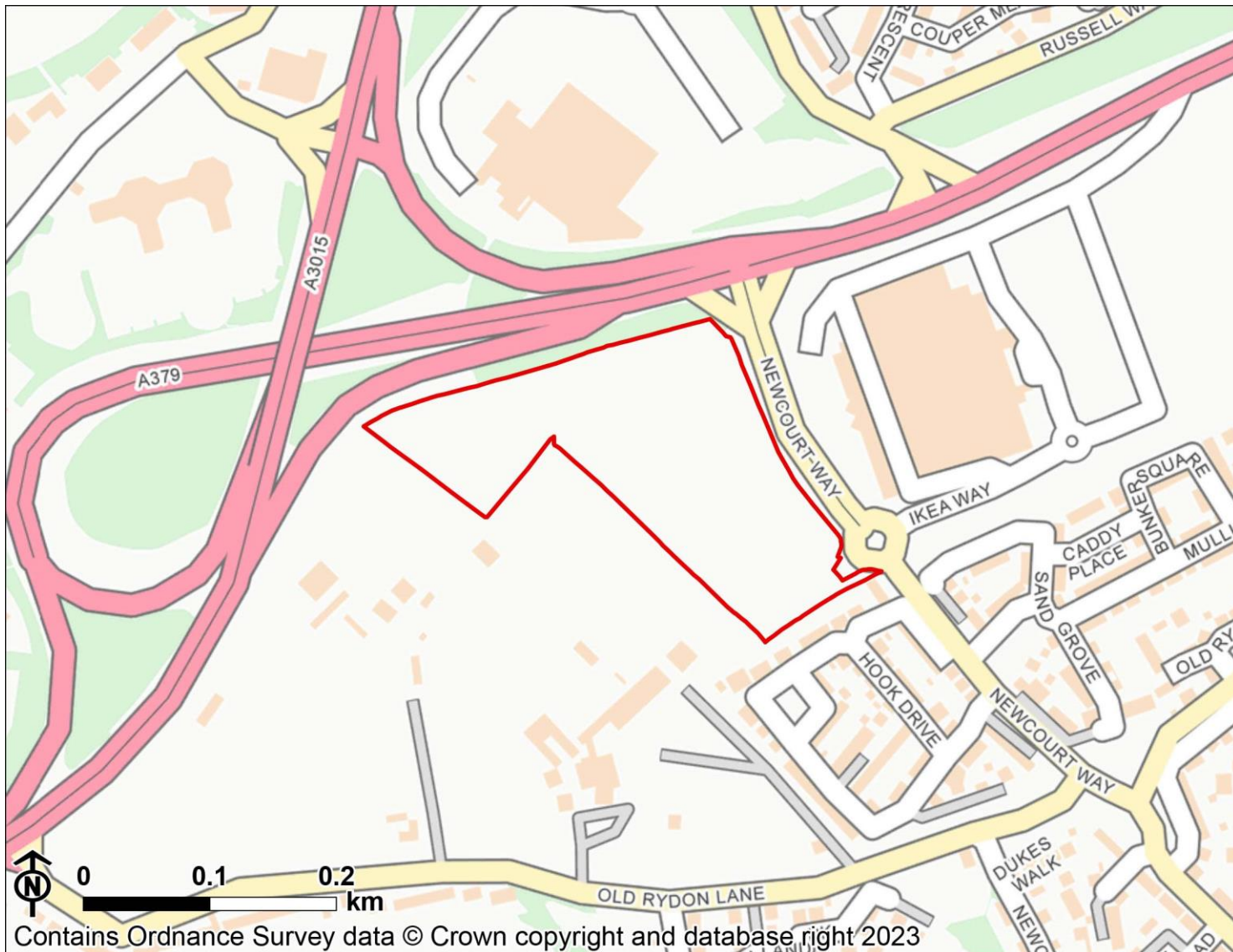
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 136

Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)/Uncertain significant negative (--?)

Development of this mixed use site would incorporate employment generating uses. The site is identified in the Exeter Employment Land Study as green. The effect is uncertain as it is unknown how much of the existing employment uses are to be retained.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain minor negative (-?)

The site is located between 250m-1km of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant negative (--)/Negligible (0)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

The site does not fall within a Minerals Safeguarding Area.

Site 138

Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)

Development of this mixed use site would incorporate employment generating uses.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)/Uncertain significant negative (--?)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor positive (+)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain significant negative (--?)

The site is located within an area designated in the Landscape Sensitivity Study as having high landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

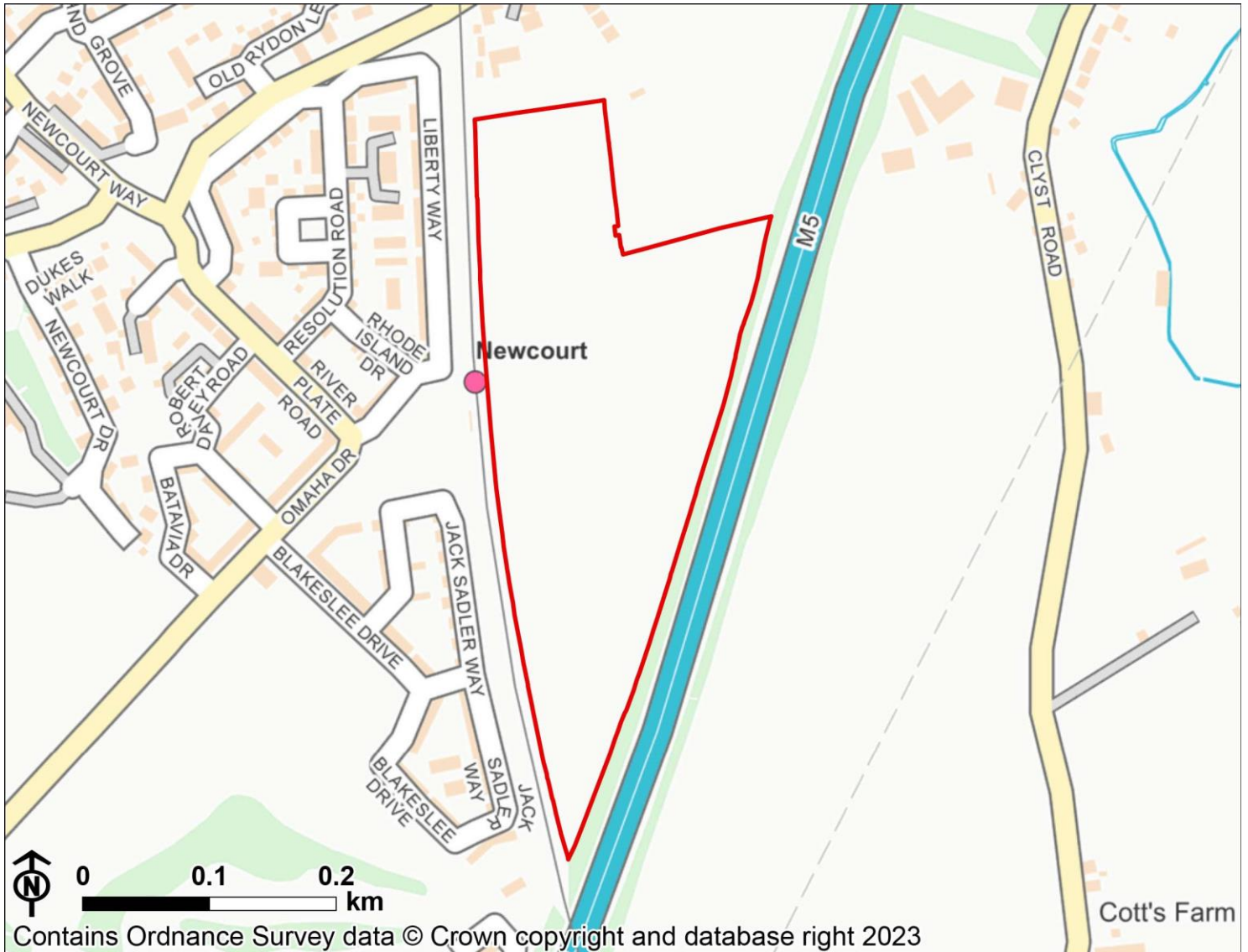
Significant negative (--)/Negligible (0)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

The site does not fall within a Minerals Safeguarding Area.

Site 139

Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)

Development of this mixed use site would incorporate employment generating uses.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor positive (+?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)/Uncertain significant negative (--?)

The site is not within 100m of the AQMA.

The site is adjacent to the M5. The effect is uncertain as this can potentially be reduced through mitigation.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant negative (--)/Negligible (0)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

The site does not fall within a Minerals Safeguarding Area.

Site 140

Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)

Development of this mixed use site would incorporate employment generating uses.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Negligible (0)

The site is not within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

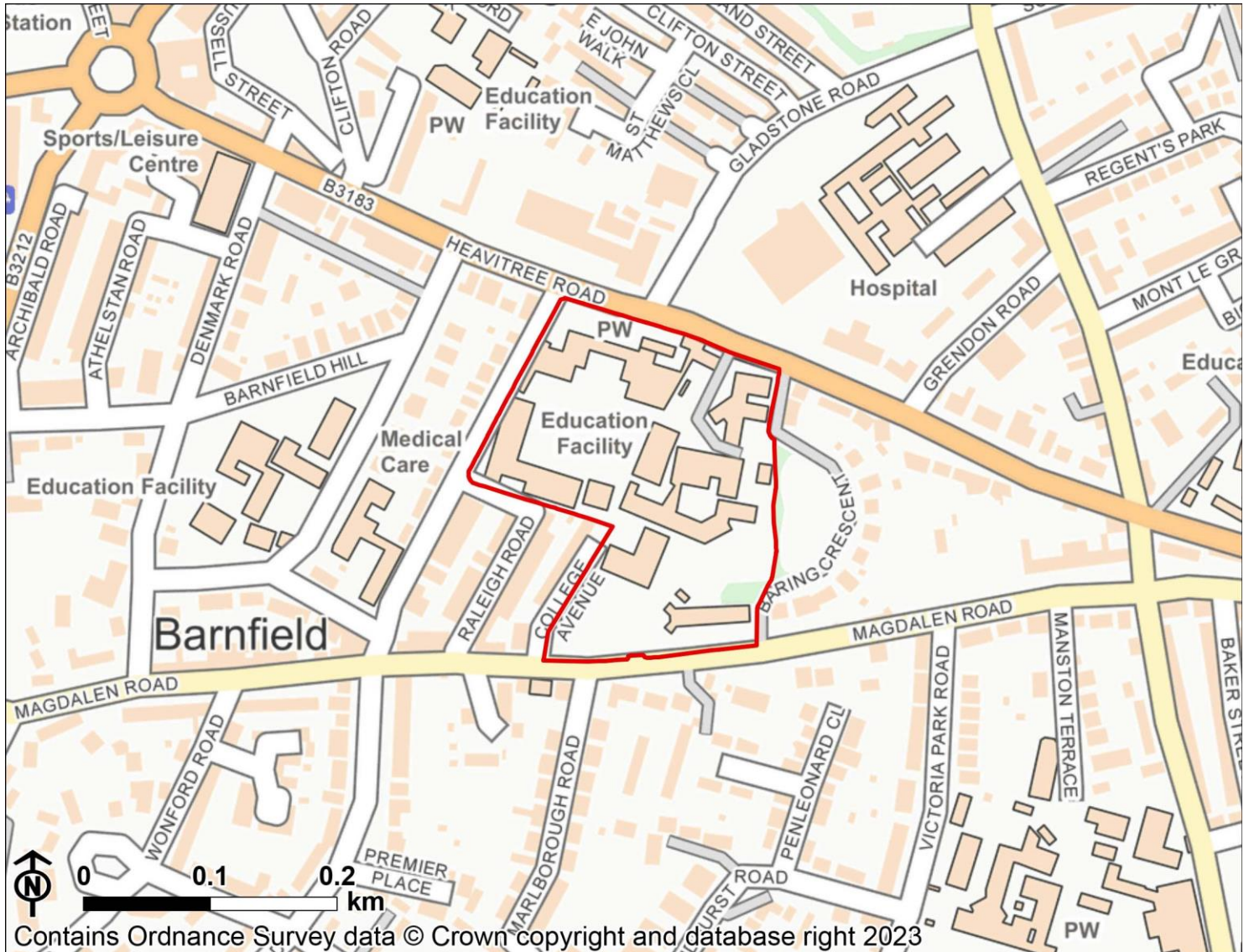
Significant negative (--)/Negligible (0)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

The site does not fall within a Minerals Safeguarding Area.

Site 141

Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)

Development of this mixed use site would incorporate employment generating uses.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor positive (+?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--) / Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

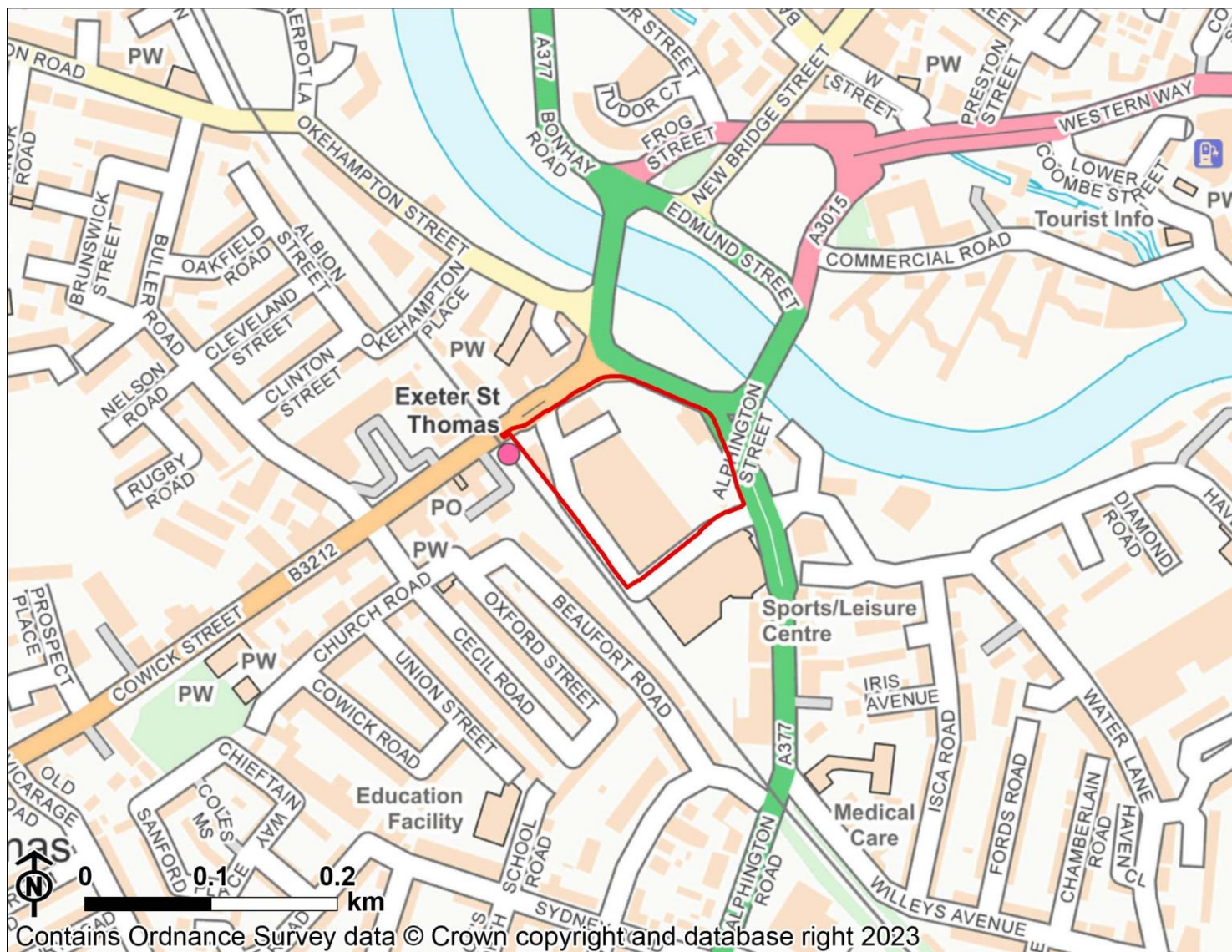
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 142

Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)

Development of this mixed use site would incorporate employment generating uses.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Significant positive (++)

The site is above 1000 homes or within 720m of a health care facility and an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Significant positive (++)/Uncertain minor positive (+?)

The site is within 720m of the City Centre or has a potential capacity of more than 1,000 homes. The site has capacity to deliver fewer than 1,000 homes but is within 900m of a secondary school or within 450m of a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Significant positive (++)

The site is within 800m of a railway station and within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--) / Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site.

SA Objective 11: To conserve and enhance the character and distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

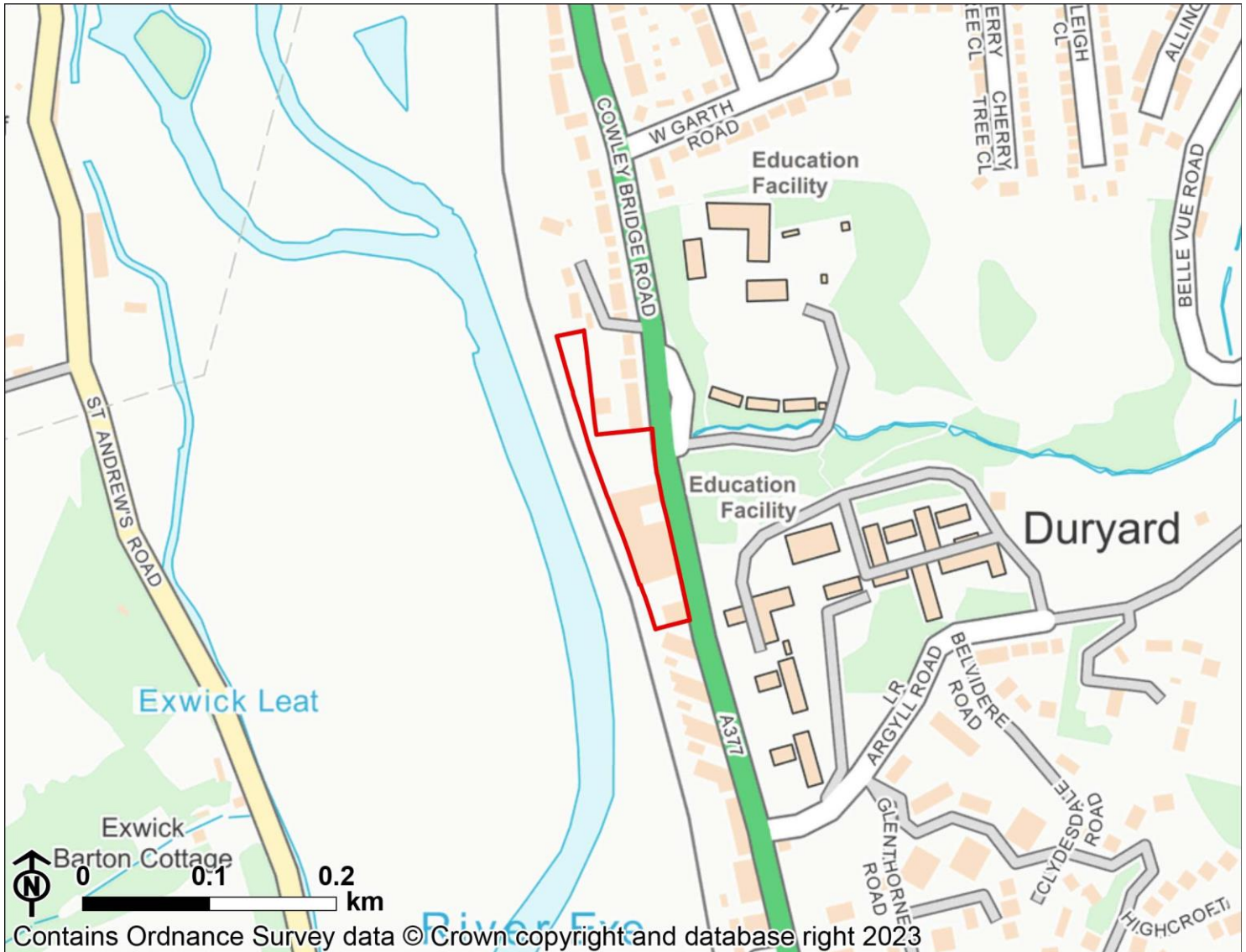
Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.

Site 143

Mixed



SA Objective 1: To achieve net-zero emissions and support adaptation to unavoidable climate change

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 2: To provide a suitable supply of high quality housing including an appropriate mix of types and tenures

Uncertain significant positive (++)

Development of this mixed use site would offer a wide mix of housing, including affordable housing, as well as making a contribution towards local housing need. The effect is uncertain as it depends on how much of the site is used for residential development as opposed to other uses.

SA Objective 3: To support the sustainable and diverse growth of the City's economy and maximise employment opportunities

Minor positive (+)/Uncertain negligible (0?)

Development of this mixed use site would incorporate employment generating uses. The site is identified in the Exeter Employment Land Study as red. The effect is uncertain as it is unknown how much of the existing employment uses are to be retained.

SA Objective 4: Improve the physical and mental health and wellbeing of residents and reduce health inequalities

Minor positive (+)

The site is under 1000 homes and within 720m of either a healthcare facility or an area of open space/sports facility.

SA Objective 5: Promote high quality design in new development and improve the character of the built environment

Negligible (0)

The location of development will not affect this objective as effects will depend largely on the detailed proposals for sites and their design, which will be influenced by policies in the new Local Plan and details submitted at the planning application stage.

SA Objective 6: To support community cohesion and safety

Negligible (0)

The site is outside of the most deprived areas of the City.

SA Objective 7: To provide good access to services, facilities and education

Minor negative (-)/Uncertain minor negative (-?)

The site has capacity to deliver fewer than 1,000 homes and is not located within 720m of a district or local centre.

The site has capacity to deliver fewer than 1,000 homes and is more than 900m from a secondary school and 450m from a primary school.

SA Objective 8: To reduce the need to travel by private vehicle and encourage sustainable and active alternatives

Minor positive (+)

The site is within 800m of a railway station or within 400m of a bus stop.

SA Objective 9: To protect residential amenity by reducing air, noise and light pollution

Significant negative (--)/Negligible (0)

The site is within 100m of the AQMA.

SA Objective 10: To conserve and enhance biodiversity and geodiversity

Uncertain negligible (0?)

The site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, and is over 250m from a locally designated site.

SA Objective 11: To conserve and enhance the character and

distinctiveness of the landscape

Uncertain negligible (0?)

The site is located within an area designated in the Landscape Sensitivity Study as having low landscape sensitivity.

SA Objective 12: To conserve and enhance the historic environment including the setting of heritage assets

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset.

SA Objective 13: To manage and reduce flood risk from all sources and to protect the quality and quantity of water resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 14: To support efficient use of resources, including land and minerals

Significant positive (++)/Negligible (0)

The site is located on brownfield land.

The site does not fall within a Minerals Safeguarding Area.