

Dartmoor National Park Local Plan Review Sustainability Appraisal of Site Options

Key:

Key: Categories of Significance		
Symbol	Meaning	Sustainability Effect
--	Major Negative	Problematical and improbable because of known sustainability issues; mitigation likely to be difficult and/or expensive
-	Minor negative	Potential sustainability issues: mitigation and/or negotiation possible
+	Minor positive	No sustainability constraints and development acceptable
++	Major Positive	Development encouraged as would resolve existing sustainability problem
?	Uncertain	Uncertain or Unknown Effects
0	Neutral	Neutral effect
N/A	Not Applicable	Sustainability topic scoped out of sites SA
<p>Some SA Objectives will have split symbol boxes, with the reasons for outlined below:</p> <ul style="list-style-type: none"> ▪ SA Objective 1: First cell relates to landscape, second cell relates to settlement character ▪ SA Objective 5: First cell relates to soils, second cell relates to minerals ▪ SA Objective 11: First cell relates to open space, second cell relates to green infrastructure 		

SOUTH BRENT																		
Site Option	SA Objectives																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15			
	Landscape & Settlement Character ¹	High Quality Design	Biodiversity	Heritage	Soils & Minerals ²	Water Use & Quality	Flooding	Community & Settlement Identities	Services & Facilities	Housing	Health & Equality ³	Economy & Employment	Congestion, Parking & Access	Sustainable Transport	Waste			
DNP08/040 Land adjoining Fairfield Yield 16-21	0	0	N/A	0	0	-	0	0	0	+	+	+	+	0	0	-	+	N/A
DNP14/077 Land at Brent Mill Farm Yield Employment	0	0	N/A	0	-?	-	0	0	0	-	+	0	+	0	+	-	-	N/A
DNP14/078 Land at Corn Park & Crowder Park Yield 92-157	- ?	0	N/A	0	0	-	0	0	0	-	+	+	+	0	0	-	+	N/A
DNP14/079 Roseland, Corn Palstone Yield 12	- ?	0	N/A	0	0	-	0	0	0	-	+	+	+	+	0	-	+	N/A
DNP16/078 Land adjacent to Palstone Lane Yield 15-23	- ?	0	N/A	0	-?	-	0	0	0	+	+	+	+	+	0	-	+	N/A
DNP16/051- Land off Palstone Lane	- ?	0	N/A	0	0	-	0	0	0	+	+	+	+	0	0	-	-	N/A

¹ SA Objective 1: First cell relates to landscape, second cell relates to settlement character

² SA Objective 5: First cell relates to soil, second cell relates to minerals

³ SA Objective 11: First cell relates to open space, second cell relates to green infrastructure

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Yield 48-72	
Sustainability Objective	Assessment of Effects Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty
<p>1 To conserve and enhance the landscape and settlement character of Dartmoor National Park</p>	<p>All of the site options are located within the National Park boundary. The landscape area surrounding South Brent has several Valued Attributes which include views across the settlement from the high ground to the north east, strong rural qualities, a vernacular building style associated with the historic core of the settlement and intact medieval field patterns⁴.</p> <p>Site option 040 is within the existing boundary of the settlement, and as such does not have a defined landscape sensitivity. The site option is well related to existing development and is therefore not considered likely to have a significant effect on the landscape. Site options 051, 14/078, 16/078 and 079 are located to the east and south of South Brent and are all considered to have a moderate/high landscape sensitivity⁵. This area has landscape views to the Dartmoor uplands and pockets of wet grassland and woodland. The land has a large-scale field pattern, and landscape features are of low density. The fields to the south of the village have a lower sensitivity⁶.</p> <p>Site options 16/078 is a small capacity site adjacent to existing development. 051 is also adjacent to existing residential development, however this is a larger site, and has the potential for negative effects on the landscape views to the east of the town. All 3 options have the potential for negative effects on views from the high ground to the north east, a valued characteristic for the landscape area. Site options 14/078 and 079 are to the south of the settlement, and therefore have a slightly lower</p>

⁴ LUC for DNPA (July 2017) Dartmoor Landscape Sensitivity Assessment

⁵ Ibid.

⁶ Ibid.

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sensitivity⁷, however the Land Availability Assessment⁸ highlighted the potential effect of western area of site option 14/078 on the views from Ugborough Moor, with associated negative effects.

077 is considered to have a high landscape sensitivity⁹ due to the strong rural character of the area, however the site is surrounded by trees which restrict views and is adjacent to an employment area such that tranquillity levels are likely to be reduced. Therefore, negative effects on the landscape are less likely, with a potential residual neutral effect.

There is the potential for a cumulative negative effect as a result of development at all of the site options (except 040 which is not considered likely to have an effect on landscape). Views from the higher moorland to the north of South Brent may be affected by the combined development, with an overall loss of rural quality. Furthermore, there is the potential for all site options to result in a cumulative loss of tranquillity, a valued characteristic for the local landscape, through increased noise and light pollution.

Therefore, all site options (except 040) have the potential for long term minor negative effects on the landscape. However, at this strategic stage of assessment there is some uncertainty until site level landscape assessments are undertaken.

All of the site options are well located with regards to the existing settlement being adjacent to either existing residential or industrial development but located away from the historic centre of South Brent. Site options 14/078, 051 and 040 all have Tree Preservation Orders¹⁰; however, these are on the edge of the site options and are expected to be retained. It is expected that new development will follow the Dartmoor Design Guide to respect the vernacular style of the settlement, providing mitigation measures and therefore no negative effects are expected on the townscape as a result of development, with an overall neutral effect.

⁷ Ibid.

⁸ DNPA (July 2017) Dartmoor Land Availability Assessment

⁹ DNPA (July 2017) Dartmoor Land Availability Assessment

¹⁰ DNPA GIS Layers (2017)

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2	To conserve & enhance the character, safety, accessibility, adaptability, and sustainability, including energy efficiency, of the built environment by raising the quality of design and construction	<i>This topic has been scoped out of the SA site assessments as all site options have the potential to provide sustainable design and energy efficiency in accordance with draft DNPA Policies and the Design Guidance.</i>
3	To protect, enhance and manage biodiversity & geodiversity for net gain, where possible	<p>The nearest Natura 2000 designation to South Brent is Dartmoor SAC (valued for its heath and blanket bog habitat, with southern damselfly also present as a qualifying feature), approx. 5km to the north west, with no likely significant effects from development at any of the options¹¹. Lady's Wood and Viaduct Meadow SSSI is approx. 1.2km to the west of 14/078¹², and is designated for the neutral grassland and mixed woodland and is in a favourable condition¹³. No significant effects are associated as a result of development at the site options due to the distances from the SSSI. None of the site options are within or adjacent to a Strategic Nature Area¹⁴.</p> <p>077 is adjacent to a small area of Deciduous Woodland Priority Habitat, whilst the western area of 14/078 is also adjacent to a band of Deciduous Woodland Priority Habitat¹⁵. However, it is not expected that either site will result in the loss or fragmentation of Priority Habitat. There is the potential for a cumulative loss of hedgerows across the site options, which may have an effect on wildlife movement and habitat linkages for the local area. However, it is expected that development will be able to retain existing hedgerows and vegetation where possible, supported by Local Plan Policy, with</p>

¹¹ Defra (2017) Magic Map Application

¹² Ibid.

¹³ <https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=s1000901>

¹⁴ <http://www.dbrn.org.uk/strategic-nature-areas-snas/>

¹⁵ Defra (2017) Magic Map Application

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		a neutral effect considered at this strategic level for all site options, although site level biodiversity assessments will be required as part of development applications.
4	To protect, conserve, and enhance the historic environment and its setting	<p>South Brent has a Conservation Area which is located in the historic centre of the town. The Conservation Area is defined by the slate roofed two storey houses of 18th/19th century date, enclosed space and contains 11 Listed Buildings¹⁶. The Conservation Area has limited views to the surrounding landscape¹⁷. 077 is the closest site option to the Conservation Area (approx. 290m)¹⁸, however no negative effects are expected due to the presence of existing screening in the form of trees/hedgerows along the River Avon.</p> <p>Listed Buildings are largely concentrated within the Conservation Area; however, a Grade II listed bridge is located 140m from site option 14/078¹⁹. No effects on the heritage asset or its setting are expected as a result of development due to the presence of woodland between the site and the heritage asset, providing natural screening.</p> <p>None of the site options are in or adjacent to a Premier Archaeological landscape, however there are several Historic Farmsteads in the local area. 16/078 is adjacent to Great Palstone farmstead, and 077 is adjacent to Brent Mill Linhay²⁰. Both site options have the potential for negative effects on the Historic Farmsteads. There is some uncertainty at this strategic level until site level historic assessments are completed.</p>
5	To protect and conserve soil, land and minerals	All of the proposed site options are greenfield land and will therefore result in the loss of soil resources. None of the site options contain best and most versatile agricultural land (grade 1 to 3a) ²¹ . Potential for a long-term minor negative effect for all site options through the loss of soil resources.

¹⁶ DNPA (January 2011) South Brent Conservation Area Character Appraisal

¹⁷ Ibid.

¹⁸ DNPA GIS Layers (2017)

¹⁹ DNPA GIS Layers (2017)

²⁰ Ibid.

²¹ Defra (2017) Magic Map Application

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		The site options are not within or adjacent to a Mineral Consultation Area ²² , with an overall neutral effect.
6	To promote efficient water use and improve water quality	<p>All of the site options are located within a Drinking Water Protected Area²³, however the area is currently not at risk, and it is expected that site options will be able to incorporate water efficiency measures.</p> <p>None of the site options contain a water body within their boundary, however site option 077 is adjacent to the River Avon. The stretch of River is considered to be in 'Good' status²⁴. Any effluent discharge from the employment site would be subject to regulation by the Environment Agency. Neutral effect for all site options.</p>
7	To reduce the risk of flooding from all sources and manage flood risk more sustainably	None of the proposed sites are located in Flood Zone 2 or 3 ²⁵ , and are therefore considered to have a low probability of flooding. 077 is bordered to the north west by Flood Zone 3, however this will not have a negative effect on the site option as development could avoid this area of the site with no significant loss of development land. Overall neutral effect for all site options.
8	To maintain and enhance community and settlement identities	<p>The identity of South Brent is defined by the A38 to the south, the River Avon to the west and valley of the River Avon to the north. The site options to the east are not considered likely to have an effect on the identity of the settlement. The site options to the south are located adjacent to the existing development edge of South Brent, however development here will erode the gap between the settlement edge and the A38, forming a large extension which could have a significant effect on the settlement's identity, with a potential minor negative effect. Development at the site options will help support local community services/facilities which will strengthen the role of the Local Centre.</p> <p>Site option 077 is to the west of the settlement, and to the west of the River Avon. The site is not located adjacent to existing residential development but is located adjacent to a small industrial area. The site has the potential for a minor negative effect on the settlement's identity, however as the site is</p>

²² Dartmoor National Park Authority GIS Layers (2017)

²³ Defra (2017) Magic Map Application

²⁴ Environment Agency (2017) Catchment Data Explore [Online at: <http://environment.data.gov.uk/catchment-planning/WaterBody/GB108046004940>]

²⁵ Dartmoor National Park Authority GIS Layers (2017)

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		proposing employment use it is not considered that the slight separation from the existing settlement will not have significant effects on the townscape, as the site will integrate well with the existing employment area.
9	To support the provision & accessibility of services & facilities	South Brent has a range of existing services and facilities which include a GP surgery, a dental surgery, a primary school, a community hall, pubs, cafes, and food shops. All of the site options are within 1km of the local services/facilities ²⁶ , and residents are therefore considered to have good access. It is therefore expected that development here will help support the vitality of South Brent and help maintain services/facilities, with long-term minor positive effects for all site options.
10	To ensure that the housing needs of all National Park residents are met	Site options 040, 051, 14/078, 16/078 and 079 will provide housing, however there is some uncertainty whether the site options will provide affordable or adaptable housing, and therefore likely minor positive effects are considered at this stage of assessment. 077 is a proposed employment site, with a neutral effect on this SA Objective.
11	To improve the health and wellbeing of communities and reduce inequalities	Public open space in South Brent includes a recreation ground and tennis courts in the east of the town, children's play areas in the south of the town, and a football field. Site option 16/078 is adjacent to outdoor sports facilities and a play space, and 040 and 051 are both adjacent to a play space. Site option 14/078, 077, 079 are all within walking distance to public open space facilities ²⁷ . Potential for a long term positive effect on human health due to good access to existing Public Open Space. Green Infrastructure in South Brent includes amenity greenspaces, an allotment garden, and Public Right of Way (PRoW) to the north of the settlement. South Brent also includes blue infrastructure in the form of the River Avon which flows to the west of the town. An issue highlighted for the settlement is the need for enhancements to the existing PRoW network ²⁸ . However, the majority of site options within South Brent are small, with developer contributions likely to be limited. Due to the large size of site option 14/078 proposed development could provide enhanced connections to the PRoW network and enhance connections to POS, with a potential long term minor positive effect.

²⁶ Measured using Google Maps (2017)

²⁷ Measured using Google Maps (2017)

²⁸ DNPA (June 2017) Settlement Profile: South Brent

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12	To promote & support the economy, especially key business sectors of tourism, agriculture, leisure/recreation & small businesses	<p>Site options 040, 051, 14/078, 16/078 and 079 will not result in the loss of any employment land, and no employment land is being proposed at the site options, with a neutral effect.</p> <p>Site option 077 is proposing employment land, with an associated long-term positive effect.</p>
13	To help reduce congestion, particularly on the outskirts of the National Park, and reduce associated indirect impacts on air quality and greenhouse gas emissions	<p>There are no identified congestion issues within South Brent, and the settlement has access to the A38 to the west which provides access to Plymouth and Exeter. South Brent does not contain an AQMA²⁹. The site options are within walking distance to existing services/facilities within South Brent, which will reduce the need for residents to use private vehicles to access services/facilities and will help prevent parking becoming an issue within the town centre. All site options have access from the existing road network except 079 and the western parcel of 14/078, where access may be a constraint.</p> <p>The majority of residents use private vehicles to travel to work³⁰, and therefore it is expected that the site options will result in an increase in traffic on the local road network. The narrow lanes and streets which are characteristic of the settlement could lead to some congestion. There is the potential for a cumulative effect of all site options to have a long-term minor negative effect on traffic levels within the settlement.</p>
14	To encourage a change to sustainable transport modes and to reduce the need to travel	<p>South Brent has good sustainable transport facilities. Bus services from the settlement go to destinations including Plymouth, Exeter, Totnes, and Buckfastleigh. There is also a service which goes to Bristol, and Bristol Airport. The most regular services are to Plymouth, Exeter and Totnes, which run at busy commuter times, at a more than hourly rate. Part of a National Cycle route passes through the settlement³¹, and provides access to Plymouth.</p>

²⁹ <https://uk-air.defra.gov.uk/aqma/maps>

³⁰ DNPA (June 2017) Settlement Profile: South Brent

³¹ <https://www.sustrans.org.uk/ncn/map/national-cycle-network>

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		Site options 040, 14/078, 16/078 and 079 are in walking distance to the nearest bus stops, and there are roadside footpaths for safe access to the bus stops, with minor positive effects ³² . Site options 051 and 077 are within walking distance to the nearest bus stops however there are no roadside footpaths and therefore no safe access, with a minor negative effect.
15	To reduce waste & promote reuse and recycling	<i>This topic has been scoped out of the SA site assessments as all site options have the potential to provide sustainable design and waste management – as guided by other core policies.</i>
<p>Summary:</p> <p>Key Negative Effects:</p> <ul style="list-style-type: none"> ▪ All site options (except 040) have the potential for minor negative effects on the local landscape, including negative effects on local tranquillity. ▪ All of the site options are greenfield land and will result in the loss of soil resources with a minor negative effect. ▪ Minor negative effects on traffic for all site options due to a cumulative increase of vehicles on the local road network. ▪ 077 and 16/078 may have negative effects on the setting of historic farmsteads, which have local historic value. ▪ 077 also has the potential for a negative effect on the settlement identity. ▪ 077 and 051 have no footpath access to the nearest bus stops, with a minor negative effect on sustainable transport. <p>Key Positive Effects:</p> <ul style="list-style-type: none"> ▪ All site options are within walking distance of existing Public Open Space and the services/facilities within South Brent, with minor positive effects. ▪ All site options (except 077) will have a positive effect on settlement identity through supporting local services/facilities and integrating well with the existing settlement, and on housing. ▪ 077 will have a minor positive effect on employment through the provision of employment land. ▪ 040, 14/078, 16/078, 079 have safe and easy access to local bus stops, with a minor positive effect on sustainable transport. ▪ 14/078 and 14/079 have the potential to provide cumulative improvements to the local Green Infrastructure network to the south of the settlement, with a minor positive effect. 		

³² Measured using Google Maps (2017)

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Site Option	SA Objectives																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15			
	Landscape & Settlement Character ³³	High Quality Design	Biodiversity	Heritage	Soils & Minerals ³⁴	Water Use & Quality	Flooding	Community & Settlement Identities	Services & Facilities	Housing	Health & Equality ³⁵	Economy & Employment	Congestion, Parking & Access	Sustainable Transport	Waste			
DNP08/017 Land south of Station Rd Yield- 15-23	+	+	N/A	0	-	+	0	0	-	+	+	+	+	-	-	+	N/A	
DNP08/018, Courtenay Park Yield- 25-31	-	0	N/A	0	-	-	0	0	0	+	+	+	+	-	0	-	+	N/A
DNP08/019, Forder Farm Yield- 100	-	0	N/A	0	-	-	0	0	0	-	+	+	+	+	0	-	+	N/A
DNP14/095- Chagford Cross & Bradford Meadow Yield- 21-30	-	0	N/A	0	-	-	0	0	0	+	+	+	+	0	0	-	+	N/A
DNP14/102, Land off Brinning Lane Yield- 48-72	-	0	N/A	0	-	-	0	0	0	+	+	+	+	-	0	-	+	N/A

³³ SA Objective 1: First cell relates to landscape, second cell relates to settlement character

³⁴ SA Objective 5: First cell relates to soil, second cell relates to minerals

³⁵ SA Objective 11: First cell relates to open space, second cell relates to green infrastructure

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DNP114/121, Queens Road Yield- 6-8		-	0	N/A	0	0	-	0	0	0	+	+	+	+	0	0	-	+	N/A
Sustainability Objective		Assessment of Effects Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty																	
1	To conserve and enhance the landscape and settlement character of Dartmoor National Park	<p>All of the site options are located within the National Park boundary. The key qualities of the Moretonhampstead area that are sensitive to change include the peaceful and rural character of the area, pastoral character of the small fields, views to the high moorland and to the moorland summits to the north, and the medieval field pattern with Devon hedgebanks³⁶.</p> <p>Site option 121 and a small area of site 019 are in an area with a high landscape sensitivity³⁷. The area is defined by the strong visual relationship with the wider landscape, its rural character, and natural features which include Devon hedgebanks and broadleaf woodland³⁸. Development at both site options is considered to have a minor negative effect on the landscape due to their high landscape sensitivity and visibility from the surrounding landscapes. There is the potential for a loss of pastoral character which is a valued attribute of the area, and an effect on views to the high moorlands to the north.</p> <p>Site options 018, 095, 102, and the majority of site 019 are within an area which is considered to have a moderate/high landscape sensitivity³⁹. The area has a strong historic character, a rural character and a strong visual relationship with the surrounding landscape. The presence of post and wire fencing field boundaries and modern development lessen the landscape sensitivity of the</p>																	

³⁶ LUC for DNPA (July 2017) Dartmoor Landscape Sensitivity Assessment

³⁷ Ibid.

³⁸ Ibid.

³⁹ Ibid.

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		<p>area⁴⁰. The location of the site options is considered to have a detrimental effect on the local landscape character due to their location on the edge of the existing settlement. The site options will result in the loss of pastoral character which is a key quality for the local landscape, the loss of the existing medieval field pattern, and have the potential for a cumulative urbanising effect on the rural character of the local landscape. Potential for a minor negative effect. Furthermore, there is the potential for all site options to result in a cumulative loss of tranquillity through increased noise and light pollution.</p> <p>Site option 017 does not have a defined landscape sensitivity due to the site being a brownfield site and is therefore considered to be part of the existing settlement. Development here has the potential for minor positive effects on landscape/townscape through the regeneration of previously developed land currently being used for industrial purposes.</p> <p>The site options are located away from the historic centre of the town, and are predominantly in areas of existing residential development of a more modern design. It is expected that development will follow the existing Design Guide and will be respectful of the vernacular building style of Moretonhampstead, with a residual neutral effect.</p>
2	To conserve & enhance the character, safety, accessibility, adaptability, and sustainability, including energy efficiency, of the built environment by raising the quality of design and construction	<i>This topic has been scoped out of the SA site assessments as all site options have the potential to provide sustainable design and energy efficiency in accordance with draft DNPA Policies and the Design Guidance.</i>
3	To protect, enhance and manage biodiversity &	Moretonhampstead is approx. 3km from the South Dartmoor Woods SAC valued for woodland habitat and 5.5km from the Dartmoor SAC (valued for its heath and blanket bog habitat, with

⁴⁰ Ibid.

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	geodiversity for net gain, where possible	<p>southern damselfly also present as a qualifying feature)⁴¹. Negative effects are not expected as a result of development due to the distance from the Natura 2000 sites and the small amount of development proposed at the settlement. There are multiple SSSIs located in the land surrounding Moretonhampstead, however the nearest SSSI is approximately 3km from the settlement, with no likely significant effects⁴².</p> <p>None of the site options contain any designated Priority Habitat. Site option 121 is adjacent to an area of Deciduous Woodland Priority Habitat, however no loss or fragmentation of Priority Habitat is considered likely⁴³. The site options are not within a defined Strategic Nature Area⁴⁴. There is the potential for a cumulative loss of undesignated habitat across the site options which includes hedgerow, trees and grassland loss, which could have a negative effect on local wildlife movement and habitat linkages. However, it is expected that development will be able to retain existing hedgerows and vegetation where possible, supported by Local Plan Policy, with a neutral effect considered at this strategic level for all site options, although site level biodiversity assessments will be required as part of development applications.</p>
4	To protect, conserve, and enhance the historic environment and its setting	<p>Moretonhampstead contains a Conservation Area which is located within the central area of the settlement. The Conservation Area is characterised by the presence of Listed Buildings, dwellings from the 18th, 19th and 20th centuries, the enclosed space of the town with few open spaces, and views from the edge of the Conservation Area to the surrounding farming landscape⁴⁵.</p> <p>Site options 018 and 102 are approx. 20m to the south of the Conservation Area⁴⁶, and are therefore considered likely to contribute to the setting of the Conservation Area, and development here would have a minor negative effect. Site options 019 and 095 are approx. 150m to 200m to the east of the Conservation Area⁴⁷, and are also considered likely to contribute to the setting of the Conservation Area, with associated negative effects as a result of development here. Site</p>

⁴¹ Defra (2017) Magic Map Application

⁴² Defra (2017) Magic Map Application

⁴³ Ibid.

⁴⁴ <http://www.dbr.org.uk/strategic-nature-areas-snas/>

⁴⁵ DNPA (June 2009) Moretonhampstead Conservation Area Character Appraisal

⁴⁶ Measured using GIS (2017)

⁴⁷ Ibid.

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		<p>options 017 and 121 are not considered likely to have an effect on the Conservation Area or its setting due to their location.</p> <p>Site option 017 contains a Grade II Listed Building in the east of the site and 018 is adjacent to 3 Grade II Listed Buildings, with potential minor significant effects on the heritage assets. Site options 019, 095, 102 and 121 are not considered likely to have an effect on any Listed Buildings. However, 019, 018 and 102 have the potential for negative effects on Historic Farmsteads located in close proximity to the site options.</p> <p>None of the site options are within or adjacent to a Premier Archaeological Landscape⁴⁸.</p>
5	To protect and conserve soil, land and minerals	<p>Site options 018, 019, 095, 102 and 121 are greenfield land, however they do not contain any best and most versatile agricultural land (grade 1 to 3a)⁴⁹. The loss of existing soil resources is considered to have a long-term minor negative effect.</p> <p>Site option 017 is a brownfield site, and therefore development at this site option will not result in the loss of any soil resources, with a major positive effect.</p> <p>The site options are not within or adjacent to a Mineral Consultation Area⁵⁰, with an overall neutral effect.</p>
6	To promote efficient water use and improve water quality	<p>The site options are not located within a Surface Water or Groundwater Safeguard Zone⁵¹. It is expected that all new development will be able to incorporate water efficiency measures, with no likely significant effect.</p> <p>Site option 121 is bordered to the north by the Wray Book, which has a 'Moderate' ecological status and a 'Good' chemical status⁵². Any effluent discharge from the site would be subject to regulation by the Environment Agency, with a likely residual neutral effect for all site options.</p>

⁴⁸ DNPA GIS Layers (2017)

⁴⁹ Defra (2017) Magic Map Application

⁵⁰ Dartmoor National Park Authority GIS Layers (2017)

⁵¹ <http://maps.environment-agency.gov.uk/wiyby/wiybyController?topic=drinkingwater&layerGroups=default&lang=e&ep=map&scale=9&x=275500&y=86500>

⁵² Environment Agency (2017) Catchment Data Explore [Online at: <http://environment.data.gov.uk/catchment-planning/WaterBody/GB108046008330>]

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7	To reduce the risk of flooding from all sources and manage flood risk more sustainably	<p>Site options 018, 019, 095, 121 are located within Flood Zone 1 (low probability of flooding)⁵³, with an overall neutral effect.</p> <p>Site option 102 is partially located within Flood Zone 2 and 3 in the south of the site option⁵⁴. However, this is only a small area of the site, and development could easily avoid this area with little effect on the potential yield, and therefore a neutral effect is considered likely.</p> <p>The majority of site option 017 is located within Flood Zone 2 and 3⁵⁵, and avoiding this area of the site may have a significant effect on the yield of the site, with an associated minor negative effect.</p>
8	To maintain and enhance community and settlement identities	<p>The settlements character is defined by the crossroads of the A382 and the B3212 in the centre of the town. Site options 017, 018 and 102 to the south of Moretonhampstead are well related to the existing residential development, with a neutral effect on the settlements character. 095 is also well located and will integrate well with the existing settlement, with a residual neutral effect. Site option 121 is located on the edge of the existing settlement to the north and could degrade the settlements relationship with the river valley to the north. However, the reduced housing yield proposed is unlikely to have a significant effect, with a likely residual neutral effect.</p> <p>019 is a much larger site to the east of Moretonhampstead and is separated from the existing residential development such that integration may not be effective, therefore there is the potential for a negative effect on settlement identity.</p> <p>The support of local services has been highlighted as an issue by local residents⁵⁶. All of the proposed site options are considered likely to support existing services/facilities within Moretonhampstead due to their close proximity to the centre of the settlement and therefore local services/facilities, with associated positive effects.</p>

⁵³ Dartmoor National Park Authority GIS Layers (2017)

⁵⁴ Ibid.

⁵⁵ Dartmoor National Park Authority GIS Layers (2017)

⁵⁶ DNPA (June 2017) Moretonhampstead Settlement Profile

MORETONHAMPSTEAD		
9	To support the provision & accessibility of services & facilities	<p>There is a wide range of existing services and facilities within Moretonhampstead include pubs, restaurants, a Post Office, a convenience store, a primary school, a community hall, GP surgery, a dental surgery, a pharmacy and a library⁵⁷. There are existing health facilities including, doctors and dentist facilities within the settlement.</p> <p>All of the site options are approx. 500m from existing services and facilities⁵⁸ and are therefore considered to be in walking distance. There are roadside footpaths from all site options to services/facilities, and therefore all site options are considered to have good and safe access and will support local services with a long-term minor positive effect.</p>
10	To ensure that the housing needs of all National Park residents are met	All site options will provide residential development to meet the needs of local people, however at this strategic level there is uncertainty regarding the provision of affordable or adaptable housing, and therefore a long-term minor positive effect is considered.
11	To improve the health and wellbeing of communities and reduce inequalities	<p>Public Open Space (POS) in Moretonhampstead is largely concentrated in the north and east of the settlement. Provision within the settlement includes areas of amenity greenspace, play spaces, civic spaces and, a large area of outdoor sports facilities (including tennis courts and football pitches) to the south of Moretonhampstead⁵⁹. The settlement also has a public swimming pool. None of the site options will result in the loss of POS, however all site options are within walking distance to existing POS which will promote active lifestyles, with a long-term minor positive effect.</p> <p>Green Infrastructure in Moretonhampstead includes a large allotment space, Public Right of Way network (PRoW) in the land surrounding the settlement including the Wray Valley Trail following the old railway line, and hedgerows and trees dispersed in and around the town. Site options 017, 018 and 102 have existing PRoW routes, and therefore development at these site options are considered to have the potential for a minor negative effect on green infrastructure through the potential loss or alterations of the PRoW network, although this could be mitigated through site-specific requirement Site option 019 is a large development with the potential scope for</p>

⁵⁷ DNPA (June 2017) Moretonhampstead Settlement Profile

⁵⁸ Measured using Google Maps (2017)

⁵⁹ DNPA (June 2017) Moretonhampstead Settlement Profile

MORETONHAMPSTEAD		
		contributions, and therefore development at these sites could provide enhancements to the existing PRow network with minor positive effects. Neutral effect for other site options.
12	To promote & support the economy, especially key business sectors of tourism, agriculture, leisure/recreation & small businesses	<p>Site options 018, 019, 095, 102 and 121 will not result in the loss of existing employment land and are proposing residential development, with an overall neutral effect.</p> <p>Site option 017 is a brownfield site with existing employment use, and therefore development here would result in the loss of employment land for the settlement, and therefore there will be a long-term minor negative effect as a result of development.</p>
13	To help reduce congestion, particularly on the outskirts of the National Park, and reduce associated indirect impacts on air quality and greenhouse gas emissions	<p>Moretonhampstead has identified traffic issues, partly due to the small narrow streets in the settlement which become easily congested. Moretonhampstead does not contain an AQMA⁶⁰. Parking has also been highlighted as an issue for the settlement⁶¹.</p> <p>Site options are not considered likely to exacerbate parking issues within the settlement as they are located within walking distance to services/facilities which should ensure residents will not drive into the centre of the town. It is expected that Local Plan Policy will require new development to provide appropriate parking for residents.</p> <p>Private vehicles are the dominant method of getting to work for Moretonhampstead residents⁶². Therefore, it is considered likely that there will be a cumulative increase on traffic on the local road network as a result of development. This will have a long-term minor negative effect on local traffic and may increase congestion within the town.</p>
14	To encourage a change to sustainable transport modes and to reduce the need to travel	Sustainable transport facilities in Moretonhampstead includes bus services to Exeter which are a regular service of approximately every 2 hours. There are less regular services to Newton Abbot, Bovey Tracey and Okehampton ⁶³ . All site options are within walking distance to an existing bus stop and there are accompanying roadside footpaths for safe access, such that access is considered to be good. Site options 018, 102 and 017 also have access to the PRow from the site option, with positive effects.

⁶⁰ <https://uk-air.defra.gov.uk/aqma/maps>

⁶¹ DNPA (June 2017) Moretonhampstead Settlement Profile

⁶² DNPA (June 2017) Moretonhampstead Settlement Profile

⁶³ Ibid.

MORETONHAMPSTEAD		
		Potential for a minor positive effect for all site options.
15	To reduce waste & promote reuse and recycling	<i>This topic has been scoped out of the SA site assessments as all site options have the potential to provide sustainable design and waste management – as guided by other core policies.</i>
<p>SUMMARY:</p> <p>Key Negative Effects:</p> <ul style="list-style-type: none"> ▪ All site options (except 017 which is brownfield) have the potential for a minor negative on the landscape. ▪ All site options (except 121) have the potential for minor negative effects on the historic environment, including negative effects on the setting of the Conservation Area and the setting of Listed Buildings. ▪ All site options (except 017) will result in the loss of greenfield land, with a minor negative effect on soils. ▪ Potential for a minor negative effect on traffic for all site options. ▪ 017 will result in the loss of existing employment land and is predominantly within Flood Zone 2 & 3, with associated minor negative effects. ▪ 019 is considered to have the potential for a minor negative effect on the settlement identity. ▪ 017, 018 and 102 have the potential for negative effects on green infrastructure as there are PRow routes within the site boundaries which may be impacted by development. <p>Key Positive Effects:</p> <ul style="list-style-type: none"> ▪ 017 is a brownfield site, with no loss of soil resources, and a major positive effect. ▪ All site options will have minor positive effects on housing, services/facilities, health and sustainable transport. ▪ All site options (except 019) have the potential for minor positive effects on settlement identity. ▪ 102 has the potential for improvements to the existing PRow network, with a minor positive effect on Green Infrastructure. 		

BUCKFASTLEIGH & BUCKFAST																
Site Option	SA Objectives															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
	Landscape & Settlement Character ⁶⁴	High Quality Design	Biodiversity	Heritage	Soils & Minerals ⁶⁵	Water Use & Quality	Flooding	Community & Settlement Identities	Services & Facilities	Housing	Health & Equality ⁶⁶	Economy & Employment	Congestion, Parking & Access	Sustainable Transport	Waste	
DNP08/009 Land at Oaklands Road Yield- 31-47	- 0	N/A	--	0	- 0	0	0	+	+	+	+	0	0	-	++	N/A
DNP08/046 Land at Wallaford Road Yield- 13-19	- 0	N/A	--	0	- 0	0	0	+	+	+	+	0	0	-	++	N/A
DNP10/057 Land at Holne Road Yield- 16-24	- 0	N/A	--	0	- 0	0	0	-	+	+	+	0	0	-	++	N/A
DNP14/093 Land at Roundcross Yield- 31-47	- 0	N/A	--	0	- 0	0	0	-	+	+	+	0	0	-	++	N/A
DNP16/066, Land off Oaklands Park, Yield- 20	- 0	N/A	--	0	- 0	0	0	+	+	+	+	0	-	-	++	N/A

⁶⁴ SA Objective 1: First cell relates to landscape, second cell relates to settlement character

⁶⁵ SA Objective 5: First cell relates to soil, second cell relates to minerals

⁶⁶ SA Objective 11: First cell relates to open space, second cell relates to green infrastructure

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DNP 14/76 Former carpet spinning mill (Axminster) Yield- 32-48	+	+	N/A	--	+	++	0	0	-	+	+	+	+	0	-	0	++	N/A
16/038 Land at Timbers Road Yield	-	-	N/A		0?	+	0	0	0	-	+	+	+	0	0	0	+	N/A
Sustainability Objective		Assessment of Effects																
		Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty																
1	To conserve and enhance the landscape and settlement character of Dartmoor National Park	<p>All site options are within the National Park boundary. The landscape surrounding the settlement of Buckfastleigh has several valued attributes and qualities which includes high tranquillity levels with a strong rural quality, steep slopes of river valleys which separate Buckfast and Buckfastleigh, a pastoral character with medieval field pattern, and long views across the settlement and to the Dartmoor uplands⁶⁷.</p> <p>Site options 009, 046 and 066 have a high landscape sensitivity⁶⁸. The site options are in a landscape which has high tranquillity levels, medieval field patterns and provides a setting to the historic core of the town. Less sensitive areas include the Oaklands Park area⁶⁹. Site option 009 is a large site, however it is closely located to Oaklands Park and Glebelands, an area with a slightly lower sensitivity. 066 is located adjacent to the Oaklands Park area. However, both sites have the potential for a loss of valued attributes including pastoral character and views across the settlement, with a minor negative effect. Site option 046 is located on the western edge of the settlement and is elevated above surrounding development. Development here would therefore have a negative effect on the local landscape.</p>																

⁶⁷ LUC for DNPA (July 2017) Dartmoor Landscape Sensitivity Assessment

⁶⁸ Ibid.

⁶⁹ Ibid.

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Site option 093 also has a high landscape sensitivity⁷⁰, and the sloping form of the site option will have a negative effect on views across the settlement from the north and north east, a valued attribute for the local area. Furthermore, views from within the settlement to the surrounding landscape will be affected. 057 is adjacent to 093 but does not have a defined landscape sensitivity. 057 is a sloping site on the eastern edge of the settlement and will potentially have an effect on views across the settlement and the rural nature of the local landscape and is therefore considered to have minor negative effect.

Site option 083 is in the medium to high landscape sensitivity area as defined by the recent evidence⁷¹ and with negative effects on landscape objective.

Furthermore, there is the potential for a cumulative effect from all site options to have a significant effect on the local landscape, including views across the settlement from the surrounding landscape, a cumulative loss of rural quality and a degradation of tranquillity levels.

Site option 76 is not within the settlement of Buckfastleigh, but in the adjoining settlement of Buckfast. The site does not have a designated landscape sensitivity; however, the site is a brownfield site, and therefore development here has the potential for a positive effect on the landscape through regeneration of brownfield land.

The site options (except 76) are located on the edge of the existing settlement and are located adjacent to residential development of a modern design which is not in the historical vernacular design of the settlement. Development at these site locations is therefore not considered likely to have a significant effect on the townscape of the settlement, and it is expected that development will follow the existing Design Guide which will ensure housing is respectful of the local townscape with a residual neutral effect.

76 is within Buckfast. There is the potential for positive effects on the townscape as a result of regeneration of the site option, as the current buildings are designed for industrial activities, and do

⁷⁰ Ibid.

⁷¹ Ibid.

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		<p>not respect the vernacular style for the area or the setting of the Abbey. However, there are townscape features which positively contribute in and around the site option. Some uncertainty at this stage of assessment.</p> <p>Site option 038 is to the south of the settlement and is pastoral in character; due to its varying topography it is visible from the surrounding area and the potential for negative effects on character.</p>
2	To conserve & enhance the character, safety, accessibility, adaptability, and sustainability, including energy efficiency, of the built environment by raising the quality of design and construction	<i>This topic has been scoped out of the SA site assessments as all site options have the potential to provide sustainable design and energy efficiency in accordance with draft DNPA Policies and the Design Guidance.</i>
3	To protect, enhance and manage biodiversity & geodiversity for net gain, where possible	Part of the South Hams SAC is located adjacent to Buckfastleigh, and all site options are within 1km of the SAC ⁷² . The SAC is designated for several habitats, however especially relevant for this area of the SAC is the presence of greater horseshoe bats. There are multiple underground bat roosts within the SAC, located within the Buckfastleigh Caves, which is a designated SSSI ⁷³ . The greater horseshoe bats use the area around Buckfastleigh for foraging and the flightpaths of the bats cross the landscape in and around Buckfastleigh, with a recorded flightpath over site option 057 ⁷⁴ . It is therefore expected that development at all site options have the potential for a major negative effect on the South Hams SAC and the greater horseshoe bat population. There is the potential for a loss of foraging areas and interference to existing flightpaths through building obstructions and light pollution, with an overall disturbance effect on the bats activities. This will be assessed further in the HRA.

⁷² Defra (2017) Magic Map Application

⁷³ Ibid.

⁷⁴ DNPA GIS Layers (2017)

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		<p>South Dartmoor Woods SAC, designated for woodland habitat, is located approx. 1km north of the settlement⁷⁵. Hembury Woods SSSI is also within the SAC boundary⁷⁶. There is the potential for an increase in recreational pressure on the SAC due to the close proximity and a potential increase in pollutants from increased local traffic. However, the cumulative amount of proposed development is considered to be relatively small, such that the increase in recreational use and air borne pollutants will not be significant.</p> <p>A Regionally Important Geological Site (RIGS) is located along Holne Road, and is designated for Upper Devonian grey slate⁷⁷. It is not expected that any site options would have a significant negative effect on the designation. Site options 066 and 76 are adjacent to the Dart Valley Woodlands Strategic Nature Area (SNA)⁷⁸, with woodland habitat being key to the designation. However, it is not expected that either site options will have a significant effect on the SNA. None of the site options contain designated Priority Habitat. However, site options 009, 046, 057, 066 and 76 are adjacent to Deciduous Woodland Priority Habitat⁷⁹. It is expected that the site options will not result in the loss or fragmentation of adjacent Priority Habitat.</p> <p>There is the potential for a cumulative loss of undesignated habitat across the site options which includes hedgerow, trees and grassland loss, which could have a negative effect on local wildlife movement and habitat linkages. However, it is expected that development will be able to retain existing hedgerows and vegetation where possible, supported by Local Plan Policy, although site level biodiversity assessments will be required as part of development applications.</p>
4	To protect, conserve, and enhance the	Buckfastleigh Conservation Area is focused mainly in the centre and east of the settlement ⁸⁰ . The Conservation Area is characterised by the tight enclosure of buildings, the slate roofing and

⁷⁵ Defra (2017) Magic Map Application

⁷⁶ Ibid.

⁷⁷ DNPA GIS Layers (2017)

⁷⁸ <http://map.devon.gov.uk/dccviewer/?bm=OSMap&layers=Flood%20Risk:2&activeTab=FloodRisk&extent=174055;29558;387045;155896>

⁷⁹ Defra (2017) Magic Map Application

⁸⁰ DNPA GIS Layers (2017)

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	historic environment and its setting	<p>dominant limestone building material, and the views throughout the town⁸¹. None of the site options are within or adjacent to the Conservation Area. Although most site options are elevated above the Conservation Area, the key views are focused from within⁸², and therefore these site options are not considered to have a negative effect on the Conservation Area or its setting. None of the site options are considered to have a notable effect on the historic setting of the Conservation Area.</p> <p>The Listed Buildings of Buckfastleigh are predominantly within the Conservation Area, with a small number located outside it⁸³. None of the site options are within or adjacent to a Listed Building. None of the site options are within a Premier Archaeological Landscape⁸⁴.</p> <p>The site option 76 is within Buckfast, which does not have a Conservation Area. However, there are several Listed Buildings located less than 100m to the north, including Buckfast Abbey⁸⁵. There is also a Scheduled Monument less than 100m to the north, which is part of the Abbey grounds⁸⁶. The existing development at the site option is considered to have a significant negative effect on the nearby heritage assets. Therefore, development at the site option has the potential to improve the setting of the Listed Buildings and Scheduled Monument by regenerating the existing development, and therefore a potential minor positive effect is considered, with some uncertainty.</p> <p>Part of site option 038 includes the site of a former small farmstead/barn Cox Hill Barn & it is known that surrounding medieval fields were grubbed out in the 20th century so some archaeological potential possible. Likely neutral effects but some uncertainty until further studies such as geophysical survey undertaken.</p>
5	To protect and conserve soil, land and minerals	Site options 009, 046, 057, 066, 093 and 038 are greenfield land. However, they do not contain any best and most versatile agricultural land ⁸⁷ . Potential for a minor negative effect through the loss of soil resources.

⁸¹ DNPA (December 2012) Buckfastleigh Conservation Area Character Appraisal

⁸² Ibid.

⁸³ DNPA (December 2012) Buckfastleigh Conservation Area Character Appraisal

⁸⁴ Dartmoor National Park Authority GIS Layers (2017)

⁸⁵ Ibid.

⁸⁶ Ibid.

⁸⁷ Defra (2017) Magic Map Application

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		<p>Site option 76 is a brownfield site, and therefore development here will not result in the loss of any soil resources with a major positive effect.</p> <p>The site options are not within or adjacent to a Mineral Consultation Area⁸⁸, with an overall neutral effect.</p>
6	To promote efficient water use and improve water quality	<p>All site options are within a Drinking Water Safeguard Zone (Surface Water) and 076 is within Drinking Water Protected Area (Surface Water) which is currently considered to be At Risk⁸⁹. Site option 76 is adjacent to the River Dart, which has a 'moderate' water body classification⁹⁰ and 009 is adjacent to an unnamed stream with an unknown classification. Neither of the site options are considered to have a significant effect on water quality as effluent discharge will be managed by the Environment Agency. It is expected that site options will be able to incorporate water efficiency measures and will not result in negative effect on drinking water quality as they will not result in the release of harmful contaminants which have been highlighted as a risk for this area (pesticides)⁹¹. Overall neutral effect for all site options on water quality and water use.</p>
7	To reduce the risk of flooding from all sources and manage flood risk more sustainably	<p>Site options 009, 046, 057, 066, 093 and 038 are within Flood Zone 1⁹², with a low probability of flooding and a residual neutral effect.</p> <p>The eastern area of site option 76 is located in Flood Zone 2 & 3⁹³. Although development could avoid this area of the site, it would result in a significant drop in the total developable area. Potential for a minor negative effect.</p>
8	To maintain and enhance community and settlement identities	<p>The identity of the settlement is defined by a number of features, including the River Mardle which flows from west to east through the town, the river valleys to the north which separate the settlement from Buckfast, and the A38 which borders the town to the east and south. Site option 046</p>

⁸⁸ Dartmoor National Park Authority GIS Layers (2017)

⁸⁹ Defra (2017) Magic Map Application

⁹⁰ Environment Agency (2017) Catchment Data Explore [Online at: <http://environment.data.gov.uk/catchment-planning/WaterBody/GB108046008350>]

⁹¹ Defra (2017) Magic Map Application

⁹² Dartmoor National Park Authority GIS Layers (2017)

⁹³ Ibid.

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		<p>is not considered likely to have an effect on the settlements identity as it is a small site which will integrate well with existing development.</p> <p>Site options 009 and 066 are larger sites which would represent a cumulative extension to the north-west corner of the town. However, the site options would integrate well with existing residential development and would not have a significant effect on the settlement identity. Site options 057 and 093 are to the north of Buckfastleigh and will partially erode the undeveloped and agricultural land which separates Buckfastleigh and Buckfast, with a potential minor negative effect. Similarly, site option 038 to the south of the settlement will partly erode the agricultural land with potential for a negative effect.</p> <p>Site option 76 is in the village of Buckfast and is a brownfield site with no likely negative effects on the settlement identity. Potential for a positive effect on the settlement identity through the regeneration of industrial land.</p> <p>All site options will support the vitality of the local centre by using local services/facilities, with a minor positive effect as the site option does not have an effect on the settlement identity.</p>
9	To support the provision & accessibility of services & facilities	<p>There is a range of existing services/facilities within Buckfastleigh which includes a Post Office, primary school, a general store, pubs, restaurants, a library, a community hall, petrol station, GP surgery, pharmacy and dental surgery. All site options (except 76 and 038) are within 1km of the local services/facilities⁹⁴. There are roadside footpaths from all site options to services/facilities, and therefore all site options are considered to have good and safe access and will support local services with a long-term minor positive effect.</p> <p>76 is within Buckfast; services/facilities here include a Post Office and restaurants. The site option has good access to these services/facilities and is approx. 1.5km from services/facilities available in Buckfastleigh. Overall minor positive effect for all site options.</p>

⁹⁴ Measured using Google Maps (2017)

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10	To ensure that the housing needs of all National Park residents are met	All site options will provide residential development to meet the needs of local people, however at this strategic level there is uncertainty regarding the provision of affordable or adaptable housing, and therefore a long-term minor positive effect is considered.
11	To improve the health and wellbeing of communities and reduce inequalities	<p>All site options will provide housing with positive effects on the health of local communities. Public Open Space in Buckfastleigh is dispersed throughout the settlement and includes play spaces, outdoor sports facilities, civic spaces and a swimming pool⁹⁵. All site options are within walking distance to existing POS facilities⁹⁶, which will encourage and promote healthier lifestyles. There is the potential for the larger site options to include provision for small areas of POS as part of development. Long-term minor positive effect for all site options.</p> <p>Green Infrastructure in Buckfastleigh includes allotment gardens, Public Right of Way (PRoW) network, amenity green space, and blue infrastructure in the form of the River Mardle which flows through the town. None of the site options will result in the loss of existing Green Infrastructure, however due to the small size of the site options enhancement opportunities for Green Infrastructure are likely to be limited, with a residual neutral effect for all site options.</p>
12	To promote & support the economy, especially key business sectors of tourism, agriculture, leisure/recreation & small businesses	<p>Site options 009, 046, 093, 057 and 038 do not propose any employment land and will not result in the loss of existing employment land, with a residual neutral effect.</p> <p>066 has some existing educational facilities on site and development here would result in the loss of employment land, with a long-term minor negative effect.</p> <p>Site option 76 is an existing employment site, however is not currently in use. Therefore, it is considered that there is the potential for a minor negative effect through the loss of employment land.</p>
13	To help reduce congestion, particularly on the outskirts of the	There is no AQMA within or adjacent to Buckfastleigh ⁹⁷ . As stated before, all site options are considered to be within walking distance of existing local services/facilities. Therefore, it is not considered likely that development at the site options will create a problem with parking capacity

⁹⁵ DNPA (June 2017) Buckfastleigh Settlement Profile

⁹⁶ Measured using Google Maps (2017)

⁹⁷ <https://uk-air.defra.gov.uk/aqma/maps>

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	National Park, and reduce associated indirect impacts on air quality and greenhouse gas emissions	<p>in the settlement, as residents can walk to access the centre of the settlement. It is expected that Local Plan Policy will require new development to provide appropriate parking for residents.</p> <p>The settlement is adjacent to the A38 which provides access to Plymouth and Exeter. However, for traffic to access the A38 from the site options they would be required to go through the settlement, which is characterised by narrow roads where congestion is an issue. The cumulative effect of development in this area has the potential for a long-term minor negative effect on traffic in the settlement.</p> <p>Site option 76 is adjacent to Buckfast Road which provides easy access to the A38 without having to go through the narrow streets in the settlement, and therefore is not considered likely to result in congestion with a residual neutral effect. Similarly, for site option 038 to the southwest of the village with easy access to the A38 and therefore, neutral effect.</p>
14	To encourage a change to sustainable transport modes and to reduce the need to travel	<p>There are a range of bus services from Buckfastleigh. These include hourly services to Newton Abbott and Totnes, and less frequent services to Plymouth, Paignton, Exeter, and Buckland⁹⁸. All site options are within 1km of the nearest bus stop and there are roadside footpaths available from all site options (except 038), with good and safe access to sustainable transport⁹⁹; site option 038 thus reduced to a minor positive as no pedestrian footways to/from the site area.</p> <p>National cycle route 272 goes through the settlement¹⁰⁰ and all site options have access to this, as well as the local PRow network, with major positive effects.</p>
15	To reduce waste & promote reuse and recycling	<i>This topic has been scoped out of the SA site assessments as all site options have the potential to provide sustainable design and waste management – as guided by other core policies.</i>
SUMMARY:		

⁹⁸ DNPA (June 2017) Buckfastleigh Settlement Profile

⁹⁹ Measured using Google Maps (2017)

¹⁰⁰ <https://www.sustrans.org.uk/ncn/map>

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Key Negative Effects:

- All site options have the potential for major negative effects on the greater horseshoe bat population, which are a qualifying feature of the nearby South Hams SAC. This will be further considered through the HRA.
- All site options (except 76 which is a brownfield site) have the potential for minor negative effects on the local landscape.
- All site options (except 76) have the potential for minor negative effects on traffic through a cumulative increase in private vehicles on the local road network.
- 76 is partially within Flood Zones 2 & 3, with a minor negative effect.
- 066 and 76 will result in the loss of existing employment land, with a long-term minor negative effect.
- 057, 038 and 093 have the potential for a long-term minor negative effect on settlement identity.
- All site options (except 76) will have a minor negative effect on soils through the loss of greenfield land.

Key Positive Effects:

- 76 is a brownfield site, with a major positive effect on soils, and both have the potential for minor positive effects on the local landscape/townscape through regeneration.
- 76 currently has a negative effect on the setting of several heritage assets, and development here can address this with a potential minor positive effect, although some uncertainty.
- All site options have good sustainable transport access with major positive effects; exception is 038 with no pedestrian footways.
- All site options have the potential for minor positive effects on housing and services/facilities.
- 009, 046 and 066 will have a positive effect on community and settlement identities.
-

ASHBURTON																	
Site Option	SA Objectives																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
	Landscape & Settlement Character ¹⁰¹	High Quality Design	Biodiversity	Heritage	Soils & Minerals ¹⁰²	Water Use & Quality	Flooding	Community & Settlement Identities	Services & Facilities	Housing	Health & Equality ¹⁰³	Economy & Employment	Congestion, Parking & Access	Sustainable Transport	Waste		
16/050 & 08/014 Chuley Road Yield 45	0 +	N/A	--	--	+ +	0	0	--?	+	+	+	+	0	-	-	++	N/A
DNP08/052 Longstone Cross Yield 24-36	- 0	N/A	--	0	- 0	0	0	-?	+	+	+	+	0	0	0	++	N/A
DNP14/112 Kenwyn, Western Road Yield 15-20	0 ?	N/A	--	-	- ?	0	0	0	-	+	+	+	0	-	-	++	N/A
DNP16/015 Tower Hill Farm Yield 16-24	- 0	N/A	0	0	- 0	0	0	-?	+	+	+	+	0	0	0	++	N/A
Sustainability Objective	Assessment of Effects Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty																
1	To conserve and enhance the landscape	All site options are within the National Park boundary. The Ashburton landscape has several valued attributes, many of which are common to the Dartmoor area. These include a strong rural quality															

¹⁰¹ SA Objective 1: First cell relates to landscape, second cell relates to settlement character

¹⁰² SA Objective 5: First cell relates to soil, second cell relates to minerals

¹⁰³ SA Objective 11: First cell relates to open space, second cell relates to green infrastructure

ASHBURTON	
<p>and settlement character of Dartmoor National Park</p>	<p>with high tranquillity levels, views across the settlement from higher ground, prominent ridge slopes which form a backdrop to the town, and intact medieval field patterns and a strong hedgerow network¹⁰⁴.</p> <p>Site options 050/014 and 112 are within the existing built form of Ashburton, and therefore do not have a designated landscape sensitivity. Site option 112 is on the edge of an area with a designated high landscape sensitivity¹⁰⁵. The site option has a historic landscape quality, and the site is well screened from the surrounding landscape by mature trees. It is expected that a small level of development could be accommodated here with no significant negative effects on any valued attributes for the local area. Neutral effect with some uncertainty at this stage of assessment.</p> <p>Site option 050/014 is a brownfield site, and development here will not result in the loss of any valued attributes for the local landscape. No likely negative effects on the landscape are expected, with a residual neutral effect.</p> <p>Both 015 and 052 have a high landscape sensitivity¹⁰⁶. Valued attributes in this LCT include the historic field pattern, views out from the landscape and a strong rural character¹⁰⁷. Site option 015 is slightly elevated above the settlement, with a potential negative effect on views across the landscape, although these are likely to be negligible due to the small size of development. Site option 052 could affect views from the settlement to the wooded hills to the west. There is a potential cumulative effect from both site options to result in the loss of rural quality and tranquillity in this landscape area, and views from the surrounding landscape, with a potential minor negative effect.</p> <p>Site options 015 and 052 are located to the north of Ashburton and away from the historic core of the town. The site options are adjacent to more modern development, and are considered likely to integrate well with existing development. It is expected that development will follow the existing</p>

¹⁰⁴ LUC for DNPA (July 2017) Dartmoor Landscape Sensitivity Assessment

¹⁰⁵ Ibid.

¹⁰⁶ Ibid.

¹⁰⁷ Ibid.

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		<p>Design Guide, with a residual neutral effect for both site options. Site option ASH1 is a brownfield site with current industrial use. There is the potential for development at the site option to positively contribute to the local townscape by regenerating the brownfield land, potential for a long-term minor positive effect.</p> <p>Site option 112 is currently considered to have positive contributions to the local townscape, and therefore development here could have a long-term negative effect through the loss or degradation of a key townscape feature.</p>
2	To conserve & enhance the character, safety, accessibility, adaptability, and sustainability, including energy efficiency, of the built environment by raising the quality of design and construction	<i>This topic has been scoped out of the SA site assessments as all site options have the potential to provide sustainable design and energy efficiency in accordance with draft DNPA Policies and the Design Guidance.</i>
3	To protect, enhance and manage biodiversity & geodiversity for net gain, where possible	<p>The nearest SAC to the settlement is the South Dartmoor Woods SAC, located approx. 2km to the east of Ashburton, and designated for its woodland habitat¹⁰⁸. Within the SAC are two SSSIs, which are in a favourable condition¹⁰⁹. Development at Ashburton may have a cumulative increase in recreational use of the SAC, however due to the level of proposed development, and the fact that housing will be to meet local needs, this increase is considered to be negligible with no likely significant effects.</p> <p>The South Hams SAC is approximately 3km to the south of Ashburton¹¹⁰. The greater horseshoe bat population, which is a qualifying feature for the SAC, use the area around Ashburton for foraging, with their flightpaths going over the settlement. All site options, except for 015, are within the</p>

¹⁰⁸ Defra (2017) Magic Map Application

¹⁰⁹ Ibid.

¹¹⁰ Ibid.

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		<p>recorded foraging and flightpath areas¹¹¹, and development at these site options has the potential for major negative effects through disturbance of the bats' activities. This will be assessed further in the HRA.</p> <p>Ashburton Road Cuttings SSSI is approx. 300m from site option 050/014¹¹². The SSSI is in a favourable condition, and development is not considered likely to have a significant effect on the SSSI. None of the site options contain any Priority Habitat¹¹³, with no significant effects. Dart Valley Woodlands Strategic Nature Area (SNA) is approx. 400m from site options 015 and 052¹¹⁴, however the site options will not result in the loss of key habitat for the SNA and any increase in use will be negligible due to the small size of the site options.</p> <p>There is the potential for a cumulative loss of undesignated habitat across the site options which includes hedgerow, trees and grassland loss, which could have a negative effect on local wildlife movement and habitat linkages. However, it is expected that development will be able to retain existing hedgerows and vegetation where possible, supported by Local Plan Policy, although site level biodiversity assessments will be required as part of development applications.</p>
4	To protect, conserve, and enhance the historic environment and its setting	<p>The site options are not within or adjacent to a Premier Archaeological Landscape Area. Ashburton Conservation Area is located in the centre of the settlement and is characterised by 18th and 19th century buildings, the tight knit urban landscape with enclosed views and the presence of granite and marble kerbstones¹¹⁵. The northern area of site 050/014 is within the Conservation Area, and therefore development has the potential for a major negative effect on the designation. 112 is approx. 40m from the designation¹¹⁶, and has the potential for a minor negative effect on the setting of the Conservation Area. 015 and 052 are approx. 800m to the north of the Conservation Area¹¹⁷, with no likely significant effects.</p>

¹¹¹ Dartmoor National Park Authority GIS Layers (2017)

¹¹² Defra (2017) Magic Map Application

¹¹³ Ibid.

¹¹⁴ <http://map.devon.gov.uk/dccviewer/?bm=OSMap&layers=Flood%20Risk;2&activeTab=FloodRisk&extent=174055;29558;387045;155896>

¹¹⁵ DNPA (September 2012) Ashburton Conservation Area Character Appraisal

¹¹⁶ Measured using GIS (2017)

¹¹⁷ Ibid.

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		<p>Listed Buildings are mainly located within the Conservation Area, and are numerous. The nearest Listed Building to site options 015 and 052 is approx. 350m to the north east¹¹⁸, and is Grade II listed. However, the existing natural screening in the form of vegetation should ensure no negative effects on the Listed Building occur. Site option 050/014 contains a Grade II Listed Building, with additional Listed Buildings adjacent to the north of the site option. Therefore, development here could result in the loss or impact upon the setting of a Listed Building, and significant effect on the setting of other Listed Buildings. 112 is 40m from the nearest Listed Building¹¹⁹, however there are mature trees which shield the site option, and therefore significant effects are not expected.</p> <p>112 does contain 2 non-designated monuments¹²⁰ which have the potential for local historic value, and the house at the site option is a non-designated heritage asset, and therefore there is the potential minor negative effect.</p>
5	To protect and conserve soil, land and minerals	<p>Site options 015 and 052 are greenfield land. Neither of the site options contain any best and most versatile agricultural land¹²¹, however both will result in the loss of soil resources, with a minor negative effect. 112 is partially greenfield land and partially brownfield, however it is expected that development will result in the loss of soil resources with a minor negative effect although some uncertainty at this stage of assessment.</p> <p>050/014 is brownfield land and development at this site option will not result in the loss of soil resource, with a major positive effect.</p> <p>The site options are not within a Mineral Consultation Area¹²², with an overall neutral effect.</p>

¹¹⁸ Measured using GIS (2017)

¹¹⁹ Ibid.

¹²⁰ Dartmoor National Park Authority GIS Layers (2017)

¹²¹ Defra (2017) Magic Map Application

¹²² Ibid.

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6	To promote efficient water use and improve water quality	The site options are within a Drinking Water Safeguard Zone ¹²³ . Site options 015, 052 and 112 do not contain any waterbodies. However, the River Ashburn flows through the centre of site option ASH1. The River is considered to be in a 'Good' chemical and ecological status ¹²⁴ . The site option is not considered to have a significant effect on water quality as effluent discharge will be managed by the Environment Agency. It is expected that site options will be able to incorporate water efficiency measures. Overall neutral effect for all site options on water quality and water use.
7	To reduce the risk of flooding from all sources and manage flood risk more sustainably	<p>Site options 015, 052 and 112 are located in Flood Zone 1¹²⁵, with a low probability of flooding.</p> <p>Site option 050/014 is almost entirely located within Flood Zone 2 and 3¹²⁶, with a high probability of flooding. Avoiding the Flood Risk area is likely to have a significant effect on the yield of the site option, with a potential major negative effect. However, there is the potential for development at the site option to contribute to managing flood risk and contributing to flood risk management for the area, although this is uncertain at this stage of assessment.</p> <p>Site option 015 is entirely within a Critical Drainage Area (CDA)¹²⁷, whilst 052 and AH1 are both partially within a CDA. A CDA is an area where drainage infrastructure has been identified as at critical risk of flooding. Development at these site options may contribute to surface water flooding if not managed properly with a potential minor negative effect, although some uncertainty at this strategic level.</p>
8	To maintain and enhance community and settlement identities	<p>The extent of Ashburton is defined by the A38 bordering the settlement to the east, the River Ashburn which flows through the town, the surrounding river valleys and it is the largest settlement within the National Park.</p> <p>Site options 015 and 052 are on the northern edge of the settlement, and would extend the built form of the settlement to the north and west. However, development here is adjacent to existing residential development and would integrate well with the existing area, with no significant effect on the settlement identity. 050/014 is within the centre of the town, and would not extend the</p>

¹²³ Ibid.

¹²⁴ Environment Agency (2017) Catchment Data Explore [Online at: <http://environment.data.gov.uk/catchment-planning/WaterBody/GB108046005270>]

¹²⁵ Dartmoor National Park Authority GIS Layers (2017)

¹²⁶ Ibid.

¹²⁷ <https://new.devon.gov.uk/floodriskmanagement/planning-and-development/>

ASHBURTON		
		<p>existing settlement with no effect on the settlement identity. 112 is also well related to the existing development, however development at the site option has the potential for a negative effect on the settlement identity through the loss of parkland feel, trees/hedgerows and a building which contributes to the local townscape, with a potential minor negative effect on the settlements identity.</p> <p>All site options are considered likely to have a positive effect on the local community by supporting local services/facilities and sustaining the vitality of the local centre, with a minor positive effect.</p>
9	To support the provision & accessibility of services & facilities	<p>Services and facilities within Ashburton include a Post Office, 2 general stores, pubs, restaurants, a primary school, a secondary school, a library, 2 community halls and health facilities (gp surgery, dental surgeries and a hospital). ASH1 is adjacent to the centre of the settlement where the majority of the services/facilities are located. 112 is within 350m of the services/facilities¹²⁸, and there are roadside footpaths providing safe access, and the site is therefore considered to have good access.</p> <p>Site options 015 and 052 are approx. 1.5 km from the services/facilities within the settlement¹²⁹. There are roadside footpaths from the site options to the centre of the settlement, and nearby bus services provide access to the centre of the settlement. Therefore, all site options are considered to have good access to local services/facilities, with a long-term minor positive effect.</p>
10	To ensure that the housing needs of all National Park residents are met	All site options will provide residential development to meet the needs of local people, however at this strategic level there is uncertainty regarding the provision of affordable or adaptable housing, and therefore a long-term minor positive effect is considered.
11	To improve the health and wellbeing of communities and reduce inequalities	All site options will provide housing with positive effects on the health of local communities. Public Open Space (POS) in Ashburton includes outdoor sports facilities which are largely located in the north of the settlement, play spaces and churchyards/cemeteries. Site options 015 and 052 are within walking distance to outdoor sports facilities which includes football pitches and a cricket

¹²⁸ Measured using Google Maps (2017)

¹²⁹ Ibid.

ASHBURTON		
		<p>pitch¹³⁰. Neither site option will result in the loss of POS. 050/014 is adjacent to an amenity greenspace area, churchyard/cemetery and play space. 112 is within 300m of the same POS area¹³¹. Therefore, all site options are considered to have good access to POS, which will promote healthier lifestyles and associated long term minor positive effects.</p> <p>Green infrastructure in Ashburton includes footpaths that are part of the PRoW network, an allotment space, amenity greenspace, networks of hedgerows on the rural boundary of the town, and a number of trees dispersed throughout the settlement. Blue infrastructure is also present in the form of the River Ashburn which flows through the town. None of the site options will result in the loss of Green Infrastructure, and due to the relatively small size of the site options enhancements to Green Infrastructure are not considered likely, with an overall neutral effect.</p>
12	To promote & support the economy, especially key business sectors of tourism, agriculture, leisure/recreation & small businesses	<p>Site options 015, 052 and 112 are not proposing any employment land and will not result in the loss of existing employment land in use, with an overall neutral effect.</p> <p>050/014 has existing employment land, and therefore development here will result in the loss of existing employment land and a long-term minor negative effect.</p>
13	To help reduce congestion, particularly on the outskirts of the National Park, and reduce associated indirect impacts on air quality and greenhouse gas emissions	<p>There is no designated Air Quality Management Area in or adjacent to Ashburton¹³². Parking has been identified as an issue within Ashburton, as has congestion, specifically within the centre of the settlement¹³³. The site options are considered to have good access via footpath or bus to existing services/facilities in the centre of the settlement and are therefore not considered likely to exacerbate the existing parking problems. Further mitigation is provided as it is expected that Local Plan Policy will require new development to provide appropriate parking for residents.</p> <p>Site options 015 and 052 can access the A38, which provides access to Plymouth and Exeter, without passing through the centre of the settlement. These site options will not increase congestion in the town centre, with an overall neutral effect. Site options 050/014 and 112 have the potential to</p>

¹³⁰ Ibid.

¹³¹ | Measured using Google Maps (2017)

¹³² <https://uk-air.defra.gov.uk/aqma/maps>

¹³³ DNPA (2017) Ashburton Settlement Profile

ASHBURTON		
		result in an increase in traffic on the narrow road network within the central area of the settlement. This will increase existing congestion issues with a long-term minor negative effect.
14	To encourage a change to sustainable transport modes and to reduce the need to travel	<p>Ashburton has good sustainable transport links, for a rural town. There are bus services which run to a range of destinations such as Newton Abbot, Exeter, Plymouth, Totnes, Paignton, Buckfastleigh and Tavistock. The frequency of services varies between destinations, with services to Exeter, Plymouth and Newton Abbot running frequently (hourly or better) from Monday to Saturday. All site options are within walking distance to a bus stop¹³⁴, with roadside footpaths available.</p> <p>The settlement has roadside footpaths which provide safe walking access to local services/facilities, and national cycle route 272 also passes through the settlement, connecting to Buckfastleigh to the south. Potential for a major positive effect on sustainable transport for all site options.</p>
15	To reduce waste & promote reuse and recycling	<i>This topic has been scoped out of the SA site assessments as all site options have the potential to provide sustainable design and waste management – as guided by other core policies.</i>
<p>SUMMARY:</p> <p>Key Negative Effects:</p> <ul style="list-style-type: none"> ▪ ASH is predominantly located within Flood Zone 2 & 3, with a potential major negative effect. There may be scope for development at the location to contribute to improved flood risk management, so uncertainty remains at this stage of assessment. ▪ Site options 050/014, 052 and 112 are within the foraging and flightpath areas of greater horseshoe bats associated with the South Hams SAC, with potential major negative effects. ▪ 050/014 has a Listed Building within and other Listed Buildings adjacent to the site, with a potential major negative effect on the Conservation Area, heritage assets and their settings. ▪ 112 has the potential for minor negative effects on local monuments within the site option. ▪ All site options (except ASH) will result in the loss of greenfield land, with a minor negative effect ▪ 052 and 015 have the potential for minor negative effect on landscape, and 112 has the potential for a minor negative effect on townscape. 		

¹³⁴ Measured using Google Maps (2017)

ASHBURTON

- 050/014 and 112 will both result in the loss of existing employment land and have the potential to increase congestion within the settlement, with associated minor negative effects.

Key Positive Effects:

- 050/014 is a brownfield site, with a major positive effect on soil.
- All site options have good sustainable transport links with a major positive effect.
- ASH also has the potential for a minor positive effect on townscape.
- All site options will have minor positive effects on housing, services/facilities, community & settlement identity and health.

YELVERTON																
Site Option	SA Objectives															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
	Landscape & Settlement Character ¹³⁵	High Quality Design	Biodiversity	Heritage	Soils & Minerals ¹³⁶	Water Use & Quality	Flooding	Community & Settlement Identities	Services & Facilities	Housing	Health & Equality ¹³⁷	Economy & Employment	Congestion, Parking & Access	Sustainable Transport	Waste	
DNP08/033 Land at Gratton Lane Yield- 29-44	- 0	N/A	0	0	- 0	0	0	-	-	+	+ 0	0	-	-	N/A	
DNP16/064 Land off Binkham Hill Yield- 40-60	- 0	N/A	0	0	- 0	0	0	-	+	+	+ 0	0	0	++	N/A	
DNP14/073 Land at Elfordtown Yield- 30	- -	N/A	0	-	- 0	0	0	+	+	+	+ +	0	-	++	N/A	
DNP14/107 Land at Gratton Cross Yield- 18-27	- 0	N/A	0	0	- 0	0	0	+	+	+	+ 0	0	-	++	N/A	

¹³⁵SA Objective 1: First cell relates to landscape, second cell relates to settlement character

¹³⁶ SA Objective 5: First cell relates to soil, second cell relates to minerals

¹³⁷ SA Objective 11: First cell relates to open space, second cell relates to green infrastructure

YELVERTON		
Sustainability Objective	Assessment of Effects Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
1	To conserve and enhance the landscape and settlement character of Dartmoor National Park	<p>All site options are within the National Park boundary. The landscape around Yelverton is characterised by several Valued Attributes which include Roborough Down to the west, pastoral character with medieval field pattern, views from higher elevations, contrasting landscapes (open and exposed to enclosed valleys) and strong rural qualities with high tranquillity¹³⁸.</p> <p>Site option 064 has a medium/high landscape sensitivity¹³⁹. The area has a sloping valley landform, and provides a rural setting to Yelverton. The hard-urban edges and subdivision of fields reduce the sensitivity of the area¹⁴⁰. Development at the site option has the potential for a loss of Valued Attributes including pastoral character, rural quality, and an effect on views surrounding moorland. Potential for a minor negative effect.</p> <p>Site options 033, 073 and 107 are also considered to have a medium/high landscape sensitivity¹⁴¹. The area around these sites is influenced by the sloping landform, naturalistic features and rural setting to Yelverton. However, traffic noise and limited views reduce sensitivity¹⁴². Site option 033 is visible from the south due to its sloping topography and development has the potential for negative effects on views from inside and outside of the settlement. 073 and 107 will result in the loss of pastoral character which is a Valued Attribute for the area, although neither site option is prominent in the local landscape. 107 has several Tree Preservation Orders¹⁴³ along the sites northern border. However, it is assumed that development would retain these trees with no likely significant effects.</p>

¹³⁸ LUC for DNPA (July 2017) Dartmoor Landscape Sensitivity Assessment

¹³⁹ Ibid.

¹⁴⁰ Ibid.

¹⁴¹ Ibid.

¹⁴² Ibid.

¹⁴³ Dartmoor National Park Authority GIS Layers (2017)

YELVERTON		
		<p>All site options will result in a cumulative loss of rural quality and a potential degradation of tranquillity, both of which are Valued Attributes for the area. Therefore, it is considered that all site options have the potential for a minor negative effect on landscape.</p> <p>The townscape of Yelverton is characterised by the large village green at the centre of the settlement. The older buildings of the settlement are situated in the central area, whilst the settlement has grown north, east and south through the years with more modern development in these areas. Development at 073 would result in the loss of prominent trees along the sites boundary with the road network, with a resultant minor negative effect on the character of the settlement. Development at the other site options is considered likely to integrate well with the existing built environment, and it is expected that development will follow the existing Design Guide, with a residual neutral effect for all site options.</p>
2	To conserve & enhance the character, safety, accessibility, adaptability, and sustainability, including energy efficiency, of the built environment by raising the quality of design and construction	<i>This topic has been scoped out of the SA site assessments as all site options have the potential to provide sustainable design and energy efficiency in accordance with draft DNPA Policies and the Design Guidance.</i>
3	To protect, enhance and manage biodiversity & geodiversity for net gain, where possible	The nearest Natura 2000 site to Yelverton is South Dartmoor Woods SAC, approximately 3.5km to the south, and is designated for its woodland habitat ¹⁴⁴ . Dartmoor SAC is approx. 6km to the east, and Plymouth Sound and Estuaries SAC is approx. 7.5km to the west ¹⁴⁵ . Due to these distances and the small amount of development proposed, which is focused on meeting local need, it is not expected that there will be significant negative effects on any Natura 2000 site through recreational use, habitat loss or disturbance.

¹⁴⁴ Defra (2017) Magic Map Application

¹⁴⁵ Ibid.

YELVERTON		
		<p>The nearest SSSI to Yelverton is Burrator Quarries, 3km to the east and designated for its geological features¹⁴⁶. There are additional SSSIs in the local area, however these are all over 3.5km from Yelverton and are all considered to be in a favourable condition¹⁴⁷. No significant negative effects likely. None of the site options contain Priority Habitat, although 107 is adjacent to a band of Deciduous Woodland. It is not expected that development will result in the loss or fragmentation of Priority Habitat.</p> <p>Roborough Down Strategic Nature Area borders the settlement to the west¹⁴⁸. Development at the site options will not result in the loss of key habitats for the SNA, or hinder efforts for further conservation, with no likely significant effects. Overall neutral effect for all site options on biodiversity.</p> <p>There is the potential for a cumulative loss of undesignated habitat across the site options which includes hedgerow, trees and grassland loss, which could have a negative effect on local wildlife movement and habitat linkages. However, it is expected that development will be able to retain existing hedgerows and vegetation where possible, supported by Local Plan Policy, although site level biodiversity assessments will be required as part of development applications.</p>
4	To protect, conserve, and enhance the historic environment and its setting	Yelverton does not contain a Conservation Area, and there is only one Listed Building in the settlement, which is a Grade II listed church ¹⁴⁹ . Site options 033, 064 and 107 do not contain and are not located adjacent to any designated heritage assets, with a neutral effect. Site option 073 is adjacent to Elfordtown Farmstead ¹⁵⁰ , with a potential negative effect on the setting of the farmstead. The site options are not within or adjacent to a Premier Archaeological Landscape Area.

¹⁴⁶ Defra (2017) Magic Map Application

¹⁴⁷ Ibid.

¹⁴⁸ <http://map.devon.gov.uk/dccviewer/?bm=OSMap&layers=Flood%20Risk:2&activeTab=FloodRisk&extent=174055;29558;387045;155896>

¹⁴⁹ Defra (2017) Magic Map Application

¹⁵⁰ Dartmoor National Park Authority GIS Layers (2017)

YELVERTON		
5	To protect and conserve soil, land and minerals	<p>All of the site options are greenfield land, however none of the site options contain best and most versatile agricultural land (grade 1 to 3a)¹⁵¹. Potential for a minor negative effect through the loss of soil resources for all site options.</p> <p>The site options are not within or adjacent to a Mineral Consultation Area¹⁵², with an overall neutral effect.</p>
6	To promote efficient water use and improve water quality	<p>All of the site options are within a Drinking Water Protected Area (Surface Water) which is currently not considered to be at risk¹⁵³. None of the site options contain a waterbody although 064 is adjacent to the River Walkham, which is in a moderate ecological status and a good chemical status¹⁵⁴. It is expected that any effluent discharge from the site would be subject to regulation by the Environment Agency, and therefore no likely effects on the quality of the River. All site options are expected to be able to incorporate water efficiency standards, with an overall neutral effect.</p>
7	To reduce the risk of flooding from all sources and manage flood risk more sustainably	<p>All site options are located in Flood Zone 1¹⁵⁵, with a low probability of flooding, with an overall neutral effect.</p>
8	To maintain and enhance community and settlement identities	<p>The identity of Yelverton is characterised by the crossroads at the centre of the settlement where the A386 and B3212 meet. The A386 acts as a border to the west of the settlement. Development is formed around the crossroads extending north, east and south. Site option 073 and 107 are well located adjacent to existing development, and will integrate well with the existing settlement and no likely significant effects. Site option 064 would represent an extension of development to the east of Yelverton and further into the National Park, with a potential minor negative effect. Site option 033 is located to the south of the settlement and is not considered likely to integrate well with the existing settlement with a potential minor negative effect on the identity of Yelverton, with a minor negative effect.</p>

¹⁵¹ Defra (2017) Magic Map Application

¹⁵² Dartmoor National Park Authority GIS Layers (2017)

¹⁵³ Defra (2017) Magic Map Application

¹⁵⁴ Environment Agency (2017) Catchment Data Explore [Online at <http://environment.data.gov.uk/catchment-planning/WaterBody/GB108047007870>]

¹⁵⁵ Dartmoor National Park Authority GIS Layers (2017)

YELVERTON		
		All site options will support local services/facilities and sustain the vitality of the local centre, with minor positive effects for all site options except 064 where there is a potential negative effect on the settlement identity.
9	To support the provision & accessibility of services & facilities	<p>Services and facilities within Yelverton include a Post Office, a pub, a GP surgery, dental surgery, a petrol station, two community halls and two general stores. However, Yelverton does not contain any educational facilities. All site options are within walking distance of local services/facilities¹⁵⁶, and therefore all site options are considered likely to support the local centre with long-term minor positive effects.</p> <p>Most of the site options have safe footpath access to services/facilities, however the footpath along Meavy Lane from site options 073 and 107 is not raised with a potential effect on safe access. Site option 033 does not have footpath access and is therefore considered to have a minor negative effect due to poor access to services/facilities.</p>
10	To ensure that the housing needs of all National Park residents are met	All site options will provide residential development to meet the needs of local people, however at this strategic level there is uncertainty regarding the provision of affordable or adaptable housing, and therefore a long-term minor positive effect is considered.
11	To improve the health and wellbeing of communities and reduce inequalities	<p>All site options will provide housing with positive effects on the health of local communities. Public Open Space in Yelverton includes outdoor sports facilities which are focused in the south of the settlement, a play space area, amenity greenspace and a churchyard/cemetery. All site options are within walking distance to existing POS¹⁵⁷, which will help promote healthier lifestyles with long-term minor positive effects.</p> <p>Green Infrastructure in Yelverton includes Public Right of Way (PRoW) network, hedgerow networks, greenspaces, and blue network in the form of the River Walkham which flows through the settlement. None of the site options will result in the loss of key Green or Blue Infrastructure features.</p>

¹⁵⁶ Measured using Google Maps (2017)

¹⁵⁷ Measured using Google Maps (2017)

YELVERTON		
		Site option 073 has the potential for a minor positive effect on GI by providing new footpaths to link with the adjacent POS area. Neutral effect for all other site options.
12	To promote & support the economy, especially key business sectors of tourism, agriculture, leisure/recreation & small businesses	The site options are not proposing any employment land and will not result in the loss of existing employment land, with an overall neutral effect.
13	To help reduce congestion, particularly on the outskirts of the National Park, and reduce associated indirect impacts on air quality and greenhouse gas emissions	<p>Parking and traffic have both been highlighted as issues by the local community¹⁵⁸. Site options 064, 073 and 107 are not considered likely to result in an increase in parking problems as they are within walking distance to the centre of the settlement with safe access available. 033 is within walking distance, but there are no footpaths and therefore residents may drive and use parking by services/facilities, with a potential minor negative effect. It is expected that Local Plan Policy will require new development to provide appropriate parking for residents.</p> <p>Site option 064 has access to the A386 via the BS212, and is not considered likely to result in an increase in traffic. Site options 033, 073 and 107 are to the south of the settlement, and will result in a cumulative increase in traffic on the narrower road network which characterises this area of the settlement. This could increase congestion, and therefore it is considered there is the potential for a minor negative effect for these site options.</p>
14	To encourage a change to sustainable transport modes and to reduce the need to travel	Yelverton has good bus links. Services from the settlement include hourly or more frequently to Plymouth, Tavistock, Horrabridge, Yelverton and less frequent services to Princetown, Postbridge and Crapstone ¹⁵⁹ . All site options are within walking distance to a bus stop ¹⁶⁰ , and site options 064, 073 and 107 all have footpath access 033 does not have safe footpath access.

¹⁵⁸ DNPA (June 2017) Yelverton Settlement Profile

¹⁵⁹ DNPA (June 2017) Yelverton Settlement Profile

¹⁶⁰ Measured using Google Maps (2017)

YELVERTON		
		The Devon Coast to Coast cycle route passes through Yelverton and national cycle route 274 is approx. 2km to the east of Yelverton ¹⁶¹ , with further investment in the cycle network planned for this area including a cycle route adjacent to 064 which may link the Devon Coast to Coast route with route 274. There is also access to a wide-ranging PRow Network. A major positive effect for site options 064, 073 and 107 as they have safe access to a range of sustainable transport, however a minor negative effect for 033 as there is no safe footpaths access to a bus stop.
15	To reduce waste & promote reuse and recycling	<i>This topic has been scoped out of the SA site assessments as all site options have the potential to provide sustainable design and waste management – as guided by other core policies.</i>
<p>SUMMARY:</p> <p>Key Negative Effects:</p> <ul style="list-style-type: none"> ▪ All site options have the potential for long-term minor negative effects on landscape through the loss or degradation of Valued Attributes and on soil through the loss of greenfield land. ▪ Site option 073 is situated opposite a farmstead with a potential minor negative effect on heritage. ▪ Site options 033, 073 and 107 have the potential for a minor negative effect on transport through an increase in private vehicles on the narrow road network of lanes in the south of the settlement. 033 also has the potential to exacerbate existing parking problems. ▪ 033 is not considered to have safe access via walking to local services/facilities, with a minor negative effect on SA Objective 9, and does not have safe foot access to the nearest bus stop, with a minor negative effect on sustainable transport. ▪ 033 and 064 will not integrate well with the existing settlement with a potential negative effect on the settlement identity. <p>Key Positive Effects:</p> <ul style="list-style-type: none"> ▪ All site options have the potential for a minor positive effect on housing and health, as all site options will provide housing to meet local needs and have access to a range of POS. ▪ 073 and 064 are considered to integrate well with the existing settlement and will support the vitality of the Local Centre, with long-term minor positive effects. ▪ 064, 073 and 107 have good access to local services/facilities, with a minor positive effect. ▪ 073 has the potential to provide GI improvements by improving connectivity to an adjacent area of POS. ▪ 064, 073 and 107 have good access to bus stops within the settlement and a cycle route and PRow, with a major positive effect on sustainable transport. 		

¹⁶¹ <https://www.sustrans.org.uk/ncn/map?lat=56.54737192673878&lng=-3.142090281250036&zoom=5&route-type=all-routes&filters=>

PRINCETOWN																
Site Option	SA Objectives															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
	Landscape & Settlement Character ¹⁶²	High Quality Design	Biodiversity	Heritage	Soils & Minerals ¹⁶³	Water Use & Quality	Flooding	Community & Settlement Identities	Services & Facilities	Housing	Health & Equality ¹⁶⁴	Economy & Employment	Congestion, Parking & Access	Sustainable Transport	Waste	
DNP10/058- DNP10/065 Land at Moorland View Yield- 5-8	0 +	N/A	0	0	+ +	0	0	0	+	+	+	+ 0	0	0	-	N/A
DNP16/079B Bellever Close Yield- 3-5	0 +	N/A	0	0	+ +	0	0	0	+	+	+	+ 0	0	0	-	N/A
DNP16/079D- Between Barrack Rd & Tavistock Rd Yield- 5-7	0 +	N/A	0	+?	+ +	0	0	0	+	+	+	+ 0	0	0	-	N/A
Dartmoor Prison Redevelopment	- ?	- ?	N/A	?	-? +	0	0	0	-?	+	?	+ 0	-?	0	-	N/A

¹⁶² SA Objective 1: First cell relates to landscape, second cell relates to settlement character

¹⁶³ SA Objective 5: First cell relates to soil, second cell relates to minerals

¹⁶⁴ SA Objective 11: First cell relates to open space, second cell relates to green infrastructure

PRINCETOWN	
Sustainability Objective	Assessment of Effects Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty
<p>1 To conserve and enhance the landscape and settlement character of Dartmoor National Park</p>	<p>All of the site options are within the National Park boundary. Valued Attributes in the local landscape of Princetown include views to uplands and distinctive tors, characteristic granite buildings, lack of human influence, exposed character and valued semi-natural habitats (streams and moorland)¹⁶⁵.</p> <p>None of the site options for the settlement have a defined landscape sensitivity, as they are all within the existing built settlement boundary. However, the landscape surrounding the town is considered to have a high sensitivity, and site options 079B and 058/065 and the prison border the edge of the settlement and the surrounding landscape¹⁶⁶.</p> <p>Site option 079D is in the centre of the settlement, and is surrounded by existing development, with no effect on the landscape. 079B is more visible in the landscape, however the site is already partly developed, such that development here would not result in the loss of Valued Attributes or have a significant effect on the landscape. Site option 058/065 is bordered by residential development and a coniferous woodland plantation, such that it is considered to be largely enclosed from the surrounding landscape. It is not expected that there would be a loss of Valued Attributes. The development at the prison may have an effect on the landscape due to its prominence, and the potential changes granite buildings associated with the prison are a valued attribute for the landscape. Therefore, a minor negative effect is considered, with some uncertainty at this stage of assessment.</p> <p>The cumulative effect of development is considered to be minimal and therefore no significant effects are expected on tranquillity levels. Overall neutral effect for all site options on landscape.</p>

¹⁶⁵ LUC for DNPA (July 2017) Dartmoor Landscape Sensitivity Assessment

¹⁶⁶ Ibid.

PRINCETOWN		
		The townscape of Princetown is dominated by Dartmoor Prison and its granite buildings. All of the proposed site options are brownfield site options. 079 contains the Officer Club building for the Prison, which is considered to be part of the 'prison vernacular' and contributes to the local townscape, although the building has fallen into disrepair development could have positive effects on the building. Therefore, development at the site options could provide new buildings and enhance existing buildings such that the local townscape is enhanced, with potential long-term minor positive effects. However, development at the prison has the potential for significant changes to the townscape due to its prominence in the townscape and its contribution, with a potential minor negative effect on the settlement character, although some uncertainty at this stage of assessment. It is expected that development will follow the existing Design Guide and respect the vernacular style for the settlement.
2	To conserve & enhance the character, safety, accessibility, adaptability, and sustainability, including energy efficiency, of the built environment by raising the quality of design and construction	<i>This topic has been scoped out of the SA site assessments as all site options have the potential to provide sustainable design and energy efficiency in accordance with draft DNPA Policies and the Design Guidance.</i>
3	To protect, enhance and manage biodiversity & geodiversity for net gain, where possible	The Dartmoor SAC is the nearest Natura 2000 designation to the settlement, being approx. 1.3km to the south ¹⁶⁷ . The SAC is designated for the heath, woodland and bog habitats, as well as for southern damselfly, otters and salmon ¹⁶⁸ . The South Dartmoor Woods SAC, designated for the woodland habitat present, is approx. 3.5km to the west ¹⁶⁹ . Due to the small level of development proposed at 058/065, 079B and 079D, it is not expected that there will be any significant effect on the Natura 2000 sites. Any increase in recreation or air pollution will be negligible, and no habitat loss or disturbance will occur.

¹⁶⁷ Defra (2017) Magic Map Application

¹⁶⁸ Ibid.

¹⁶⁹ Ibid.

PRINCETOWN		
		<p>Within the boundaries of the SAC there are also SSSI sites, however these are mainly in a favourable condition and no negative effects are considered likely on these sites as a result of development¹⁷⁰. None of the site options contain Priority Habitat, however 058/065 is bordered by Grass Moorland¹⁷¹. It is not expected that development will result in a loss or fragmentation of this key habitat, with no significant effect.</p> <p>The settlement and all site options are within the Dartmoor Strategic Nature Area (SNA), designated for its upland heath habitat¹⁷². However, as all site options are brownfield, it is not expected that there will be a significant effect on the SNA. Overall neutral effect for 058/065, 079B and 079D on biodiversity.</p> <p>The effects of redevelopment at the prison on biodiversity is uncertain until further site level assessments are conducted.</p>
4	To protect, conserve, and enhance the historic environment and its setting	<p>Princetown Conservation Area encompasses most of the settlement. The Conservation Area is characterised by a mix of non-vernacular and vernacular buildings from the 19th and 20th centuries, key buildings which include the church and Prison, views out of the Conservation Area and the open spaces within the settlement¹⁷³. Site option 079D is located within the centre of the Conservation Area, 079B is approx. 150m from the Conservation Area, and 058/065 is approx. 70m from the Conservation Area¹⁷⁴.</p> <p>Although 079D is within the Conservation Area the site is a largely derelict brownfield site with a historic building in disrepair. Development here has the potential for enhancements to the historical feature which has the potential for positive effects on the Conservation Area. Site options 065, 058 and 079B are not considered likely to have an effect on the Conservation Area or its setting due to their brownfield nature and the small size of the site options.</p>

¹⁷⁰ Ibid.

¹⁷¹ Ibid.

¹⁷² <http://www.dbr.org.uk/strategic-nature-areas/>

¹⁷³ DNPA (September 2011) Princetown Conservation Area Character Appraisal

¹⁷⁴ Measured using GIS (2017)

PRINCETOWN		
		Listed Buildings in Princetown are limited but are mainly focused within the boundaries of the Prison. 079D is adjacent to the Grade II Listed Church ¹⁷⁵ . It is expected that development here could improve the setting of the Listed Building as the current site does not positively contribute to its setting. Potential for a minor positive effect for 079D, although some uncertainty at this strategic level. The site options are not within or adjacent to a Premier Archaeological Landscape Area. Neutral effect for 058/065 and 079B.
5	To protect and conserve soil, land and minerals	<p>All of the site options are brownfield land, and therefore development will not result in the loss of soil resources. Potential for a major positive effect for all site options.</p> <p>The site options are not within or adjacent to a Mineral Consultation Area¹⁷⁶, with an overall neutral effect.</p>
6	To promote efficient water use and improve water quality	<p>All of the site options are within a Drinking Water Protected Area which is not considered to be at risk, and a Drinking Water Safeguard Zone¹⁷⁷. The site options will not result in negative effect on drinking water quality as they will not result in the release of harmful contaminants which have been highlighted as a risk for this area (pesticides)¹⁷⁸.</p> <p>None of the site options contain a waterbody, although 079B is adjacent to a drain which drains into the Blackbrook River. The River is considered to have a 'good' chemical and ecological status¹⁷⁹. It is not expected that development will have a negative effect on water quality as any effluent discharge will be monitored by the Environment Agency. Furthermore, it is expected that all new development will be able to incorporate water efficiency measures, with no likely significant effect.</p>

¹⁷⁵ Dartmoor National Park Authority GIS Layers (2017)

¹⁷⁶ Dartmoor National Park Authority GIS Layers (2017)

¹⁷⁷ Defra (2017) Magic Map Application

¹⁷⁸ Defra (2017) Magic Map Application

¹⁷⁹ Environment Agency (2017) Catchment Data Explore [Online at <http://environment.data.gov.uk/catchment-planning/WaterBody/GB108046008370>]

PRINCETOWN		
7	To reduce the risk of flooding from all sources and manage flood risk more sustainably	All of the site options are located in Flood Zone 1 ¹⁸⁰ , with a low probability of flooding and a residual neutral effect for all site options.
8	To maintain and enhance community and settlement identities	<p>The small level of proposed development at 058/065, 079B and 079D situated on brownfield land is not expected to have a negative effect on the settlement identity. All site options are considered likely to support the vitality of the local centre, with long term minor positive effects.</p> <p>The redevelopment of the Prison has the potential to affect the settlements identity due to the prominence of the Prison in the settlements history and townscape, with a potential minor negative effect, with some uncertainty at this stage of assessment.</p>
9	To support the provision & accessibility of services & facilities	Services and facilities within Princetown include a primary school, a bank, a general store, two community halls and pubs. All site options are within walking distance of local services/facilities, and there are roadside footpaths providing safe access from all site option ¹⁸¹ . Potential for a minor positive effect for all site options.
10	To ensure that the housing needs of all National Park residents are met	<p>058/065, 079B and 079D will provide residential development to meet the needs of local people, however at this strategic level there is uncertainty regarding the provision of affordable or adaptable housing, and therefore a long-term minor positive effect is considered.</p> <p>At this stage of assessment, it is not known whether the redevelopment of the prison will provide housing, with an overall uncertain effect until further details available.</p>
11	To improve the health and wellbeing of communities and reduce inequalities	All site options will provide housing with positive effects on the health of local communities. Public Open Space (POS) facilities in Princetown include a play space, civic spaces, outdoor sports facilities and amenity greenspaces ¹⁸² . All site options have easy and safe access to POS which will promote healthy lifestyles among residents, with long term positive effects on health.

¹⁸⁰ Dartmoor National Park Authority GIS Layers (2017)

¹⁸¹ Measured using Google Maps (2017)

¹⁸² DNPA (June 2017) Princetown Settlement Profile

PRINCETOWN		
		Green Infrastructure in the town is limited to amenity greenspaces, a large Public Right of Way network which provides connections to the surrounding common and access land, and the network of hedgerows and trees present throughout the village. None of the site options will result in the loss of Green Infrastructure, and the small levels of proposed development means development is not likely to contribute to Green Infrastructure improvements, with an overall neutral effect.
12	To promote & support the economy, especially key business sectors of tourism, agriculture, leisure/recreation & small businesses	<p>058/065, 079B and 079D not proposing any employment land and will not result in the loss of existing employment land, with an overall neutral effect.</p> <p>Redevelopment of the prison will result in the loss of employment land with a potential minor negative effect, however the redevelopment could provide new employment land but this is unknown at this stage of assessment.</p>
13	To help reduce congestion, particularly on the outskirts of the National Park, and reduce associated indirect impacts on air quality and greenhouse gas emissions	<p>There is no designated Air Quality Management Area in or adjacent to Princetown¹⁸³. Parking has not been identified as an issue for the settlement¹⁸⁴, however due to the close proximity of development to local services/facilities and the small level of proposed development it is not expected that the cumulative effect of development will create a problem with local parking. It is expected that Local Plan Policy will require new development to provide appropriate parking for residents.</p> <p>Congestion has not been identified as a local issue¹⁸⁵, and all site options would have easy access to the B3357 and the B3212. The small level of development proposed would not result in a significant increase in traffic. Overall neutral effect for all site options.</p>
14	To encourage a change to sustainable transport modes and to reduce the need to travel	Bus services from Princetown include services to Tavistock, Yelverton and Liverton. However, these services are not frequent (less than hourly) ¹⁸⁶ , which means residents are likely to rely on private vehicle use instead of public transport. Therefore, there is the potential for a minor negative effect on sustainable transport for all site options.

¹⁸³ <https://uk-air.defra.gov.uk/aqma/maps>

¹⁸⁴ DNPA (June 2017) Princetown Settlement Profile

¹⁸⁵ Ibid.

¹⁸⁶ DNPA (June 2017) Princetown Settlement Profile

PRINCETOWN		
15	To reduce waste & promote reuse and recycling	<i>This topic has been scoped out of the SA site assessments as all site options have the potential to provide sustainable design and waste management – as guided by other core policies.</i>
<p>SUMMARY:</p> <p>Key Negative Effects:</p> <ul style="list-style-type: none"> ▪ Sustainable transport services are limited with potential negative effects through the likely reliance on private vehicle for local residents. <p>Key Positive Effects:</p> <ul style="list-style-type: none"> ▪ All site options will have major positive effects effect on soils through the use of brownfield land. ▪ All site options will have minor positive effects on settlement character, services/facilities, housing and health. ▪ Site option 079D has the potential for positive effects on heritage through the regeneration of a derelict heritage asset. ▪ 		

CHAGFORD																
Site Option	SA Objectives															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
	Landscape & Settlement Character ¹⁸⁷	High Quality Design	Biodiversity	Heritage	Soils & Minerals ¹⁸⁸	Water Use & Quality	Flooding	Community & Settlement Identities	Services & Facilities	Housing	Health & Equality ¹⁸⁹	Economy & Employment	Congestion, Parking & Access	Sustainable Transport	Waste	
DNP14/108 Chagford Cattle Market Yield- Employment	- 0	N/A	0	0	+ 0	0	0	-	-	0	- 0	+	0	-	N/A	
DNP16/077 Land NW of Lamb Park Yield- 21-31	- 0	N/A	0	0	- 0	0	0	+	+	+	+ 0	0	0	+	N/A	
Sustainability Objective	Assessment of Effects Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty															
1	To conserve and enhance the landscape and settlement Both site options are located within the National Park boundary. Valued Attributes in the Chagford landscape include its high scenic value, views to the moorlands to the south and across the Teign valley, strong pattern of medieval field patterns and strong tranquillity and remoteness ¹⁹⁰ .															

¹⁸⁷ SA Objective 1: First cell relates to landscape, second cell relates to settlement character

¹⁸⁸ SA Objective 5: First cell relates to soil, second cell relates to minerals

¹⁸⁹ SA Objective 11: First cell relates to open space, second cell relates to green infrastructure

¹⁹⁰ LUC for DNPA (July 2017) Dartmoor Landscape Sensitivity Assessment

CHAGFORD		
	character of Dartmoor National Park	<p>Site option 108 is located to the east of the settlement and is considered to have a high landscape sensitivity¹⁹¹. The site is not located adjacent to any existing residential development but is adjacent to existing employment land and has been identified as an employment site. Existing hedgerows and trees naturally screen the site option such that it is largely enclosed. Development may result in negative effects on landscape views from the north of the site option, a loss of tranquillity and remoteness, with a potential minor negative effect on the landscape.</p> <p>Site option 077 is located within the existing settlement boundary, and therefore does not have a designated landscape sensitivity. However, the land adjacent to the north of the site option is considered to have a high landscape sensitivity¹⁹². The site is partially adjacent to existing residential development but is situated on the northern edge of Chagford. The site is particularly visible from the north where the land is higher, and development may have an effect on views across the Teign valley and a loss of scenic value, both Valued Attributes for the area¹⁹³. Potential for a minor negative effect.</p> <p>The townscape of Chagford is influenced by its associated history with the tin industry, and has developed into a town with a scattered grouping of buildings dating from the 16th to the 19th century¹⁹⁴. Site option 077 is well located to existing modern residential development, and is considered likely to integrate with the existing townscape with no negative effects. Site option 108 is separated from the main centre of Chagford and is not adjacent to existing residential development, such that no negative effects on townscape are expected. It is expected that development will follow the existing Design Guide and respect the vernacular style for the settlement.</p>
2	To conserve & enhance the character, safety, accessibility, adaptability, and sustainability, including	<i>This topic has been scoped out of the SA site assessments as all site options have the potential to provide sustainable design and energy efficiency in accordance with draft DNPA Policies and the Design Guidance.</i>

¹⁹¹ Ibid.

¹⁹² LUC for DNPA (July 2017) Dartmoor Landscape Sensitivity Assessment

¹⁹³ Ibid.

¹⁹⁴ Ibid.

CHAGFORD		
	energy efficiency, of the built environment by raising the quality of design and construction	
3	To protect, enhance and manage biodiversity & geodiversity for net gain, where possible	<p>The nearest Natura 2000 designation to the site option is Dartmoor SAC, approx. 4km to the west¹⁹⁵. The SAC is designated for the heath, woodland and bog habitats, as well as for southern damselfly, otters and salmon¹⁹⁶. Significant negative effects are not expected on the designation due to the level of development proposed being small, and the distance of the site options from the Natura 2000 site options.</p> <p>The nearest SSSI to both site options is Rushford Wood (approx. 1.3km from 077 and 1km from 108), which is designated for its broadleaved woodland and is currently in a favourable condition¹⁹⁷. Whiddon Deer Park SSSI is located approx. 1km to the east of 108, and is designated for its broadleaved woodland and woodland pasture, and is also in a favourable condition¹⁹⁸. Due to the small size of proposed development it is not expected that there will be significant effect on either SSSI as any increase in recreational use will be negligible, and there will be no key habitat lost or fragmented.</p> <p>Neither of the site options contain or are located adjacent to any Priority Habitat¹⁹⁹. Site option 077 is approx. 50m from the Teign Valley Woods Strategic Nature Area (SNA)²⁰⁰, however the site option will not result in the loss of any key habitat for the SNA, with no significant effects likely. Any cumulative loss of hedgerow across the two site options is likely to be limited due to the small size and it is expected that development will be able to retain existing hedgerows and vegetation where possible, supported by Local Plan Policy, with a neutral effect considered at this strategic level for both site options, although site level biodiversity assessments will be required as part of development applications.</p>

¹⁹⁵ Defra (2017) Magic Map Application

¹⁹⁶ Ibid.

¹⁹⁷ Ibid.

¹⁹⁸ Ibid.

¹⁹⁹ Ibid.

²⁰⁰ <http://map.devon.gov.uk/dccviewer/?bm=OSMap&layers=Flood%20Risk:2&activeTab=FloodRisk&extent=174055;29558;387045;155896>

CHAGFORD		
4	To protect, conserve, and enhance the historic environment and its setting	<p>Chagford has a Conservation Area which encompasses a large area of the settlement and is characterised by a pattern of old buildings at the centre and newer buildings further out, although there are areas where newer buildings are sandwiched between older building areas due to the way the settlement has developed over time²⁰¹. Additional characteristics of the Conservation Area include granite boundary walls, open spaces and views across the landscape, and the presence of Listed Buildings with a variety of building styles²⁰². Neither of the site options are located within the Conservation Area. 077 is located approx. 100m north of the Conservation Area²⁰³, however there is existing modern development between the site and the Conservation Area, and therefore it is not considered the site will have a significant effect on the designation. Site option 108 is approx. 1km from the Conservation Area²⁰⁴, with no likely effects.</p> <p>Listed Buildings are largely concentrated within the Conservation Area, however there are some in the surrounding landscape of Chagford²⁰⁵. The nearest Listed Building to site 077 is approx. 200m to the south²⁰⁶, with no likely effect due to existing development between the Listed Building and site option. 108 is approx. 80m from a Grade II listed bridge²⁰⁷, however there is no likely effect on the heritage asset as a result of development here.</p> <p>The site options are not within or adjacent to a Premier Archaeological Landscape Area. Overall neither of the site options are considered likely to have a significant effect on the historic environment with a residual neutral effect.</p>
5	To protect and conserve soil, land and minerals	<p>Site option 077 is entirely greenfield land, however the site does not contain best and most versatile agricultural land (grade 1 to 3a)²⁰⁸, with a minor negative effect.</p> <p>Site option 108 is partially brownfield land and partially greenfield land, with a potential minor positive effect through the use of some brownfield land.</p>

²⁰¹ DNPA (2005) Chagford Conservation Area Appraisal

²⁰² DNPA (2005) Chagford Conservation Area Appraisal

²⁰³ Measured using GIS (2017)

²⁰⁴ Ibid.

²⁰⁵ Dartmoor National Park Authority GIS Layers (2017)

²⁰⁶ Measured using GIS (2017)

²⁰⁷ Ibid.

²⁰⁸ Defra (2017) Magic Map Application

CHAGFORD		
		The site options are not within or adjacent to a Mineral Consultation Area ²⁰⁹ , with an overall neutral effect.
6	To promote efficient water use and improve water quality	The site options are not located within any safeguarded water zones ²¹⁰ . Neither of the site options contain waterbodies or are located adjacent to waterbodies. It is expected that all new development will be able to incorporate water efficiency measures, with a residual neutral effect for both site options.
7	To reduce the risk of flooding from all sources and manage flood risk more sustainably	Site option 077 is entirely located in Flood Zone 1 ²¹¹ , with a low probability of flooding, and a residual neutral effect. 108 is predominantly within Flood Zone 1, although a small area in the north east of the site option is located in Flood Zone 2 ²¹² . However, development could easily avoid this area of the site with no significant loss of development yield, and therefore a residual neutral effect is considered.
8	To maintain and enhance community and settlement identities	The identity of the settlement is defined by the presence of the Teign River and Teign Valley to the north and the central area of the settlement with the Square and Church present. 077 is well related to the existing settlement, and will not have a negative effect on the settlement identity, and will support the vitality of the local centre due to its proximity to the centre of the town, with a minor positive effect. Site option 108 is separated from the main area of Chagford, and development at the site option would not integrate with the existing settlement identity. Furthermore, the distance from the settlement may make the site less likely to support the existing services/facilities, with a potential minor negative effect.
9	To support the provision & accessibility of services & facilities	Services and facilities within Chagford include a Post Office, a primary school, a general store, healthcare facilities (GP surgery, dental surgery and pharmacy) and several pubs/restaurants ²¹³ .

²⁰⁹ Dartmoor National Park Authority GIS Layers (2017)

²¹⁰ Defra (2017) Magic Map Application

²¹¹ Dartmoor National Park Authority GIS Layers (2017)

²¹² Ibid.

²¹³ DNPA (June 2017) Chagford Settlement Profile

CHAGFORD		
		<p>Site option 077 is approximately 500m from the mains services/facilities²¹⁴, with safe walking access via roadside footpaths, and a long-term minor positive effect.</p> <p>Site option 108 is over 1km from the local services/facilities²¹⁵. Furthermore, there are no roadside footpaths from the site access and therefore no safe access, with a minor negative effect.</p>
10	To ensure that the housing needs of all National Park residents are met	<p>Site option 077 is proposing residential development, however at this strategic level there is uncertainty regarding the provision of affordable or adaptable housing, and therefore a long-term minor positive effect is considered.</p> <p>Site option 108 is proposing employment development, and therefore a neutral effect is considered for this SA Objective.</p>
11	To improve the health and wellbeing of communities and reduce inequalities	<p>Public Open Space (POS) in Chagford includes outdoor sports facilities, a play space, amenity greenspace and a churchyard/cemetery²¹⁶. Site option 077 is within walking distance to a range of POS and has safe footpath access²¹⁷, which will encourage healthier lifestyles with long term minor positive effects. The site is approx. 50m from a sewerage works²¹⁸, however no odour problems have been highlighted and therefore no significant effects likely.</p> <p>Site option 108 is not within walking distance to any POS facilities²¹⁹, with a minor negative effect on health as a result.</p> <p>Green Infrastructure in the settlement includes an allotment garden, Public Right of Way (PRoW) network, amenity greenspaces and blue infrastructure in the form of the River Teign to the north of the settlement. Neither of the site options will result in the loss of Green Infrastructure, and neither are likely to provide Green Infrastructure benefits due to their size, with a neutral effect for both site options.</p>
12	To promote & support the economy, especially	<p>Site option 077 is not proposing any employment land and will not result in the loss of existing employment land, with an overall neutral effect.</p>

²¹⁴ Measured using Google Maps (2017)

²¹⁵ Ibid.

²¹⁶ DNPA (June 2017) Chagford Settlement Profile

²¹⁷ Measured using Google Maps (2017)

²¹⁸ Measured using GIS (2017)

²¹⁹ Measured using Google Maps (2017)

CHAGFORD		
	key business sectors of tourism, agriculture, leisure/recreation & small businesses	Site option 108 is proposing employment land, with long-term minor positive effects for this SA Objective; some uncertainty remains at this stage of assessment as the potential employment use is not known and it is not clear whether the land would support a key area of the economy for Dartmoor - with major positive effects.
13	To help reduce congestion, particularly on the outskirts of the National Park, and reduce associated indirect impacts on air quality and greenhouse gas emissions	<p>Chagford does not contain and is not located adjacent to an AQMA²²⁰. Parking has been identified as an existing issue for the settlement, although a new community car park has been proposed for the settlement ²²¹. Site option 077 is within walking distance of the local services/facilities ²²² and therefore development here will not create a parking problem. It is expected that Local Plan Policy will require new development to provide appropriate parking for residents. Site option 108 is not within walking distance to local services/facilities²²³, and therefore development here may result in the use of private vehicles to access these services/facilities. However, as the site is an employment site and small, and the fact that a new car park has been proposed, any increase is considered to be negligible.</p> <p>Although congestion has not been highlighted as an issue for the settlement²²⁴, traffic can still occur around the centre of the town where the roads are narrow. Site option 077 is not considered to increase traffic in the town due to the close proximity to services/facilities, and the easy access to the B3206 without needing to go through Chagford town centre. Site option 108 has the potential to result in an increase in traffic as the use of private vehicle may be required to access services/facilities. However, as with parking, this small increase is likely to be negligible with no significant effect. Neutral effect for both site options.</p>
14	To encourage a change to sustainable transport modes and to reduce the need to travel	Destinations accessible by bus from Chagford include Exeter, Moretonhampstead, Newton Abbot and Okehampton. However, services are not frequent with no hourly services available. Some

²²⁰ <https://uk-air.defra.gov.uk/aqma/maps>

²²¹ DNPA (June 2017) Chagford Settlement Profile

²²² Measured using Google Maps (2017)

²²³ Ibid.

²²⁴ DNPA (June 2017) Chagford Settlement Profile

CHAGFORD		
		<p>services only operate on a single day²²⁵. Site option 077 is within walking distance²²⁶ of the nearest bus stop with a minor positive effect.</p> <p>Site option 108 does not have safe walking access to a bus stop²²⁷, with no roadside footpaths available. There is no easy access to the PRow network or a cycle route²²⁸, and therefore the site option is considered to have a major negative effect on sustainable transport. However, there are opportunities to improve connections with the town as a result of development at the site option, including the provision for a new footpath, or cycle route. However this is uncertain at this stage of assessment.</p>
15	To reduce waste & promote reuse and recycling	<i>This topic has been scoped out of the SA site assessments as all site options have the potential to provide sustainable design and waste management – as guided by other core policies.</i>
<p>SUMMARY:</p> <p>Key Negative Effects:</p> <ul style="list-style-type: none"> ■ Site option 108 has no safe access to any sustainable transport, with a major negative effect. ■ Both site options have the potential for the loss of Valued Attributes to the landscape, with a minor negative effect. ■ 077 is greenfield land with a minor negative effect through the loss of soils. ■ 108 is not considered likely to integrate well with the existing settlement with a minor negative effect on settlement identity. The site option is also not within walking distance to any POS or local services/facilities, with a minor negative effect. <p>Key Positive Effects:</p> <ul style="list-style-type: none"> ■ Site option 108 is partially brownfield, with a minor positive effect on soils. ■ 077 is within walking distance of local services/facilities and has safe access with a minor positive effect on SA Objective 9. ■ 077 will provide housing and support the vitality of the Local Centre, with a minor positive effect on SA Objectives 8 & 10. ■ 077 has safe access to a range of POS facilities and has good access to sustainable transport, with minor positive effects. ■ 108 will provide employment land with a minor positive effect. 		

²²⁵ DNPA (June 2017) Chagford Settlement Profile

²²⁶ Measured using Google Maps (2017)

²²⁷ Measured using Google Maps (2017)

²²⁸ https://www.sustrans.org.uk/ncn/map?qclid=EAAlaQobChMI1vyC_u2N1wIVxEAbCh0_VQ4GEAAYASAAEgJWbPD_BwE

HORRABRIDGE																
Site Option	SA Objectives															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
	Landscape & Settlement Character ²²⁹	High Quality Design	Biodiversity	Heritage	Soils & Minerals ²³⁰	Water Use & Quality	Flooding	Community & Settlement Identifies	Services & Facilities	Housing	Health & Equality ²³¹	Economy & Employment	Congestion, Parking & Access	Sustainable Transport	Waste	
DNP14/090 Land identified as New Park Yield- 30-44	- 0	N/A	0	-	- 0	0	-	+	+	+	+ +?	+	0	0	++	N/A
DNP14/110 Land beside Youldon Way Yield 10-15	- 0	N/A	0	0	- 0	0	0	+	+	+	+	0	0	0	++	N/A
Sustainability Objective		Assessment of Effects Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty														
1	To conserve and enhance the landscape	Both site options are within the National Park boundary. The landscape around Horrabridge is characterised by several Valued Attributes which include Roborough Down to the west, pastoral														

²²⁹ SA Objective 1: First cell relates to landscape, second cell relates to settlement character

²³⁰ SA Objective 5: First cell relates to soil, second cell relates to minerals

²³¹ SA Objective 11: First cell relates to open space, second cell relates to green infrastructure

HORRABRIDGE		
	<p>and settlement character of Dartmoor National Park</p>	<p>character with medieval field pattern, views from higher elevations, contrasting landscapes (open and exposed to enclosed valleys) and strong rural qualities with high tranquillity²³².</p> <p>Site option 090 is partially within the existing built area of the settlement with no identified landscape sensitivity, however the northern area of the site is within a landscape with a high sensitivity²³³. This area of landscape has a direct setting to the settlement edge, high tranquillity levels and medieval field patterns. Development at the site option would result in the loss of rural quality for the local landscape, a degradation of the landscape which provides a setting for the settlement, and a loss of tranquillity, with a potential minor negative effect.</p> <p>Site option 110 is to the south of Horrabridge and is considered to have a high landscape sensitivity²³⁴. This landscape area has key features which include a sloping landform that provides a rural backdrop for the settlement, high tranquillity levels, and a strong rural character. However, the landscape sensitivity is lower closer to existing development. As the site option is adjacent to existing development it is considered to have a lower sensitivity. However, development here would still result in a loss of rural character and rural backdrop for the settlement, and a loss of pastoral character with a minor negative effect on landscape.</p> <p>Both site options will be well located to existing residential development. The site options are on the outskirts of the settlement away from the historic core, and therefore adjacent development is of a more modern design. Negative effects on the local townscape are not considered likely. Furthermore, new development will follow the existing Design Guide and respect the vernacular style for the settlement. Overall neutral effect for both site options.</p>
2	<p>To conserve & enhance the character, safety, accessibility, adaptability, and</p>	<p><i>This topic has been scoped out of the SA site assessments as all site options have the potential to provide sustainable design and energy efficiency in accordance with draft DNPA Policies and the Design Guidance.</i></p>

²³² LUC for DNPA (July 2017) Dartmoor Landscape Sensitivity Assessment

²³³ LUC for DNPA (July 2017) Dartmoor Landscape Sensitivity Assessment

²³⁴ Ibid.

HORRABRIDGE		
	sustainability, including energy efficiency, of the built environment by raising the quality of design and construction	
3	To protect, enhance and manage biodiversity & geodiversity for net gain, where possible	<p>The nearest Natura 2000 site to Horrabridge is the South Dartmoor Woods SAC, designated for its woodland habitat, which is located approx. 3km to the north east²³⁵. The Dartmoor SAC is approx. 8km from the settlement and the Plymouth Sound & Estuaries SAC is approx. 6km to the west of the settlement²³⁶. Due to the small level of development proposed at Horrabridge, which will meet the needs of local people, it is not expected that there will be a significant increase in recreational use of the SAC sites or any disturbance and habitat loss, with no likely significant effects.</p> <p>The nearest SSSI to the site option is approx. 2km to the west, and is Grenofen Wood & West Down, designated for broadleaved woodland and acid grassland, and is in a favourable condition²³⁷. The site options will not result in the loss of key habitat or a significant increase in recreational pressure and disturbance, with no likely significant effect.</p> <p>Neither of the site options contains any designated Priority Habitat, although site option 090 is partially adjacent to some deciduous woodland²³⁸. No negative effects expected on the Priority Habitat. Both site options are within the Walkham Valley Woods Strategic Nature Area (SNA)²³⁹. However, neither site option would result in the loss of key habitat for the SNA, with no significant effects likely.</p> <p>There is the potential for a cumulative loss of undesignated habitat across the two site options which includes hedgerow, trees and grassland loss, which could have a negative effect on local wildlife movement and habitat linkages. However, it is assumed that development would retain</p>

²³⁵ Defra (2017) Magic Map Application

²³⁶ Ibid.

²³⁷ Ibid.

²³⁸ Ibid.

²³⁹ <http://map.devon.gov.uk/dccviewer/?bm=OSMap&layers=Flood%20Risk:2&activeTab=FloodRisk&extent=174055;29558;387045;155896>

HORRABRIDGE		
		existing hedgerows and vegetation where possible, supported by Local Plan policy, although site level biodiversity assessments will be required as part of development applications.
4	To protect, conserve, and enhance the historic environment and its setting	<p>Horrabridge Conservation Area is characterised by 18th and 19th century buildings with rendered walls, boundary walls built of local stone, a number of open spaces and excellent views looking out of the Conservation Area²⁴⁰. Site option 090 is approx. 40m south of the western section of the Conservation Area. Development therefore has the potential for a negative effect on the setting of the Conservation Area²⁴¹. Site option 110 is approx. 210m from the Conservation Area²⁴². With existing development present between the two no effect on the Conservation Area is expected.</p> <p>There are only a small number of Listed Buildings within Horrabridge, and they are concentrated within the central area of the settlement. Neither site options contain or are adjacent to any Listed Buildings or structures, with no likely effects.</p> <p>The site options are not within or adjacent to a Premier Archaeological Landscape Area²⁴³.</p>
5	To protect and conserve soil, land and minerals	<p>Both of the site options are greenfield land, however neither contain best and most versatile agricultural land (grade 1 to 3a)²⁴⁴. Therefore, it is considered there will be a minor negative effect through the loss of soil resources.</p> <p>The site options are not within or adjacent to a Mineral Consultation Area²⁴⁵, with an overall neutral effect.</p>
6	To promote efficient water use and improve water quality	The site options are not within any safeguarded water zones ²⁴⁶ . Site option 110 does not contain and is not located adjacent to any waterbodies. Site option 090 is adjacent to the River Walkham, which is in a 'moderate' ecological condition and a 'good' chemical condition ²⁴⁷ . It is not

²⁴⁰ DNPA (2011) Horrabridge Conservation Area Character Appraisal

²⁴¹ Measured using Google Maps (2017)

²⁴² Ibid.

²⁴³ Dartmoor National Park Authority GIS Layers (2017)

²⁴⁴ Defra (2017) Magic Map Application

²⁴⁵ Dartmoor National Park Authority GIS Layers (2017)

²⁴⁶ Defra (2017) Magic Map Application

²⁴⁷ Environment Agency (2017) Catchment Data Explore [Online at <http://environment.data.gov.uk/catchment-planning/WaterBody/GB108047007870>]

HORRABRIDGE		
		expected that development at the site option will have a significant effect on the water quality of the River Walkham as any effluent discharge will be carefully monitored by the Environment Agency. Furthermore, all development should be able to incorporate water efficiency measures, with an overall neutral effect on the objective.
7	To reduce the risk of flooding from all sources and manage flood risk more sustainably	<p>Site option 110 is located within Flood Zone 1²⁴⁸, with a low probability of flooding and an overall residual neutral effect.</p> <p>The northern area and western edge of site option 099 is located within Flood Zone 2 & 3²⁴⁹, with a high probability of flooding. However, the largest area of the site is within Flood Zone 1, such that development could avoid the Flood Zone 2 & 3 areas, although it is considered there is the potential for a minor negative effect.</p>
8	To maintain and enhance community and settlement identities	<p>The settlement identity is partially formed by the River Walkham which flows through the settlement, by the A386 which largely borders the settlement to the west (although a small amount of development goes beyond this road) and by the land to the south which acts as a gap between Horrabridge and Yelverton. Site option 090 is located to the east of the settlement, but does not extend beyond the River Walkham, and is likely to integrate well with the existing settlement. Site option 110 would extend the settlement to the south, however it is well located to existing development and would not result in a significant effect on the settlement identity.</p> <p>It is expected that both site options would help support the vitality of the local centre with long-term positive effects for the local community.</p>
9	To support the provision & accessibility of services & facilities	Services/facilities within Horrabridge include a Post Office, a primary school, a general store, two community halls and two pubs ²⁵⁰ . Both site options are within walking distance to local services/facilities ²⁵¹ . Furthermore, both site options have roadside footpath access to the centre of the settlement. Potential for a long-term minor positive effect, with good access and development likely to support local services/facilities.

²⁴⁸ Dartmoor National Park Authority GIS Layers (2017)

²⁴⁹ Ibid.

²⁵⁰ DNPA (June 2017) Horrabridge Settlement Profile

²⁵¹ Measured using Google Maps (2017)

HORRABRIDGE		
10	To ensure that the housing needs of all National Park residents are met	Both site options will provide residential development, however at this strategic level there is uncertainty regarding the provision of affordable or adaptable housing, and therefore a long-term minor positive effect is considered.
11	To improve the health and wellbeing of communities and reduce inequalities	<p>Public Open Space in Horrabridge includes outdoor sports facilities, amenity greenspaces and a churchyard and cemetery. Both site options have safe walking access to these POS categories²⁵², with a minor positive effect as this will encourage healthier lifestyles. Early proposals suggest site option 090 could provide additional recreational space, with a potential major positive effect, although some uncertainty at this stage of assessment.</p> <p>Green Infrastructure in Horrabridge includes an allotment garden, amenity greenspaces, Public Right of Way network, and blue infrastructure in the form of the River Walkham. Neither site option will result in a significant loss of Green Infrastructure. Site option is unlikely to provide enhancements to local Green Infrastructure, however site 090 could provide enhanced access to the river, an issue highlighted by the local community, with potential minor positive effects.</p>
12	To promote & support the economy, especially key business sectors of tourism, agriculture, leisure/recreation & small businesses	Neither of the site options are proposing employment land neither of the site options will result in the loss of existing employment land, with an overall neutral effect.
13	To help reduce congestion, particularly on the outskirts of the National Park, and reduce associated indirect impacts on air	Horrabridge does not contain and is not located adjacent to an AQMA ²⁵³ . Parking been identified as an existing issue for the settlement ²⁵⁴ . As both site options have safe footpath access and are in walking distance to existing services/facilities within Horrabridge it is not expected that development will exacerbate the existing parking problems. It is expected that Local Plan Policy will require new development to provide appropriate parking for residents.

²⁵² Measured using Google Maps (2017)

²⁵³ <https://uk-air.defra.gov.uk/aqma/maps>

²⁵⁴ DNPA (June 2017) Horrabridge Settlement Profile

HORRABRIDGE		
	quality and greenhouse gas emissions	Congestion has not been identified as an existing issue for the settlement ²⁵⁵ , however like many Dartmoor towns and villages in the central area of Horrabridge the narrow road system can experience congestion. Site option 090 has access to the A386 without needing to go through the village centre, and is therefore not considered likely to result in an increase in traffic. Site option 110 also has easy access to the A386 without needing to go through the centre of the settlement. Therefore, it is not considered likely that the two site options will have a significant effect on congestion.
14	To encourage a change to sustainable transport modes and to reduce the need to travel	Bus services from Horrabridge include highly frequent services to Tavistock and Plymouth which run at a frequency of at least 1 every hour, in some cases 1 every 30 minutes ²⁵⁶ . Both site options are within walking distance to a bus stop with frequent services ²⁵⁷ , and there is safe footpath access. The Devon Coast to Coast cycle route runs through Horrabridge ²⁵⁸ , and both site options gave access to the route. Potential for major positive effects on sustainable transport for both site options.
15	To reduce waste & promote reuse and recycling	<i>This topic has been scoped out of the SA site assessments as all site options have the potential to provide sustainable design and waste management – as guided by other core policies.</i>
<p>SUMMARY:</p> <p>Key Negative Effects:</p> <ul style="list-style-type: none"> ▪ Both site options have the potential for minor negative effects on landscape through the loss or degradation of Valued Attributes, and on soils through the loss of greenfield land. ▪ Site option 090 has the potential for a negative effect on the setting of the Conservation Area, and is partially within Flood Zones 2 & 3 with an associated minor negative effect. <p>Key Positive Effects:</p> <ul style="list-style-type: none"> ▪ Indicative proposals for 090 have suggested the provision of a new POS area, with a potential major positive effect. ▪ Both site options have good access to multiple sustainable transport links, with a major positive effect. 		

²⁵⁵ DNPA (June 2017) Horrabridge Settlement Profile

²⁵⁶ Ibid.

²⁵⁷ Measured using Google Maps (2017)

²⁵⁸ <https://www.sustrans.org.uk/ncn/map>

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- Both site options will have minor positive effects on community & settlement identities, services/facilities and housing.
- Site option 110 has the potential for a minor sportive effect on health as there is good access to existing POS.
- 090 has the potential to provide Green Infrastructure enhancements with a minor positive effect.
-

MARY TAVY																
Site Option	SA Objectives															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
	Landscape & Settlement Character ²⁵⁹	High Quality Design	Biodiversity	Heritage	Soils & Minerals ²⁶⁰	Water Use & Quality	Flooding	Community & Settlement Identities	Services & Facilities	Housing	Health & Equality ²⁶¹	Economy & Employment	Congestion, Parking & Access	Sustainable Transport	Waste	
MTV2 Garage Sites Yield- 23-38	0 +	N/A	-	+	- 0	0	0	++	-	+	+	+	-	0	++	N/A
Sustainability Objective	Assessment of Effects Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty															
1	To conserve and enhance the landscape and settlement character of Dartmoor National Park The site option is located within the National Park boundary. The site option does not have a designated landscape sensitivity as it is within the existing boundary of the village. The landscape around the settlement is considered to have a high landscape sensitivity with Valued Attributes such as strong rural qualities and high tranquillity levels, long views from higher elevations to the south and east, the backdrop of Gibbet Hill moorland and intact medieval field patterns ²⁶² .															

²⁵⁹ SA Objective 1: First cell relates to landscape, second cell relates to settlement character

²⁶⁰ SA Objective 5: First cell relates to soil, second cell relates to minerals

²⁶¹ SA Objective 11: First cell relates to open space, second cell relates to green infrastructure

²⁶² LUC for DNPA (July 2017) Dartmoor Landscape Sensitivity Assessment

MARY TAVY		
		<p>However, the site options are located within the centre of the settlement and are surrounded by existing development, such that negative effects on the landscape or Valued Attributes are not expected. There are 2 Tree Preservation Orders in the western area of the site²⁶³, however it is expected that development would retain these trees with no likely significant effects. Overall residual neutral effect.</p> <p>The townscape of Mary Tavy comprises a mix of buildings relating to mining, agricultural or residential use²⁶⁴ with the development located to the east and west of the A36 which runs through the centre of the town. The site option is largely brownfield land. Some areas of the site option contain buildings which may have value to the local townscape, including an old garage, however it is considered that development at this site option can have a minor positive effect on the townscape of Mary Tavy through regeneration of disused buildings and land.</p>
2	To conserve & enhance the character, safety, accessibility, adaptability, and sustainability, including energy efficiency, of the built environment by raising the quality of design and construction	<i>This topic has been scoped out of the SA site assessments as all site options have the potential to provide sustainable design and energy efficiency in accordance with draft DNPA Policies and the Design Guidance.</i>
3	To protect, enhance and manage biodiversity &	Dartmoor SAC is located approx. 6km to the east ²⁶⁵ . The SAC is designated for the heath, woodland and bog habitats, as well as for southern damselfly, otters and salmon ²⁶⁶ . The South Dartmoor Woods SAC is located approx. 6km to the south of the settlement and is designated for its woodland habitat ²⁶⁷ . Due to these distances and the small level of proposed development

²⁶³ Dartmoor National Park Authority GIS Layers (2017)

²⁶⁴ LUC for DNPA (July 2017) Dartmoor Landscape Sensitivity Assessment

²⁶⁵ Defra (2017) Magic Map Application

²⁶⁶ Ibid.

²⁶⁷ Ibid.

MARY TAVY		
	geodiversity for net gain, where possible	<p>proposed which will meet the need of local people, no significant effects on the designations are considered likely.</p> <p>There are several SSSIs located in the landscape surrounding the settlement. Devon United Mine (designated for its geological features) is approx. 1.5km to the east²⁶⁸. Cholwell Brook SSSI, also designated for its geological features, is approx. 1km to the north of Mary Tavy²⁶⁹. Due to the geological nature of these sites, and their 'favourable' condition²⁷⁰, no negative effects are expected. The site option is not within or adjacent to a Strategic Nature Area.</p> <p>Part of the site option does have a record of bat activity²⁷¹, and some areas of the site have high levels of foliage, such that there may be a minor negative effect on local biodiversity through the loss of habitat linkages and foraging areas as a result of development here.</p>
4	To protect, conserve, and enhance the historic environment and its setting	<p>Mary Tavy has a Conservation Area which is mostly located to the east and south east of the main settlement and encompasses the historical mining heritage of the settlement outside of the village's built form. A small area in the north is also within the Conservation Area²⁷². The Conservation Area is characterised by domestic, agricultural and mine related structures, the informal spaces between buildings and a small number of local views²⁷³. A large area of the site option is within the Conservation Area, and a smaller area is adjacent to the Conservation Area. However, development can regenerate disused buildings and positively contribute to the Conservation Area, with a potential minor positive effect.</p> <p>There is only 1 Listed Building within Mary Tavy, which is approx. 80m north of the site option and is the Wesleyan Methodist Chapel²⁷⁴. Between the site option and the Listed Building there is existing development and trees, and this screening means significant effects are not considered likely. The site option is not within or adjacent to a Premier Archaeological Landscape.</p>

²⁶⁸ Defra (2017) Magic Map Application

²⁶⁹ Ibid.

²⁷⁰ Ibid.

²⁷¹ Dartmoor National Park Authority GIS Layers (2017)

²⁷² Ibid.

²⁷³ DNPA (2011) Conservation Area Character Appraisals

²⁷⁴ Dartmoor National Park Authority GIS Layers (2017)

MARY TAVY		
5	To protect and conserve soil, land and minerals	The site option is partially brownfield although some greenfield land is also present. The site does not contain any best and most versatile agricultural land (grade 1 to 3a) ²⁷⁵ . Part of the site option is a disused tip, and therefore soil contamination may be an issue. Therefore, there is the potential for a minor negative effect on soils. The site option is not within or adjacent to a Mineral Consultation Area ²⁷⁶ , with an overall neutral effect.
6	To promote efficient water use and improve water quality	The site option is not within any safeguarded water zones ²⁷⁷ , and does not contain any waterbodies. It is expected that development will be able to incorporate water efficiency standards, with an overall neutral effect on water use and water quality.
7	To reduce the risk of flooding from all sources and manage flood risk more sustainably	The site option is entirely located within Flood Zone 1 ²⁷⁸ , with a low probability of flooding and a residual neutral effect.
8	To maintain and enhance community and settlement identities	The site option is located in the centre of the settlement and will develop existing brownfield land. It is expected that development here will support the local community and maintain the vitality of the settlement, and will not have a significant negative effect on the settlements identity due to its location. Furthermore, the site option has been identified as a site which the community would support the regeneration of ²⁷⁹ , with overall major positive effects.
9	To support the provision & accessibility of services & facilities	Services and facilities within Mary Tavy are limited but do include a Post Office, a primary school, a village store, a pub and a community hall. Access to these services is possible by walking ²⁸⁰ , however to access the wider range of services/facilities residents would have to travel to a neighbouring town or village. Overall minor negative effect for access to services/facilities.

²⁷⁵ Defra (2017) Magic Map Application

²⁷⁶ Dartmoor National Park Authority GIS Layers (2017)

²⁷⁷ Defra (2017) Magic Map Application

²⁷⁸ Dartmoor National Park Authority GIS Layers (2017)

²⁷⁹ DNPA (2017) Mary Tavy Settlement Profile

²⁸⁰ Measured using Google Maps (2017)

MARY TAVY		
10	To ensure that the housing needs of all National Park residents are met	The site option will provide housing to meet local needs, however at this strategic level there is uncertainty regarding the provision of affordable or adaptable housing, and therefore a long-term minor positive effect is considered.
11	To improve the health and wellbeing of communities and reduce inequalities	Public Open Space (POS) in Mary Tavy is limited to play spaces and outdoor sports facilities. However, these are opposite to the site option and therefore there is good access to these POS areas, which will promote healthier lifestyles with a long-term positive effect on health. The site option includes open space and has the potential to provide Green Infrastructure enhancements by improving the Public Right of Way network which partially borders the site to connect with the adjacent area of POS, with minor positive effects.
12	To promote & support the economy, especially key business sectors of tourism, agriculture, leisure/recreation & small businesses	Part of the site is currently used as a garage and storage facility for a coach and minibuss company, and development here will result in the loss of existing employment land with a minor negative effect.
13	To help reduce congestion, particularly on the outskirts of the National Park, and reduce associated indirect impacts on air quality and greenhouse gas emissions	Congestion and parking have not been highlighted as issues for the settlement ²⁸¹ . It is not expected that parking will become an issue in the settlement as a result of development, and the site option has parking included. However, as residents will likely use the private vehicle for work and to access services/facilities not available within the settlement, which will increase cars on the local road network. This increase is not likely to be significant due to the small size of the site option and the fact that the site option has easy access to the A386. Overall residual neutral effect.
14	To encourage a change to sustainable transport modes and to reduce the need to travel	Bus services from Mary Tavy include hourly services to Tavistock and Okehampton ²⁸² . The site option is within walking distance, with safe roadside footpath access, to the nearest bus stop. The Devon

²⁸¹ DNPA (2017) Mary Tavy Settlement Profile

²⁸² Google Maps (2017)

MARY TAVY		
		Coast to Coast cycle route goes through Mary Tavy ²⁸³ , and the site option has access to the PRoW network, with major positive effects on sustainable transport.
15	To reduce waste & promote reuse and recycling	<i>This topic has been scoped out of the SA site assessments as all site options have the potential to provide sustainable design and waste management – as guided by other core policies.</i>
<p>SUMMARY:</p> <p>Key Negative Effects:</p> <ul style="list-style-type: none"> ■ The site option has recorded bat activity and will result in loss of foliage, with potential minor negative effects on biodiversity. ■ The site is a mix of brownfield and greenfield, however part of the site used to be a tip, with potential soil contamination being an issue. Minor negative effect. ■ The site option has poor access to services/facilities, and will result in the loss of employment land, with associated minor negative effects. <p>Key Positive Effects:</p> <ul style="list-style-type: none"> ■ The site option has been supported by the community, with major positive effects for the community ■ The site option has good access to a range of sustainable transport and parking provision, with major positive effects. ■ The site option is partially within and adjacent to the Conservation Area and can regenerate land and buildings which do not positively contribute to the Conservation Area, with a potential minor positive effect on heritage. ■ The site option will provide housing with a minor positive effect and has good access to POS facilities with existing open space provision, with a minor positive effect on health. ■ There is the potential to provide enhancements to Green Infrastructure, with an associated minor positive effect. ■ 		

²⁸³ <https://www.sustrans.org.uk/ncn/map>