



Sustainability Threshold Assessment of Totnes / Dartington Development Site Options

**South Hams District Council
Local Development Framework**

Totnes/ Dartington Development Plan Document

Preferred Options

October 2007

Forward Planning
South Hams District Council
Follaton House
Plymouth Road
Totnes
Devon, TQ9 5NE

01803 861234

forward.planning@southhams.gov.uk

Sustainability Threshold Assessment of Development Site Options

- 1.1 The Framework for appraising the sustainability of development planning documents was developed in 2005 through the SA Scoping process including public consultation. The SA Framework was agreed to be appropriate for spatial planning and sustainable development in the South Hams area. For the Totnes/Dartington DPD that considers the relative sustainability of potential sites, there are other site-specific factors that also need to be taken into account in the sites assessment process. Accordingly, any decision-aiding questions that are not relevant were excluded and other more specific decision-aiding questions added, for example, to better inform the site selection with regard to topography, accessibility, and integration into the urban form and local landscape. Table 1 presents the development of the SA Framework to make it more specific and relevant to site selection in Totnes/Dartington. The Sustainability Threshold Assessment (STA) method was also used in the site selection process.
- 1.2 The Sustainability Threshold Assessment method uses grades of assessment that are comparable to the SA method. Colour is also used in STA in order to make the comparisons between sites easier to consider.

KEY	
Red	Absolute sustainability constraints to development
Orange	Problematical and improbable because of known sustainability issues
Yellow	Potential sustainability issues; mitigation and/or negotiation possible
Light Green	No sustainability constraints and development acceptable
Dark Green	Development actively encouraged as it would resolve an existing environmental problem
Blue	Neutral or Unknown effect
White	Not applicable

The summary findings of STA are presented in Table 2 with a colour shown against each SA/STA objective. An overall impression of the relative sustainability of each of the potential sites can be readily identified. Professional judgement was used based on knowledge of the sites and a commentary is given for each relevant STA objective in the detailed matrix Table 3. By using the SA framework of objectives amended to be relevant to site selection and Totnes/Dartington, the method is effectively an SA. However, a summary comment is given for each site referring to particular sustainability characteristics and issues, as relevant.

2.0 Table 1: Sustainability Appraisal Framework

	SA OBJECTIVE and DECISION-AIDING QUESTIONS	TOTNES/DARTINGTON SPECIFIC QUESTIONS
1	Balanced Communities: to promote community viability and balance. <i>SEA topic: Population</i>	
	<ul style="list-style-type: none"> ▪ Promote mixed use, mixed housing type and mixed tenure developments. ▪ Encourage regeneration and enhancement of viable communities. ▪ Enable independent lifestyles for the elderly and those with disabilities. ▪ Provide sites for community services and facilities (education, health, recreation, social care etc). ▪ Provide sites for business and employment within communities. ▪ Enable people to live near to where they work. ▪ Promote social inclusion and community ownership. 	<p>-Is the site topography suitable for housing for families, the elderly, and those with disabilities?</p> <p>-Is there an appropriate level of accessibility to existing services and employment opportunities?</p>
2	Movement & Access: to enhance access to jobs, education, services, cultural and leisure facilities for all. <i>SEA topic: Population and Human Health</i>	
	<ul style="list-style-type: none"> ▪ Enhance access, particularly in rural areas. ▪ Promote accessible jobs, services, and facilities. ▪ Improve quality and capacity of public transport, particularly in new developments -is it served by public transport? ▪ Encourage integrated public transport. ▪ Provide for basic services within walking distance of residents. ▪ Reduce isolation of minorities and people with limited mobility. 	<p>What is the hierarchy of provision and accessibility to existing services?</p> <p>Can the site integrate with or enhance a wider sustainable transport network?</p> <p>Can a through-route across the site for pedestrians / cyclists be achieved?</p> <p>Can development on the site facilitate off site access improvements?</p>
3	Housing: to ensure that all have access to a range of good quality housing to meet their needs, particularly affordable housing for identified local needs. <i>SEA topic: Population and Human Health</i>	
	<ul style="list-style-type: none"> ▪ Provide dwellings to allow local residents, including young people, to remain within their communities. ▪ Restrict second home ownership. 	<ul style="list-style-type: none"> ▪ Can the site promote mixed housing type and mixed tenure developments? ▪ Can the site adequately provide for the identified local housing need?

4	<p>Quality of the Built Environment: to enhance the form and design of the built environment. <i>SEA topic: Population and Human Health</i></p>	
	<ul style="list-style-type: none"> ▪ Ensure new development is located in line with sustainable principles. ▪ Promote high density in new development wherever appropriate. ▪ Insist upon high design quality and respect for local character, distinctiveness, and surrounding environment in new development. ▪ Protect and enhance the quality of green and open spaces. 	<ul style="list-style-type: none"> ▪ Can the site be integrated well with the existing urban form/townscape? ▪ Does it respect the local characteristics of Totnes and Dartington? ▪ Does the proposed development on the site relate well to adjoining land uses visually and functionally? ▪ Could development of the site contribute to improving the quality of the public realm and accessibility in the immediate vicinity?
5	<p>Health: to provide a healthy and safe environment. <i>SEA topic: Population and Human Health</i></p>	
	<ul style="list-style-type: none"> ▪ Provision of space for informal recreation. ▪ Design out crime and fear of crime in local communities. ▪ Contribute to a safe, secure built environment. ▪ Encourage safe provision for walking and cycling. ▪ Prevent unacceptable levels of noise, light, odour and air pollution, through application of the precautionary principle. 	
6	<p>Employment: to promote a range of quality employment opportunities <i>SEA topic: Population and Material Assets</i></p>	
	<ul style="list-style-type: none"> ▪ Encourage provision of jobs accessible to residents. ▪ Support provision of employment to allow young people to remain within their communities. ▪ Support indigenous growth of small and micro businesses. 	<ul style="list-style-type: none"> ▪ If the site will provide employment, can the site adequately provide for the identified local employment needs? ▪ Can the site be adequately serviced by the appropriate supporting infrastructure? ▪ How well is the site located in relation to where the local workforce lives?
7	<p>Economic Growth: to promote sustainable economic development that can capitalise on the local distinctiveness of the area. <i>SEA topic: Population and Material Assets</i></p>	
	<ul style="list-style-type: none"> ▪ Encourage growth of indigenous companies. ▪ Encourage diversification into key growth sectors, including the 	<ul style="list-style-type: none"> ▪ If the site will provide employment, what kind of employment? Does it compliment existing employment needs?

	<p>environmental sector.</p> <ul style="list-style-type: none"> ▪ Provide for the needs of businesses (range of premises, services, infrastructure, and skilled workforce). ▪ Enhance the vitality of town, district, and local centres and encourage their commercial renewal. ▪ Provide for the purchase of goods and use of services locally. 	<ul style="list-style-type: none"> ▪ Does it contribute to the economic vibrancy of the town and locality?
8	<p>Landscape: to ensure that special and distinctive landscapes, and the features within them, are conserved and enhanced. <i>SEA topic: Landscape</i></p>	
	<ul style="list-style-type: none"> ▪ Preserve and where possible enhance diverse landscape character and value. ▪ . ▪ Protect and enhance the Areas of Outstanding Natural Beauty (AONB) ▪ Maintain and enhance hedgerow cover and traditional field boundaries. 	<ul style="list-style-type: none"> ▪ How successfully could development on the site be integrated into its landscape setting? ▪ How well will the existing landform and landscape features be able to contain development on the site? ▪ Will development of the site be able to deliver any benefits to the local landscape beyond the site boundaries?
9	<p>Land and Soil Quality: to maintain and improve the quality of land and soil in the region <i>SEA topic: Soil and Water</i></p>	
	<ul style="list-style-type: none"> ▪ Promote high-density development. ▪ Actively promote the re-use of previously developed land. ▪ Remediate contaminated land. ▪ Protect the best and most versatile agricultural land. 	<ul style="list-style-type: none"> ▪ What is the Agricultural Land Classification of the site? ▪ Could the site accommodate allotments or community gardens?
10	<p>Biodiversity: to protect and enhance the diversity and abundance of semi-natural habitats and indigenous species. <i>SEA topic: Biodiversity, Fauna and Flora</i></p>	
	<ul style="list-style-type: none"> ▪ Promote ecologically based land management. ▪ Protect and enhance valuable wildlife habitats and species, both those statutorily designated and those of local value. ▪ Avoid habitat fragmentation. ▪ Protect and enhance those species and habitats identified in the Devon BAP and the National BAP. ▪ Protect and enhance the biodiversity value of the coastline, including estuaries. 	<ul style="list-style-type: none"> ▪ Will development of the site impact on significant habitats or species? ▪ Is there scope to provide for improved or new habitats in association with development on the site? ▪ Contribute to a wider Green Infrastructure Strategy

11	<p>Historic Environment and Cultural Heritage: to protect and enhance cultural resources. <i>SEA topic: Cultural Heritage</i></p>	
	<ul style="list-style-type: none"> ▪ Protect and enhance valued architecture, both buildings (including listed buildings) and their settings. ▪ Support locally-based cultural resources and activities. ▪ Protect and improve historical and archaeological environment (landscapes, site, buildings and settings), including Scheduled Ancient Monuments (SAMs). ▪ Protect the important geology of South Hams district. ▪ Protect and enhance Conservation Areas. 	<ul style="list-style-type: none"> ▪ Is the site within or adjacent to the Totnes Conservation area? ▪ Is development of the site likely to have a significant impact on the character of the Totnes Conservation Area? ▪ Is the site near to a Listed Building? ▪ Is development of the site likely to have a significant impact on the setting of a Listed Building?
12	<p>Minerals: to encourage efficient exploitation of mineral resources. <i>SEA topic: Material Assets</i></p>	
	<ul style="list-style-type: none"> ▪ Contribute to the supply of minerals while protecting local communities and the environment. ▪ Minimise demand for primary minerals and aggregates. ▪ Recycle local stone, where possible, to reinforce local character. 	<ul style="list-style-type: none"> ▪ Are there any materials on or adjoining the site that could be used in association with its development?
13	<p>Energy: to encourage energy efficiency, and promote the generation and use of energy from renewable sources. <i>SEA topic: Material Assets and Climatic Factors</i></p>	
	<ul style="list-style-type: none"> ▪ Avoid exacerbating climate change by reducing energy usage (including through design of new development, and sustainable location of development to encourage accessibility by means other than the car). ▪ Support the generation and use of renewable energy, while protecting local communities and the environment. ▪ Promote energy efficiency by locating development in such a way as to minimise the number of trips made by private car. ▪ Promote energy efficiency in the design of new development. 	<ul style="list-style-type: none"> ▪ Could development on the site take advantage of passive solar gain through appropriate orientation? ▪ Will the topography and gradient of the site lead to additional short term build energy and additional long term CO² emissions? ▪ Does distance to services / facilities / employment and strategic road / rail networks minimise long term energy use? Will occupiers walk or drive from this site for their day to day service needs? ▪ Could development on the site incorporate provision for climate change proofing, sustainable design principles and on-site renewable energy?

14	Air Quality: to protect and improve local and global air quality. <i>SEA topic: Air, Climatic Factors and Human Health</i>	
	<ul style="list-style-type: none"> ▪ Maintain or improve local air quality. ▪ Reduce the number of trips made by private car. ▪ Reduce CO₂ emissions. ▪ Consider the longer term effects. 	<ul style="list-style-type: none"> ▪ Would people moving to / from the site have convenient alternatives to using private cars?
15	Waste: to encourage minimisation, reuse, and recycling of waste <i>SEA topic: Water, Soil, Human Health and Population</i>	
	<ul style="list-style-type: none"> ▪ Encourage provision for local community recycling and waste management facilities, including on new developments. ▪ Promote minimisation, reuse, and recycling of construction materials and waste. 	<ul style="list-style-type: none"> ▪ Could the site provide local community recycling facilities, composting facilities, etc?
16	Water: to protect and enhance the water environment. <i>SEA topic: Water and Climatic Factors</i>	
	<ul style="list-style-type: none"> ▪ Take into account the predicted effects of climate change. ▪ Protect and improve freshwater, estuarine, and coastal water quality. ▪ Consider the close relationship between water quality, quantity and flood risk management. ▪ Increase efficient use and reuse of water resources. ▪ Promote sustainable coastal and flood risk management that provides for climate change, where appropriate, in new developments. ▪ Promote Sustainable Drainage Systems. 	<ul style="list-style-type: none"> ▪ Which Flood Zone is the site located in (SFRA Level 1)? ▪ If appropriate, has an Exception Test for the site been undertaken (Level 2)? ▪ If appropriate, has a detailed FRA of the site been undertaken?

Table 2: Sustainability Threshold Assessment: Summary Matrix																													
Site Number	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	
Site Name	Marlands Farm	Bourton Lane	Blackpost Lane	Great Court	Bridgetown Riverside	Steamer Quay	Baitic Wharf	Broomborough	Follaton Bungalows	Follaton House	Follaton Farm	Winsland House	Copland Lane	Barracks Hill	Sawpit Lane	Ashmore Field	Droridge	Webbers Yard	Opp. Webbers Field	Bidwell	Puddavine	Opposite Puddavine	Dartington Lane Plantation	Dartington Lane Field	KEVIC Lower School	Dairy Crest	Sheepfield	Market Square	
Balanced Communities	Y	Y	O	Y	LG	DG	DG	O	O	Y	Y	O	Y	Y	Y	Y	Y	DG	LG	LG	LG	LG	LG	LG	DG	DG	LG	DG	
Movt & Access	O	Y	O	Y	LG	LG	LG	LG	Y	Y	Y	O	LG	Y	Y	Y	Y	LG	LG	LG	Y	Y	Y	Y	Y	LG	LG	LG	LG
Housing	NA	Y	Y	Y	LG	Y	Y	Y	Y	NA	Y	Y	Y	Y	Y	Y	Y	LG	NA	NA	LG	LG	LG	LG	LG	Y	LG	LG	
Quality of Built Environment	O	Y	O	LG	Y	LG	LG	O	O	LG	Y	O	Y	Y	Y	Y	Y	LG	Y	Y	Y	Y	Y	Y	Y	LG	LG	Y	DG
Health	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Employment	Y	NA	NA	Y	LG	DG	DG	NA	NA	LG	Y	NA	NA	NA	NA	NA	NA	DG	LG	LG	NA	NA	NA	NA	NA	NA	DG	NA	DG
Economic Growth	Y	NA	NA	Y	LG	DG	DG	NA	NA	LG	Y	NA	NA	NA	NA	NA	NA	DG	LG	LG	NA	NA	NA	NA	NA	NA	DG	NA	DG
Landscape	Y	Y	Y	Y	Y	LG	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	LG	Y	Y	Y	Y	Y	Y	Y	LG	LG	Y	Y
Land and Soil Quality	Y	Y	Y	Y	Y	LG	LG	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	LG	Y	Y	Y	Y	Y	Y	Y	LG	LG	Y	LG
Biodiversity	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Historic Environment C Heritage	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Minerals	LG	LG	LG	LG	LG	LG	LG	LG	LG	LG	LG	LG	LG	LG	LG	LG	LG	LG	LG	LG	LG	LG	LG	LG	LG	LG	LG	LG	LG
Energy	Y	Y	Y	Y	LG	LG	LG	O	Y	Y	Y	O	LG	Y	Y	Y	Y	LG	LG	LG	LG	LG	LG	LG	LG	LG	LG	LG	LG
Air Quality	Y	Y	Y	Y	LG	LG	LG	Y	Y	Y	Y	Y	LG	Y	Y	Y	Y	LG	LG	LG	LG	LG	LG	LG	LG	LG	LG	LG	LG
Waste	LG	LG	LG	LG	LG	LG	LG	LG	LG	LG	LG	LG	LG	LG	LG	LG	LG	LG	LG	LG	LG	LG	LG	LG	LG	LG	LG	LG	LG
Water	O?	Y?	LG	LG	LG	O?	O?	LG	LG	LG	LG	LG	O?	LG	LG	LG	LG	LG	LG	Y?	LG	O?	LG	Y?	Y?	O?	LG	LG	

Sustainability Objectives

3.0 Table 3: Assessment of Development Site Options

	ASSESSMENT CRITERIA OBJECTIVE	COMMENTARY: SITE 1 – Marlands Farm
1	Balanced Communities	Would provide employment opportunities, but in a relatively isolated location with limitations on pedestrian and cycle access. Not considered suitable for mixed use or provision of other community facilities.
2	Access	Isolated from Totnes with no dedicated pedestrian or cycle links or adjoining services or facilities. Fronts A381 (with opportunities for public transport links) but commercial traffic access will need to come through Totnes, Newton Abbot or Torbay – with associated possible congestion. Limited opportunity to deliver off site access improvements. Development of this site would increase traffic generation on the Bridgetown side of the River Dart.
3	Housing	Not reviewed as a Housing site.
4	Quality of the Built Environment	Isolated site with open views in and extended road frontage. Introducing a form of layout and design which doesn't appear intrusive in this rural location would be difficult. Developing at high density may exacerbate problems in achieving acceptable appearance and design. Poor relationship to neighbouring land uses.
5	Health	Can provide a safe and secure environment on site but opportunities for access (particularly pedestrian and/ or cycle) to space for informal recreation appear limited.
6	Employment	Site could promote appropriate jobs, employment for young people and indigenous growth of small business. Some local limitations on pedestrian/ cycle access to the site and congestion on surrounding strategic highway network. Close to the main centre of population. No existing employment sites adjacent.
7	Economic Growth	Site could have a limited contribution to economic growth through encouraging indigenous companies, supporting diversification into growth sectors, supporting local services and enhancing the vitality of the Totnes and Dartington area.
8	Landscape	Low lying rural edge site. Adjoins isolated residential site and sewage works. No statutory landscape designations. Development would be open to view and would impact on local landscape character and require mitigation on and off site.
9	Land and Soil Quality	Site suitable for high density development (but also refer to comment 4 above). Existing agricultural land.
10	Biodiversity	No known protected species or habitats. Further survey required. Protection and enhancement of habitats and species considered feasible based on current knowledge.
11	Historic Environment and Cultural Heritage	No known archaeological constraints but detailed archaeological assessment would be required.
12	Minerals	No specific opportunities for construction material provision or recycling on site.

		Would require off site supply.
13	Energy	Site remote or isolated likely to favour car use. Site orientation favours solar gain. Development could incorporate energy efficiency measures.
14	Air Quality	Likely preferential car use has potential adverse air quality impacts. Necessary controls on any emissions from commercial occupiers would be required.
15	Waste	Site could accommodate waste minimisation and recycling.
16	Water	Potentially significant flooding issues with at least some of the site in Flood Zone 3. Further assessment required. Sustainable urban drainage system is considered to be feasible.
<p>Summary SA:</p> <p>There are a number of constraints for this site to deliver sustainable development. Problems with access are likely to encourage traffic creating cumulative adverse effects for congestion that are difficult to mitigate; whilst public transport links are possible along the A381 the lack of current sustainable transport options limit the site for progressing sustainable transport and access.</p> <p>There are potentially significant flooding issues since part of the site is in Flood Zone 3 and further studies would be needed to establish whether mitigation would be possible, although sustainable drainage appears to be feasible. It is an isolated site with open views and it would be problematic to develop a layout and design that would not be intrusive such that significant adverse effects are suggested for quality of the built environment and landscape.</p> <p>Overall, the site could provide employment opportunities but in a relatively isolated location with limited pedestrian and cycle access; issues with access, isolation and flooding risk indicate that the site is not suitable for mixed use or provision of other community facilities.</p>		

	ASSESSMENT CRITERIA OBJECTIVE	COMMENTARY: SITE 2 – Bourton Lane
1	Balanced Communities	A possible housing site relatively close to the town, but with constraints on access, housing mix and development which limit its potential contribution to balanced communities.
2	Access	Relatively close to the town centre but physically detached by the A381 and limited pedestrian/cycle access along Bourton Road. No adjacent services or facilities and isolation may limit walking/cycling access to day to day services. Opportunities for high quality pedestrian/cycle access through, and from the site, may be constrained. Potentially good traffic access direct to A381 with opportunities for public transport links. Development of this site would increase traffic generation on the Bridgetown

		side of the River Dart.
3	Housing	Site location and characteristics may limit opportunities for quality mixed use housing, including required levels of appropriate affordable housing.
4	Quality of the Built Environment	Isolated site with little adjacent residential development to blend into and to inform layout, and design. Development at a high density may exacerbate problems in achieving acceptable appearance and design across the site and be discordant with adjacent land uses.
5	Health	Can provide a safe and secure environment on site and access (particularly pedestrian and/or cycle) to space for informal recreation.
6	Employment	Not reviewed as an employment site.
7	Economic Growth	Would contribute to working population to support economic growth.
8	Landscape	Low lying and sloping rural edge site. Isolated and dislocated from other residential development. No statutory landscape designations. Development would be relatively contained but the impact on local landscape character would require mitigation, particularly on more elevated land.
9	Land and Soil Quality	Site suitable for high density development. Existing agricultural land.
10	Biodiversity	No known protected species or habitats. Further survey required. Protection and enhancement of habitats and species considered feasible based on current knowledge.
11	Historic Environment and Cultural Heritage	No known archaeological constraints but detailed archaeological assessment would be required.
12	Minerals	No specific opportunities for construction material provision or recycling on site. Would require off site supply.
13	Energy	Close proximity to some services minimises potential car use. Site orientation favours solar gain. Development could incorporate energy efficiency measures.
14	Air Quality	Limited car use minimises air quality issues.
15	Waste	Site could accommodate waste minimisation and recycling.
16	Water	Potential flooding issues with at least some of the site in Flood Zone 2. Further assessment required. Sustainable urban drainage system considered feasible.
<p>Summary SA:</p> <p>There are a number of minor adverse effects for this site to progress sustainability objectives. Overall the site could provide housing relatively close to Totnes town but with particular sustainability issues for access and quality of the built environment to deliver balanced communities. Whilst it may be possible to mitigate these effects, compared to other possible site options, the site does not positively progress any of the objectives for sustainable development.</p>		

	ASSESSMENT CRITERIA OBJECTIVE	COMMENTARY: SITE 3 – Blackpost Lane
1	Balanced Communities	A possible housing site distant and isolated from the town and other services and facilities. Constraints on access and housing mix limit its potential contribution to balanced communities. Unlikely to enable independent lifestyles for elderly and those with disabilities.
2	Access	Distant from town centre, services and facilities and physically separated from adjacent housing by roads. Distance likely to limit walking/cycling access to day to day services. Opportunities for high quality pedestrian/cycle access through, and from the site, may be constrained. Potentially problematic traffic access direct to A385 due to road configuration and limitations of existing access points. Potentially good links to public transport. Development of this site would increased traffic generation on the Bridgetown side of the River Dart.
3	Housing	Site location and characteristics may limit opportunities for quality mixed use housing, including required levels of appropriate affordable housing.
4	Quality of the Built Environment	Isolated site, landlocked by adjacent roads, with little adjacent residential development to blend into and inform layout and design. In such an elevated site development at high density may exacerbate problems in achieving acceptable appearance and design across the site and be discordant with adjacent land uses.
5	Health	Can provide a safe and secure environment on site and access (particularly pedestrian and/or cycle) to space for informal recreation.
6	Employment	Not reviewed as an employment site.
7	Economic Growth	Would contribute to working population to support economic growth.
8	Landscape	Elevated and exposed rural edge site. Adjoining Bridgetown to the south west – but separated by Blackpost Lane. No statutory landscape designations. Development would be exposed and impact on local landscape character would require careful and extensive mitigation on and off site.
9	Land and Soil Quality	Site suitable for high density development. Existing agricultural land.
10	Biodiversity	No known protected species or habitats. Further survey required. Protection and enhancement of habitats and species considered feasible based on current knowledge.
11	Historic Environment and Cultural Heritage	No known archaeological constraints but detailed archaeological assessment would be required.
12	Minerals	No specific opportunities for construction material provision or recycling on site. Would require off site supply.
13	Energy	Car use is likely to be favoured due to the sites' isolation. Site orientation favours solar gain. Development could incorporate energy efficiency measures.

14	Air Quality	Likely preferential car use has potential adverse air quality impacts.
15	Waste	Site could accommodate waste minimisation and recycling.
16	Water	No identified water issues in relation to flooding or sustainable urban drainage.
<p>Summary SA:</p> <p>There are a number of constraints for this site to deliver sustainable development. The distance and physical separation of the site from Totnes town contribute to significant adverse effects on accessibility and opportunities for integrated sustainable transport. The isolation of the site in an elevated position is likely to have long term permanent adverse effects that would be difficult to mitigate through design. The elevated position and isolation could also adversely impact on the ability of the site to progress a balanced community. Overall, this site is limited by significant access, visual impacts and possible adverse effects on community balance that could be problematic to mitigate; it does not positively progress any objectives for sustainability.</p>		

	ASSESSMENT CRITERIA OBJECTIVE	COMMENTARY: SITE 4 – Great Court
1	Balanced Communities	A possible mixed use site relatively distant from the town, services and facilities. This limits its potential contribution to balanced communities. Unlikely to enable independent lifestyles for elderly and those with disabilities.
2	Access	Adjoining existing housing but distance likely to limit walking/cycling access to day to day services. Opportunities for high quality pedestrian/cycle access through, and from the site would be possible. Potentially good links to public transport. Development of this site would increase traffic generation on the Bridgetown side of the River Dart.
3	Housing	Site location and characteristics may limit opportunities for quality mixed use housing, including required levels of appropriate affordable housing.
4	Quality of the Built Environment	Contained site immediately adjoining existing residential areas and includes an historic farm complex – both of which can help inform layout, design and access. Could be developed at high density whilst retaining local distinctiveness and blend well into adjacent land uses.
5	Health	Can provide a safe and secure environment on site and access (particularly pedestrian and/or cycle) to space for informal recreation.
6	Employment	Site could promote appropriate jobs, employment for young people and indigenous growth of small business. Some local limitations on pedestrian/cycle access to the

		site and congestion on strategic highway network. Close to main centre of population. No existing employment sites adjacent.
7	Economic Growth	Site could have a limited contribution to economic growth through encouraging indigenous companies, supporting diversification into growth sectors, supporting local services and enhancing the vitality of the Totnes and Dartington area.
8	Landscape	Elevated but relatively contained rural edge site abutting Bridgetown to the west. No statutory landscape designations. Development would be relatively contained but limited impact on local landscape character would require mitigation on and off site.
9	Land and Soil Quality	Site suitable for high density development. Existing agricultural land.
10	Biodiversity	No known protected species or habitats. Further survey required. Protection and enhancement of habitats and species considered feasible based on current knowledge.
11	Historic Environment and Cultural Heritage	No known archaeological constraints but detailed archaeological assessment would be required.
12	Minerals	No specific opportunities for construction material provision or recycling on site. Would require off site supply.
13	Energy	Car use is likely to be favoured due to the sites' isolation. Site orientation favours solar gain. Development could incorporate energy efficiency measures.
14	Air Quality	Likely preferential car use has potential adverse air quality impacts. Necessary controls on any emissions from commercial occupiers required.
15	Waste	Site could accommodate waste minimisation and recycling.
16	Water	No identified water issues in relation to flooding or sustainable urban drainage.
<p>Summary SA:</p> <p>There are a number of minor adverse effects for this site to progress sustainability objectives. Although these effects could be mitigated, the relative distance from town could limit the potential of the site to deliver balanced communities and overall the site does not positively progress any objectives for sustainability.</p>		

	ASSESSMENT CRITERIA OBJECTIVE	COMMENTARY: SITE 5 – Bridgetown Riverside
1	Balanced Communities	Potential mixed use and community facilities site adjacent, and integrating into, existing housing and commercial areas. Mixed use and mixed housing tenures considered feasible, along with contribution to community facilities. Range of services and employment opportunities nearby. Site could, in part, be suitable for enabling independent lifestyles for elderly and those with disabilities.

2	Access	Adjoining existing housing with relatively close proximity to services and facilities likely to support walking/cycling access to day to day services. Opportunities for high quality pedestrian/cycle access through, and from the site possible. Potentially good links to public transport. Development of this site will increased traffic generation on the Bridgetown side of the River Dart.
3	Housing	Site location and characteristics support opportunities for quality mixed use housing, including required levels of affordable housing.
4	Quality of the Built Environment	Prominence of the site will require the highest level of quality in layout, design, materials and landscaping – in particular the rural interface. Could be developed at high density, incorporate quality public realm and provide good pedestrian, cycle and traffic permeability (in combination with works on adjacent sites). Adjoins, and integrates, into extensive frontage of existing housing in Bridgetown maximising opportunity for physical, design and access integration. Steamer Quay frontage could compliment existing commercial uses.
5	Health	Can provide safe and secure environment on site and access (particularly pedestrian and/ or cycle) to space for informal recreation.
6	Employment	Site could promote appropriate jobs, employment for young people and indigenous growth of small business. Some congestion on strategic highway network. Close to main centre of population. Existing employment sites adjacent.
7	Economic Growth	The site's location, adjacent uses and proximity to population centres could make a distinct contribution to economic growth through encouraging indigenous companies, supporting diversification into growth sectors, supporting local services and enhancing the vitality of the Totnes and Dartington area.
8	Landscape	Elevated and open rural edge site abutting Bridgetown on the north. No statutory landscape designations. Development would be exposed and the impact on local landscape character would require containment and mitigation on and off site.
9	Land and Soil Quality	Site suitable for high density development. Existing agricultural land.
10	Biodiversity	No known protected species or habitats. Further survey required. Protection and enhancement of habitats and species considered feasible based on current knowledge.
11	Historic Environment and Cultural Heritage	No known archaeological constraints but detailed archaeological assessment would be required.
12	Minerals	No specific opportunities for construction material provision or recycling on site. Would require off site supply.
13	Energy	Close proximity to a range of services minimises potential car use. Site orientation favours solar gain. Development could incorporate energy efficiency measures.
14	Air Quality	Limited car use limits air quality issues. Necessary controls on any emissions from commercial occupiers required.
15	Waste	Site could accommodate waste minimisation and recycling.

16	Water	No identified water issues in relation to flooding or sustainable urban drainage.
	<p>Summary SA:</p> <p>There are a number of minor adverse effects for this site to progress sustainability objectives - but less than other sites. The prominence of the site will require very high standards of design and layout in mitigation but there are also enhancement possibilities for integrating with existing communities. There are no adverse effects with regard to accessibility, housing, balanced communities, employment & economic development, energy and air quality, such that overall this site has greater potential for progressing sustainable development compared with other sites.</p>	

	ASSESSMENT CRITERIA OBJECTIVE	COMMENTARY: SITE 6 – Steamer Quay
1	Balanced Communities	Existing mixed use site with potential for additional mixed use integrating into existing housing and commercial areas. Mixed use and mixed housing tenures considered feasible, along with contribution to community facilities. Range of services nearby. Site could be suitable for enabling independent lifestyles for elderly and those with disabilities. Needs to retain, and intensify, existing employment provision as a contribution to balanced communities.
2	Access	Close proximity to a range of services with good opportunities to deliver high quality pedestrian / cycle access in, and around, the site. There are public transport links adjacent to the site. Increased traffic generation on Bridgetown side of River Dart. Commercial traffic access will need to come through Totnes, Newton abbot or Torbay – with associated possible congestion.
3	Housing	Site location and characteristics support opportunities for quality mixed use housing, including required levels of affordable housing, if appropriately incorporated in a mixed use scheme.
4	Quality of the Built Environment	Site could be well integrated into existing streetscene and river frontage, incorporate high quality locally distinctive design and compliment existing neighbouring land uses. Could be developed at high density and incorporate quality public realm.
5	Health	Can provide safe and secure environment on site and access (particularly pedestrian and/or cycle) to space for informal recreation.
6	Employment	Site could promote appropriate jobs, employment for young people and indigenous growth of small business. Some congestion on strategic highway network. Close to main centre of population. Existing employment on site and adjacent.
7	Economic Growth	Site location, adjacent uses and proximity to population centres could make a significant contribution to economic growth through encouraging indigenous

		companies, supporting diversification into growth sectors, supporting local services and enhancing the vitality of the Totnes and Dartington area.
8	Landscape	Site contained within town.
9	Land and Soil Quality	Site suitable for high density development. Previously developed land.
10	Biodiversity	No known protected species or habitats. Further survey required. Protection and enhancement of habitats and species considered feasible based on current knowledge.
11	Historic Environment and Cultural Heritage	Any development will need to avoid unacceptable impact on the Conservation Area and /or Listed Buildings in the vicinity. No known archaeological constraints but detailed archaeological assessment would be required.
12	Minerals	No specific opportunities for construction material provision or recycling on site. Would require off site supply.
13	Energy	Close proximity to range of services minimises potential car use. Site orientation favours solar gain. Development could incorporate energy efficiency measures.
14	Air Quality	Limited car use limits air quality issues. Necessary controls on any emissions from commercial occupiers required.
15	Waste	Site could accommodate waste minimisation and recycling.
16	Water	Potentially significant flooding issues with at least some of the site in Flood Zone 3. Further assessment is required. Sustainable urban drainage system considered feasible.
	<p>Summary SA:</p> <p>There are several very significant positive effects from this site since its location and characteristics near the town centre progress sustainability objectives for balanced communities with quality mixed use that would integrate into existing housing and commercial areas, and contribute positively to quality public realm and informal recreation. Close proximity to a range of services promotes a positive effect on sustainable transport options; contributes to local employment and significant beneficial effects on economic growth to enhance the vitality of the Totnes and Dartington area.</p> <p>Potential significant adverse effects are indicated as initial studies show part of the site to be in Flood Zone 3. Further studies are required but sustainable drainage systems are considered feasible in mitigation.</p> <p>Overall, the site offers significant positive long term effects, particularly with regard to promoting the vitality and balance of the Totnes and Dartington area.</p>	

	ASSESSMENT CRITERIA OBJECTIVE	COMMENTARY: SITE 7 – Baltic Wharf
1	Balanced Communities	Existing employment site with potential for additional mixed use integrating into existing housing and commercial areas. Mixed use and mixed housing tenures considered feasible, along with contribution to community facilities. Topography, on and adjacent to the site, may limit flexibility of development. Range of services nearby. Site could be suitable for enabling independent lifestyles for elderly and those with disabilities. Needs to retain, and intensify, existing employment provision as a contribution to balanced communities.
2	Access	Close proximity to a range of services with good opportunities to deliver high quality pedestrian / cycle access in, and around, the site. Public transport links adjacent. Increased traffic generation in and around the Plains. Cycle path goes through the site. Commercial traffic access will need to come through Totnes, Newton Abbot or Torbay – with associated possible congestion.
3	Housing	Site location and characteristics support opportunities for quality mixed use housing, including required levels of affordable housing, if appropriately incorporated in a mixed use scheme.
4	Quality of the Built Environment	Site could be well integrated into existing streetscene and river frontage, incorporate high quality locally distinctive design and compliment existing neighbouring land uses. Could be developed at high density and incorporate quality public realm. Treatment of rural interface will need careful consideration.
5	Health	Can provide safe and secure environment on site and access (particularly pedestrian and/ or cycle) to space for informal recreation.
6	Employment	Site could promote appropriate jobs, employment for young people and indigenous growth of small business. Some congestion on strategic highway network. Close to main centre of population. Significant existing employment on and adjacent to the site.
7	Economic Growth	Site location, adjacent uses and proximity to population centres could make a significant contribution to economic growth through encouraging indigenous companies, supporting diversification into growth sectors, supporting local services and enhancing the vitality of the Totnes and Dartington area.
8	Landscape	Previously developed land abutting open countryside on steeply sloping fields. Adjoins river. No statutory landscape designations. Development would be exposed and the impact on local landscape character would require containment and mitigation on and off site.
9	Land and Soil Quality	Site suitable for high density development. Previously developed land.
10	Biodiversity	No known protected species or habitats. Further survey required. Protection and enhancement of habitats and species considered feasible based on current

		knowledge.
11	Historic Environment and Cultural Heritage	Any development will need to avoid unacceptable impact on Conservation Area and/or Listed Buildings in the vicinity. No known archaeological constraints but detailed archaeological assessment would be required.
12	Minerals	Potential opportunities for construction material provision or recycling on site. Would require off site supply.
13	Energy	Close proximity to range of services minimises potential car use. Site orientation favours solar gain. Development could incorporate energy efficiency measures.
14	Air Quality	Limited car use limits air quality issues. Necessary controls on any emissions from commercial occupiers required.
15	Waste	Site could accommodate waste minimisation and recycling.
16	Water	Potentially significant flooding issues with at least some of the site in Flood Zone 3. Further assessment required. Sustainable urban drainage system considered feasible.
<p>Summary SA:</p> <p>There are several very significant positive effects from this site since its location and characteristics near the town centre progress sustainability objectives for balanced communities with quality mixed use that would integrate into existing housing and commercial areas, and contribute positively to quality public realm and informal recreation. Close proximity to a range of services promotes a positive effect on sustainable transport options; contributes to local employment and significant beneficial effects on economic growth to enhance the vitality of the Totnes and Dartington area.</p> <p>Minor adverse effects are predicted on the local landscape character as the site abuts open countryside, however this can be mitigated through development design and containment. Potential significant adverse effects are indicated as initial studies show part of the site to be in Flood Zone 3. Further studies are required but sustainable drainage systems are considered feasible in mitigation.</p> <p>Overall, the site offers significant positive long term effects, particularly with regard to promoting the vitality and balance of the Totnes and Dartington area.</p>		

	ASSESSMENT CRITERIA OBJECTIVE	COMMENTARY: SITE 8 - Broomborough
1	Balanced Communities	A possible housing site relatively close to the Town and other services and facilities. However, gradient and access constraints may limit housing mix and potential contribution to balanced communities. Unlikely to enable independent lifestyles for elderly and those with disabilities.
2	Access	Adjoining existing housing and relatively close to services and facilities, but gradients likely to limit walking / cycling access to day to day services. Opportunities for high quality pedestrian / cycle access through, and from the site limited. Potentially good links to public transport nearby. Increased traffic generation on Follaton Road/ Kingsbridge Hill.
3	Housing	Site location and characteristics may limit opportunities for quality mixed use housing, including required levels of appropriate affordable housing.
4	Quality of the Built Environment	Orientation of site, and steep gradients, would limit opportunities for high density development of high quality. Site adjoins existing residential frontage, with opportunities for access, design and layout integration. However the achievement of high density housing sitting above lower density, and the likely prominence of access roads, make delivery of quality built environment problematic. Interface to rural edge would require sensitive treatment.
5	Health	Can provide safe and secure environment on site and access (particularly pedestrian and/ or cycle) to space for informal recreation.
6	Employment	Not reviewed as an Employment site.
7	Economic Growth	Would contribute to working population to support economic growth.
8	Landscape	Elevated and steeply sloping rural edge site abutting housing to the north. No statutory landscape designations. Development would extend up the hillside and impact on local landscape character requiring careful mitigation on and off site.
9	Land and Soil Quality	Site suitable for high density development. Existing agricultural land.
10	Biodiversity	No known protected species or habitats. Further survey required. Protection and enhancement of habitats and species considered feasible based on current knowledge.
11	Historic Environment and Cultural Heritage	No known archaeological constraints but detailed archaeological assessment would be required.
12	Minerals	No specific opportunities for construction material provision or recycling on site. Would require off site supply.
13	Energy	Close proximity to services minimises potential car use. Site orientation limits solar gain. Steep gradients (at least in part) may lead to likely increased construction energy and limit long term walkability from the site (thereby favouring car use). Development could incorporate energy efficiency measures.

14	Air Quality	Likely preferential car use has potential adverse air quality impacts.
15	Waste	Site could accommodate waste minimisation and recycling.
16	Water	No identified water issues in relation to flooding or sustainable urban drainage.
<p>Summary SA:</p> <p>There are a number of constraints for this site to deliver sustainable development. The orientation of the site and its steep gradients would have an adverse effect on options for high density development of high quality limiting housing mix and potential contribution to balanced communities. These site characteristics would also have a potential adverse effect on landscape and would require careful mitigation both on and off site. Although the site is close to services and use of cars could be minimised, the steep gradients may limit long term walking; the site orientation limits options for solar gain such that progressing sustainability objectives for energy may be an issue.</p> <p>Overall, this site is a possible housing site relatively close to the Town with other services and facilities. However the site characteristics may adversely affect housing mix and the potential contribution to balanced communities.</p>		

	ASSESSMENT CRITERIA OBJECTIVE	COMMENTARY: SITE 9 – Follaton Bungalows
1	Balanced Communities	A possible housing site somewhat distant and isolated from the town and other services and facilities. Constraints on gradient, access and housing mix limit its potential contribution to balanced communities. Unlikely to enable independent lifestyles for elderly and those with disabilities.
2	Access	Adjoining existing housing but gradients likely to limit walking / cycling access to day to day services. Opportunities for high quality pedestrian / cycle access through, and from the site limited. Potentially good links to public transport nearby. Increased traffic generation on Follaton Road/ Kingsbridge Hill.
3	Housing	Site location and characteristics may limit opportunities for quality mixed use housing, including required levels of appropriate affordable housing.
4	Quality of the Built Environment	Orientation of site, and steep gradients, would limit opportunities for high density development of high quality. Site adjoins existing residential frontage, with opportunities for access, design and layout integration. However, the achievement of high density housing sitting above lower density, and the likely prominence of access roads, make delivery of quality built environment problematic. Interface to rural edge would require sensitive treatment.
5	Health	Can provide safe and secure environment on site and access (particularly pedestrian and/ or cycle) to space for informal recreation.

6	Employment	Not reviewed as an Employment site.
7	Economic Growth	Would contribute to working population to support economic growth.
8	Landscape	Elevated and sloping rural edge site abutting housing to north. No statutory landscape designations. Development would extend up the hillside and impact on local landscape character requiring careful mitigation on and off site.
9	Land and Soil Quality	Site suitable for high density development. Existing agricultural land.
10	Biodiversity	No known protected species or habitats. Further survey required. Protection and enhancement of habitats and species considered feasible based on current knowledge.
11	Historic Environment and Cultural Heritage	No known archaeological constraints but detailed archaeological assessment would be required.
12	Minerals	No specific opportunities for construction material provision or recycling on site. Would require off site supply.
13	Energy	Site remote or isolated likely to favour car use. Site orientation limits solar gain. Steep gradients (at least in part) may lead to likely increased construction energy and limit long term walkability from the site (thereby favouring car use). Development could incorporate energy efficiency measures.
14	Air Quality	Likely preferential car use has potential adverse air quality impacts.
15	Waste	Site could accommodate waste minimisation and recycling.
16	Water	No identified water issues in relation to flooding or sustainable urban drainage.
<p>Summary SA:</p> <p>There are a number of constraints for this site to deliver sustainable development. The orientation of the site and steep gradients would adversely affect options for quality high density mixed use development</p> <p>Overall, a possible housing site somewhat distant from the town and other services and facilities. Constraints on gradient, access and housing mix limit its potential contribution to balanced communities and it does not positively progress any objectives for sustainability.</p>		

	ASSESSMENT CRITERIA OBJECTIVE	COMMENTARY: SITE 10 – Follaton House
1	Balanced Communities	Would provide employment opportunities within a campus development close to existing offices but relatively isolated from the Town Centre. Gradients and other constraints would limit the extent of any development. Not considered suitable for mixed use or provision of other community facilities.
2	Access	Adjoining existing offices but distance likely to limit walking / cycling access for occupiers. Opportunities for high quality pedestrian / cycle access through, and from the site possible. Potentially good links to public transport. Increased traffic generation on Follaton Road/ Kingsbridge Hill.
3	Housing	Not reviewed as a Housing site.
4	Quality of the Built Environment	Orientation of site, and steep gradients, would limit opportunities for high density development of a suitable quality to reflect proximity of Listed building. However existing office development layout and design set framework for further buildings fronting the site which are sensitive to setting. Interface to rural edge would require sensitive treatment.
5	Health	Can provide safe and secure environment on site and access (particularly pedestrian and/ or cycle) to space for informal recreation.
6	Employment	Site could promote appropriate jobs, employment for young people and indigenous growth of small business. Some congestion on strategic highway network. Close to main centre of population. Significant existing employment site adjacent.
7	Economic Growth	Site location, adjacent uses and proximity to population centres could make a distinct contribution to economic growth through encouraging indigenous companies, supporting diversification into growth sectors, supporting local services and enhancing the vitality of the Totnes and Dartington area.
8	Landscape	Elevated and sloping rural edge site adjoining Follaton House site, somewhat more contained than sites 8, 9 and 11 by existing planting. No statutory landscape designations. Development would extend up the hillside and impact on local landscape character would require mitigation.
9	Land and Soil Quality	Site suitable for high density development. Existing agricultural land.
10	Biodiversity	No known protected species or habitats. Further survey required. Protection and enhancement of habitats and species considered feasible based on current knowledge.
11	Historic Environment and Cultural Heritage	No known archaeological constraints but detailed archaeological assessment would be required.
12	Minerals	No specific opportunities for construction material provision or recycling on site. Would require off site supply.
13	Energy	Site remote or isolated likely to favour car use. Site orientation limits solar gain.

		Development could incorporate energy efficiency measures.
14	Air Quality	Likely preferential car use has potential adverse air quality impacts. Necessary controls on any emissions from commercial occupiers required.
15	Waste	Site could accommodate waste minimisation and recycling.
16	Water	No identified water issues in relation to flooding or sustainable urban drainage.
	<p>Summary SA:</p> <p>There are a number of minor adverse effects for this site to progress sustainability objectives. The site could provide employment opportunities close to existing offices but relatively isolated from the Totnes centre. Gradients and other constraints would limit the extent of any development and it is not considered suitable for mixed use or provision of other community facilities.</p> <p>Overall the site could provide employment and whilst it may be possible to mitigate minor adverse effects, compared to other possible site options, the site does not positively progress any of the objectives for sustainable development.</p>	

	ASSESSMENT CRITERIA OBJECTIVE	COMMENTARY: SITE 11 – Follaton Farm
1	Balanced Communities	A possible mixed use site relatively distant from the town, services and facilities – albeit close to existing offices at Follaton House. This limits its potential contribution to balanced communities. Unlikely to enable independent lifestyles for the elderly and those with disabilities.
2	Access	Adjoining existing offices but distance likely to limit walking / cycling access for occupiers of day to day services. Opportunities for high quality pedestrian / cycle access through, and from the site possible. Potentially good links to public transport. Increased traffic generation on Follaton Road/ Kingsbridge Hill.
3	Housing	Site location and characteristics may limit opportunities for quality mixed use housing, including required levels of appropriate affordable housing.
4	Quality of the Built Environment	Neighbouring farm and office uses complicate design integration and road frontage treatment would require particular attention. High density attainable but may look discordant set aside adjacent low density uses. Interface to rural edge would require sensitive treatment.
5	Health	Can provide a safe and secure environment on site and access (particularly pedestrian and/ or cycle) to space for informal recreation.
6	Employment	Site could promote appropriate jobs, employment for young people and indigenous growth of small business. Some congestion on strategic highway network. Close to

		main centre of population. Significant existing employment site adjacent.
7	Economic Growth	Site could have a limited contribution to economic growth through encouraging indigenous companies, supporting diversification into growth sectors, supporting local services and enhancing the vitality of the Totnes and Dartington area.
8	Landscape	Elevated and sloping rural edge site abutting Follaton House site to east and farm buildings to west. No statutory landscape designations. Development would extend up the hillside and impact on local landscape character requiring careful mitigation on and off site.
9	Land and Soil Quality	Site suitable for high density development. Existing agricultural land.
10	Biodiversity	No known protected species or habitats. Further survey required. Protection and enhancement of habitats and species considered feasible based on current knowledge.
11	Historic Environment and Cultural Heritage	No known archaeological constraints but detailed archaeological assessment would be required.
12	Minerals	No specific opportunities for construction material provision or recycling on site. Would require off site supply.
13	Energy	Site remote or isolated likely to favour car use. Site orientation limits solar gain. Development could incorporate energy efficiency measures.
14	Air Quality	Likely preferential car use has potential adverse air quality impacts. Necessary controls on any emissions from commercial occupiers required.
15	Waste	Site could accommodate waste minimisation and recycling.
16	Water	No identified water issues in relation to flooding or sustainable urban drainage.
	<p>Summary SA:</p> <p>There are a number of minor adverse effects for this potential mixed used site to progress sustainability objectives. Although these effects could be mitigated, the relative distance from town could limit the potential of the site to deliver balanced communities and overall the site does not positively progress any objectives for sustainability.</p>	

	ASSESSMENT CRITERIA OBJECTIVE	COMMENTARY: SITE 12 – Winsland House
1	Balanced Communities	A possible housing site very distant and isolated from the town and other services and facilities. Significant constraints on access and housing mix limit its potential contribution to balanced communities. Unlikely to enable independent lifestyles for the elderly and those with disabilities.
2	Access	Distance and isolation likely to limit walking / cycling access. Opportunities for high quality pedestrian / cycle access through, and from the site constrained. Potentially good links to public transport. Increased traffic generation on Follaton Road/ Kingsbridge Hill.
3	Housing	Site location and characteristics may limit opportunities for quality mixed use housing, including required levels of appropriate affordable housing.
4	Quality of the Built Environment	Visually and functionally isolated site. Development on site would appear incongruous, particularly if brought forward at high density and integration into adjacent landscape problematic.
5	Health	Can provide safe and secure environment on site but opportunities for access (particularly pedestrian and/ or cycle) to space for informal recreation appear limited.
6	Employment	Not reviewed as an Employment site.
7	Economic Growth	Would contribute to working population to support economic growth.
8	Landscape	North facing sloping rural edge site. Adjoins isolated farmhouse and dislocated from nearby Follaton Village development. No statutory landscape designations. Development would be relatively contained but would be a spur of development out into open countryside and impact on local landscape character requiring mitigation on and off site.
9	Land and Soil Quality	Site suitable for high density development. Existing agricultural land.
10	Biodiversity	No known protected species or habitats. Further survey required. Protection and enhancement of habitats and species considered feasible based on current knowledge.
11	Historic Environment and Cultural Heritage	No known archaeological constraints but detailed archaeological assessment would be required.
12	Minerals	No specific opportunities for construction material provision or recycling on site. Would require off site supply.
13	Energy	Site very remote or isolated likely to favour car use. Site orientation limits solar gain. Development could incorporate energy efficiency measures.
14	Air Quality	Likely preferential car use has potential adverse air quality impacts.
15	Waste	Site could accommodate waste minimisation and recycling.
16	Water	No identified water issues in relation to flooding or sustainable urban drainage.

Summary SA:

There are a number of constraints for this site to deliver sustainable development. The distance and physical separation of the site from Totnes town contribute to significant adverse effects on accessibility and opportunities for integrated sustainable transport. The isolation of this rural edge site in a north facing position is likely to have long term permanent adverse effects that would be difficult to mitigate through design. These characteristics could also significantly adversely impact on provision of independent lifestyles for the elderly and those with disabilities; the north facing position limits mitigation by passive solar gain.

Overall, this site is limited by significant access, energy, quality of built environment and visual impacts, and possible adverse effects on community balance that could be problematic to mitigate; it does not positively progress any objectives for sustainability.

	ASSESSMENT CRITERIA OBJECTIVE	COMMENTARY: SITE 13 – Copland Lane
1	Balanced Communities	A possible housing site relatively close to the town, but with constraints on access, housing and development which limit its potential contribution to balanced communities. Unlikely to enable independent lifestyles for the elderly and those with disabilities.
2	Access	Close proximity to a range of services with good opportunities to deliver high quality pedestrian / cycle access in, and around, the site. Public transport links adjacent. Increased traffic generation in and around Kingsbridge Hill/ Station Road.
3	Housing	Site location and characteristics may limit opportunities for quality mixed use housing, including required levels of appropriate affordable housing.
4	Quality of the Built Environment	Adjacent housing to north establishes firm constrained development edge – but may make high density housing appear discordant. Treatment at rural edge would need careful consideration, and narrow nature of the site may constrain design options.
5	Health	Can provide safe and secure environment on site and access (particularly pedestrian and/ or cycle) to space for informal recreation.
6	Employment	Not reviewed as an Employment site.
7	Economic Growth	Would contribute to working population to support economic growth.
8	Landscape	Low lying rural edge site. Adjoins Copland Meadow to the north. No statutory landscape designations. Development would be relatively contained but would impact on local landscape character and require mitigation on and off site.
9	Land and Soil Quality	Site suitable for high density development. Existing agricultural land.
10	Biodiversity	No known protected species or habitats. Further survey required. Protection and

		enhancement of habitats and species considered feasible based on current knowledge.
11	Historic Environment and Cultural Heritage	No known archaeological constraints but detailed archaeological assessment would be required.
12	Minerals	No specific opportunities for construction material provision or recycling on site. Would require off site supply.
13	Energy	Close proximity to range of services minimises potential car use. Site orientation favours solar gain. Development could incorporate energy efficiency measures.
14	Air Quality	Limited car use limits air quality issues.
15	Waste	Site could accommodate waste minimisation and recycling.
16	Water	Potentially significant flooding issues with at least some of the site in Flood Zone 3. Further assessment required. Sustainable urban drainage system considered feasible.
<p>Summary SA:</p> <p>There are a number of minor adverse effects for this site to progress sustainability objectives. Although these effects could be mitigated, the potential of the site to deliver balanced communities is limited, and overall the site does not positively progress any objectives for sustainability.</p>		

	ASSESSMENT CRITERIA OBJECTIVE	COMMENTARY: SITE 14 – Barracks Hill
1	Balanced Communities	A possible housing site relatively close to the town, but with constraints on access, housing and development which limit its potential contribution to balanced communities. Unlikely to enable independent lifestyles for the elderly and those with disabilities.
2	Access	Relatively close to Town centre but physically isolated by limited access along Barracks Hill. No adjacent services or facilities and isolation may limit walking / cycling access to day to day services. Opportunities for high quality pedestrian / cycle access through, and from the site, may be constrained. Increased traffic generation on Kingsbridge Hill/ Dartington. Public transport links at some distance.
3	Housing	Site location and characteristics may limit opportunities for quality mixed use housing, including required levels of appropriate affordable housing.
4	Quality of the Built Environment	Limited adjacent residential to blend into and to inform layout and design. Development at high density may be discordant with adjacent land uses and

		frontage to road would need careful attention.
5	Health	Can provide a safe and secure environment on site and access (particularly pedestrian and/ or cycle) to space for informal recreation.
6	Employment	Not reviewed as an Employment site.
7	Economic Growth	Would contribute to working population to support economic growth.
8	Landscape	Gradually sloping rural edge site. Adjoins isolated residential properties. No statutory landscape designations. Development would be relatively contained but would impact on local landscape character and require mitigation on and off site.
9	Land and Soil Quality	Site suitable for high density development. Existing agricultural land.
10	Biodiversity	No known protected species or habitats. Further survey required. Protection and enhancement of habitats and species considered feasible based on current knowledge.
11	Historic Environment and Cultural Heritage	No known archaeological constraints but detailed archaeological assessment would be required.
12	Minerals	No specific opportunities for construction material provision or recycling on site. Would require off site supply.
13	Energy	Site remote or isolated likely to favour car use. Site orientation favours solar gain. Development could incorporate energy efficiency measures.
14	Air Quality	Likely preferential car use has potential adverse air quality impacts.
15	Waste	Site could accommodate waste minimisation and recycling.
16	Water	No identified water issues in relation to flooding or sustainable urban drainage.
	<p>Summary SA:</p> <p>There are a number of minor adverse effects for this site to progress sustainability objectives. Although these effects could be mitigated, compared to other site options, the site does not positively progress any objectives for sustainability.</p>	

	ASSESSMENT CRITERIA OBJECTIVE	COMMENTARY: SITE 15 – Sawpit Lane
1	Balanced Communities	A possible housing site between Totnes and Dartington – but relative isolation from the services and facilities at both likely to limit its potential contribution to balanced communities. Unlikely to enable independent lifestyles for the elderly and those with disabilities.
2	Access	Relatively isolated from Town centre and Dartington services and facilities and isolation may limit walking / cycling access to day to day services. Opportunities for high quality pedestrian / cycle access through, and from the site, may be constrained. Increased traffic generation at Dartington. Public transport links at some distance.
3	Housing	Site location and characteristics may limit opportunities for quality mixed use housing, including required levels of appropriate affordable housing.
4	Quality of the Built Environment	Isolated site with limited adjacent residential to blend into and to inform layout and design. Development at high density may be discordant with adjacent land uses and frontage to road would need careful attention.
5	Health	Can provide a safe and secure environment on site and access (particularly pedestrian and/ or cycle) to space for informal recreation.
6	Employment	Not reviewed as an Employment site.
7	Economic Growth	Would contribute to working population to support economic growth.
8	Landscape	Rural edge site including garden and former horticultural uses. Adjoins isolated residential properties. No statutory landscape designations. Development would be relatively contained with limited impact on local landscape character requiring mitigation.
9	Land and Soil Quality	Site suitable for high density development. Existing garden land.
10	Biodiversity	No known protected species or habitats. Further survey required. Protection and enhancement of habitats and species considered feasible based on current knowledge.
11	Historic Environment and Cultural Heritage	No known archaeological constraints but detailed archaeological assessment would be required.
12	Minerals	No specific opportunities for construction material provision or recycling on site. Would require off site supply.
13	Energy	Site remote or isolated likely to favour car use. Site orientation favours solar gain. Development could incorporate energy efficiency measures.
14	Air Quality	Likely preferential car use has potential adverse air quality impacts.
15	Waste	Site could accommodate waste minimisation and recycling.
16	Water	No identified water issues in relation to flooding or sustainable urban drainage.

Summary SA:

There are a number of minor adverse effects for this site to progress sustainability objectives. Although these effects could be mitigated, compared to other site options, the site does not positively progress any objectives for sustainability.

	ASSESSMENT CRITERIA OBJECTIVE	COMMENTARY: SITE 16 – Ashmore Field
1	Balanced Communities	A possible housing site on the edge of Dartington – but relative isolation from the services and facilities at Dartington and Totnes likely to limit its potential contribution to balanced communities. Unlikely to enable independent lifestyles for the elderly and those with disabilities.
2	Access	Relatively isolated from the Town centre and Dartington services and facilities and isolation may limit walking / cycling access to day to day services. Opportunities for high quality pedestrian / cycle access through, and from the site, may be constrained. Increased traffic generation at Dartington. Public transport links at some distance.
3	Housing	Site location and characteristics may limit opportunities for quality mixed use housing, including required levels of appropriate affordable housing.
4	Quality of the Built Environment	Isolated site with limited adjacent residential to blend into and to inform layout and design. Development at high density may be discordant with adjacent land uses and frontage to road would need careful attention.
5	Health	Can provide a safe and secure environment on site and access (particularly pedestrian and/ or cycle) to space for informal recreation.
6	Employment	Not reviewed as an Employment site.
7	Economic Growth	Would contribute to working population to support economic growth.
8	Landscape	Rural edge pasture land. Isolated from residential properties by Sawpit Lane. No statutory landscape designations. Development would be relatively contained with limited impact on local landscape character requiring mitigation.
9	Land and Soil Quality	Site suitable for high density development. Existing agricultural land.
10	Biodiversity	No known protected species or habitats. Further survey required. Protection and enhancement of habitats and species considered feasible based on current knowledge.
11	Historic Environment and Cultural Heritage	No known archaeological constraints but detailed archaeological assessment would be required.
12	Minerals	No specific opportunities for construction material provision or recycling on site.

		Would require off site supply.
13	Energy	Site remote or isolated likely to favour car use. Site orientation favours solar gain. Development could incorporate energy efficiency measures.
14	Air Quality	Likely preferential car use has potential adverse air quality impacts.
15	Waste	Site could accommodate waste minimisation and recycling.
16	Water	No identified water issues in relation to flooding or sustainable urban drainage.
<p>Summary SA:</p> <p>There are a number of minor adverse effects for this site to progress sustainability objectives. Although these effects could be mitigated, compared to other site options, the site does not positively progress any objectives for sustainability.</p>		

	ASSESSMENT CRITERIA OBJECTIVE	COMMENTARY: SITE 17 - Droridge
1	Balanced Communities	A possible housing site on the edge of Dartington – relatively close to services and facilities at Dartington but greater distance from Totnes (and links to Totnes) likely to limit its potential contribution to balanced communities. Unlikely to enable independent lifestyles for elderly and those with disabilities.
2	Access	Relatively close proximity to a limited range of services and facilities with good opportunities to deliver high quality pedestrian / cycle access in, and around, the site including pedestrian only access along Forder Lane. Public transport links adjacent. Increased traffic generation in and around Dartington. Strategic traffic access to A38 relatively unimpeded.
3	Housing	Site location and characteristics may limit opportunities for quality mixed use housing, including required levels of appropriate affordable housing.
4	Quality of the Built Environment	Fronts Droridge Lane and housing at Droridge, giving a design and access context for development. Development at high density may be discordant with adjacent land uses and frontage to road would need careful attention, as would appearance from A 385.
5	Health	Can provide safe and secure environment and access (particularly pedestrian and/ or cycle) to space for informal recreation.
6	Employment	Not reviewed as an Employment site.
7	Economic Growth	Would contribute to working population to support economic growth.
8	Landscape	Gradually sloping rural edge site. Adjoins farm buildings and residential properties at Droridge (but separated by Droridge Lane) . No statutory landscape designations. Development would be relatively contained but would impact on local landscape

		character and require mitigation on and off site.
9	Land and Soil Quality	Site suitable for high density development. Existing agricultural land.
10	Biodiversity	No known protected species or habitats. Further survey required. Protection and enhancement of habitats and species considered feasible based on current knowledge.
11	Historic Environment and Cultural Heritage	No known archaeological constraints but detailed archaeological assessment would be required.
12	Minerals	No specific opportunities for construction material provision or recycling on site. Would require off site supply.
13	Energy	Site somewhat remote or isolated likely to favour car use. Site orientation favours solar gain. Development could incorporate energy efficiency measures.
14	Air Quality	Likely preferential car use has potential adverse air quality impacts.
15	Waste	Site could accommodate waste minimisation and recycling.
16	Water	No identified water issues in relation to flooding or sustainable urban drainage.
	<p>Summary SA:</p> <p>There are a number of minor adverse effects for this site to progress sustainability objectives. Although these effects could be mitigated, compared to other site options, the site does not positively progress any objectives for sustainability.</p>	

	ASSESSMENT CRITERIA OBJECTIVE	COMMENTARY: SITE 18 – Webbers Yard
1	Balanced Communities	Existing employment site with potential mixed use integrating into adjacent housing and commercial areas. Mixed use and mixed housing tenures considered feasible, along with potential contribution to community facilities. Good access and range of services nearby. Site could be suitable for enabling independent lifestyles for the elderly and those with disabilities. Needs to retain, and intensify, existing employment provision as a contribution to balanced communities.
2	Access	Close proximity to a range of services with good opportunities to deliver high quality pedestrian / cycle access in, and around, the site. Public transport links adjacent. Increased traffic generation in and around Dartington. Cycle path nearby. Strategic traffic access to A38 relatively unimpeded.
3	Housing	Site location and characteristics support opportunities for quality mixed use housing, including required levels of affordable housing, if appropriately incorporated in a mixed use scheme.
4	Quality of the Built Environment	Site could be rejuvenated to incorporate high quality locally distinctive design,

		provide a gateway to the village, deliver a positive road frontage and compliment existing neighbouring land uses. Could be developed at high density and incorporate limited quality public realm.
5	Health	Can provide a safe and secure environment on site and access (particularly pedestrian and/ or cycle) to space for informal recreation.
6	Employment	Site could promote appropriate jobs, employment for young people and indigenous growth of small business. More distant from main centre of population. Significant existing employment on site and adjacent. Relatively unimpeded access to A38. Close to cycle route.
7	Economic Growth	Site location, adjacent uses and access to population centres could make a significant contribution to economic growth through encouraging indigenous companies, supporting diversification into growth sectors, supporting local services and enhancing the vitality of the Totnes and Dartington area.
8	Landscape	Within existing development.
9	Land and Soil Quality	Site suitable for high density development. Previously developed land.
10	Biodiversity	No known protected species or habitats. Further survey required. Protection and enhancement of habitats and species considered feasible based on current knowledge.
11	Historic Environment and Cultural Heritage	Any development will need to avoid unacceptable impact on Conservation Area and/ or Listed Buildings in vicinity. No known archaeological constraints but detailed archaeological assessment would be required.
12	Minerals	Potential opportunities for construction material provision or recycling on site. Would require off site supply.
13	Energy	Close proximity to some services minimises potential car use. Site orientation favours solar gain. Development could incorporate energy efficiency measures.
14	Air Quality	Limited car use limits air quality issues. Necessary controls on any emissions from commercial occupiers required.
15	Waste	Site could accommodate waste minimisation and recycling.
16	Water	No identified water issues in relation to flooding or sustainable urban drainage.
	<p>Summary SA:</p> <p>There are several very significant positive effects from this site since its location and characteristics progress sustainability objectives for balanced communities with quality mixed use that would integrate into existing adjacent housing and commercial areas, and contribute positively to quality public realm and informal recreation. Close proximity to a range of services promotes a positive effect on sustainable transport options; contributes to local employment and significant beneficial effects on economic growth to enhance the vitality of the Totnes and Dartington area.</p> <p>Overall, the site offers significant positive long term effects, particularly with regard to promoting the vitality and balance of the Totnes and Dartington area.</p>	

	ASSESSMENT CRITERIA OBJECTIVE	COMMENTARY: SITE 19 – Opposite Webbers Yard
1	Balanced Communities	Potential commercial and community facilities site adjacent to existing commercial and sporting facilities. Topography, on and adjacent to the site, may limit flexibility of development. Range of services nearby. Site could provide for additional community facilities.
2	Access	Close proximity to a range of services with good opportunities to deliver high quality pedestrian / cycle access in, and around, the site. Public transport links adjacent. Increased traffic generation in and around Dartington. Cycle path nearby. Strategic traffic access to A38 relatively unimpeded.
3	Housing	Not reviewed as a Housing site.
4	Quality of the Built Environment	Sits across from existing commercial estate in open countryside. Development at high density with high quality design achievable (to reflect potential improvements at Webbers Yard) with strong gateway and positive road frontage. Securing visual containment of the site and reflecting local landscape character/ neighbouring uses would require careful attention.
5	Health	Can provide a safe and secure environment on site and access (particularly pedestrian and/ or cycle) to space for informal recreation.
6	Employment	Site could promote appropriate jobs, employment for young people and indigenous growth of small business. More distant from main centre of population. Significant existing employment on adjacent site. Relatively unimpeded access to A38. Close to cycle route.
7	Economic Growth	Site location, adjacent uses and access to population centres could make a distinct contribution to economic growth through encouraging indigenous companies, supporting diversification into growth sectors, supporting local services and enhancing the vitality of the Totnes and Dartington area.
8	Landscape	Low lying and, in part, steeply sloping rural edge site. Isolated and dislocated from other residential development. No statutory landscape designations. Development would be relatively contained but impact on local landscape character would require mitigation, particularly on more elevated land.
9	Land and Soil Quality	Site suitable for high density development. Existing agricultural land.
10	Biodiversity	No known protected species or habitats. Further survey required. Protection and enhancement of habitats and species considered feasible based on current knowledge.
11	Historic Environment and Cultural Heritage	Any development will need to avoid unacceptable impact on Listed Buildings in the vicinity. No known archaeological constraints but detailed archaeological

		assessment would be required.
12	Minerals	No specific opportunities for construction material provision or recycling on site. Would require off site supply.
13	Energy	Close proximity to some services minimises potential car use. Site orientation favours solar gain. Development could incorporate energy efficiency measures.
14	Air Quality	Limited car use limits air quality issues. Necessary controls on any emissions from commercial occupiers required.
15	Waste	Site could accommodate waste minimisation and recycling.
16	Water	No identified water issues in relation to flooding or sustainable urban drainage.
<p>Summary SA:</p> <p>There are a small number of minor adverse effects for this site to progress sustainability objectives. Although these effects could be mitigated, compared to other site options, the site does not positively progress any objectives for sustainability.</p>		

	ASSESSMENT CRITERIA OBJECTIVE	COMMENTARY: SITE 20 - Bidwell
1	Balanced Communities	Greenfield site which could provide employment opportunities, at some distance from Totnes, but with good pedestrian and cycle access, good commercial traffic access to the A38, close proximity of a range of services and centre of population in Dartington. Topography and location of site could facilitate high quality of design and range of users.
2	Access	Close proximity to a range of services with good opportunities to deliver high quality pedestrian / cycle access in, and around, the site. Public transport links adjacent. Increased traffic generation in and around Dartington. Cycle path nearby. Strategic traffic access to A38 relatively unimpeded.
3	Housing	Not reviewed as a Housing site.
4	Quality of the Built Environment	Open countryside with neighbouring residential and educational buildings. Development at high density with high quality design achievable (as possible at Webbers Yard) with strong gateway and positive road frontage. Securing visual containment of the site and reflecting local landscape character and being sensitive to the close proximity of the Dartington estate would require careful attention.
5	Health	Can provide a safe and secure environment on site and access (particularly pedestrian and/ or cycle) to space for informal recreation.
6	Employment	Site could promote appropriate jobs, employment for young people and indigenous growth of small business. More distant from main centre of population. Relatively

		unimpeded access to A38. On cycle route.
7	Economic Growth	Site location, adjacent uses and access to population centres could make a distinct contribution to economic growth through encouraging indigenous companies, supporting diversification into growth sectors, supporting local services and enhancing the vitality of the Totnes and Dartington area.
8	Landscape	Low lying and relatively level rural edge site. Broom Park to north and Bidwell Brook site to south. Adjoining site has extant approval for relocation of Dartington Primary School. No statutory landscape designations. Development would be relatively contained but would impact on local landscape character and require mitigation, particularly to contain rural edge and to provide appropriate road frontage facing Dartington Hall Estate.
9	Land and Soil Quality	Site suitable for high density development. Existing agricultural land.
10	Biodiversity	No known protected species or habitats. Further survey required. Protection and enhancement of habitats and species considered feasible based on current knowledge.
11	Historic Environment and Cultural Heritage	Any development will need to avoid unacceptable impact on Listed Buildings in the vicinity. No known archaeological constraints but detailed archaeological assessment would be required.
12	Minerals	No specific opportunities for construction material provision or recycling on site. Would require off site supply.
13	Energy	Close proximity to some services minimises potential car use. Site orientation favours solar gain. Development could incorporate energy efficiency measures.
14	Air Quality	Limited car use limits air quality issues. Necessary controls on any emissions from commercial occupiers required.
15	Waste	Site could accommodate waste minimisation and recycling.
16	Water	Potential flooding issues with at least some of the site in Flood Zone 2. Further assessment required. Sustainable urban drainage system considered feasible.
	<p>Summary SA:</p> <p>There are a small number of minor adverse effects for this site to progress sustainability objectives and these effects could be mitigated. Compared to other site options, the site does not positively progress any objectives for sustainability; however, it does offer a site with positive effects for employment and economic development to contribute to maintaining the vitality of the Totnes/Dartington area for local people.</p>	

	ASSESSMENT CRITERIA OBJECTIVE	COMMENTARY: SITE 21 - Puddavine
1	Balanced Communities	Potential housing site adjacent to KEVICC. Mixed housing tenures considered feasible, along with contribution to community facilities. Site somewhat isolated from services and employment opportunities, particularly from south of the site. Site could, in part, be suitable for enabling independent lifestyles for elderly and those with disabilities.
2	Access	Relatively close proximity to a range of services (but lacking convenience store) with good opportunities to deliver high quality pedestrian / cycle access in, and around, the site. Public transport links adjacent. Increased traffic generation in and around Dartington/ Ashburton Road. Pedestrian access to heart of site limited by land at KEVICC and may lead to increased car use.
3	Housing	Site location and characteristics support opportunities for quality mixed use housing, including required levels of affordable housing.
4	Quality of the Built Environment	Limited adjacent residential to blend into and to inform layout and design. Development at high density may be discordant with adjacent land uses and frontage to road / rural interface would need careful attention.
5	Health	Can provide a safe and secure environment on site and access (particularly pedestrian and/ or cycle) to space for informal recreation.
6	Employment	Not reviewed as an Employment site.
7	Economic Growth	Would contribute to working population to support economic growth.
8	Landscape	Low lying and sloping rural edge site. Isolated and dislocated from other residential development. No statutory landscape designations. Development would be relatively contained but impact on local landscape character and require mitigation.
9	Land and Soil Quality	Site suitable for high density development. Existing agricultural land.
10	Biodiversity	No known protected species or habitats. Further survey required. Protection and enhancement of habitats and species considered feasible based on current knowledge.
11	Historic Environment and Cultural Heritage	No known archaeological constraints but detailed archaeological assessment would be required.
12	Minerals	No specific opportunities for construction material provision or recycling on site. Would require off site supply.
13	Energy	Close proximity to some services minimises potential car use. Site orientation favours solar gain. Development could incorporate energy efficiency measures.
14	Air Quality	Limited car use minimises air quality issues.
15	Waste	Site could accommodate waste minimisation and recycling.
16	Water	No identified water issues in relation to flooding or sustainable urban drainage.

Summary SA:

There are a small number of minor adverse effects for this site to progress sustainability objectives. Although these effects could be mitigated, compared to other site options, the site does not positively progress any objectives for sustainability.

	ASSESSMENT CRITERIA OBJECTIVE	COMMENTARY: SITE 22 – Opposite Puddavine
1	Balanced Communities	Greenfield site with potential as housing site. Mixed housing tenures considered feasible, along with contribution to community facilities. Site within reasonable proximity to a range of services and employment opportunities. Site could, in part, be suitable for enabling independent lifestyles for elderly and those with disabilities.
2	Access	Relatively close proximity to a range of services (but lacking convenience store) with good opportunities to deliver high quality pedestrian / cycle access in, and around, the site. Public transport links adjacent. Increased traffic generation in and around Dartington/ Ashburton Road. Cycle path nearby.
3	Housing	Site location and characteristics support opportunities for quality mixed use housing, including required levels of affordable housing.
4	Quality of the Built Environment	Site could provide a strong street frontage (and provide a gateway development to the Town), incorporate high quality locally distinctive design and compliment existing neighbouring land uses. Could be developed at high density, incorporate quality public realm and provide good pedestrian and cycle permeability (in combination with adjacent sites). Boundary to flood meadow would need careful attention.
5	Health	Can provide a safe and secure environment on site and access (particularly pedestrian and/ or cycle) to space for informal recreation.
6	Employment	Not reviewed as an Employment site.
7	Economic Growth	Would contribute to working population to support economic growth.
8	Landscape	Low lying, level, rural edge site on plateau adjoining flood meadows. Residential development fronting road to north west. No statutory landscape designations. Development would be relatively contained but would impact on local landscape character and require careful mitigation facing into Dartington Hall Estate.
9	Land and Soil Quality	Site suitable for high density development. Existing agricultural land.
10	Biodiversity	No known protected species or habitats. Further survey required. Protection and enhancement of habitats and species considered feasible based on current

		knowledge.
11	Historic Environment and Cultural Heritage	No known archaeological constraints but detailed archaeological assessment would be required.
12	Minerals	No specific opportunities for construction material provision or recycling on site. Would require off site supply.
13	Energy	Close proximity to some services minimises potential car use. Site orientation favours solar gain. Development could incorporate energy efficiency measures.
<p>Summary SA:</p> <p>There are a small number of minor adverse effects for this site to progress sustainability objectives and these could be mitigated through careful design. There are possible enhancement opportunities through design such as the site could provide a strong street frontage (and provide a gateway development to Totnes) and potential positive effects with regard to access and progression of balanced communities.</p> <p>Potential significant adverse effects are indicated as initial studies show part of the site to be in Flood Zone 3 and further studies are required but sustainable drainage systems are considered feasible in mitigation; the boundary to the flood meadow would need careful attention in masterplanning.</p> <p>Overall this site has greater potential for progressing sustainable development than other similar sites.</p>		

	ASSESSMENT CRITERIA OBJECTIVE	COMMENTARY: SITE 23 – Dartington Lane Plantation
1	Balanced Communities	Plantation site with potential as housing site. Mixed housing tenures considered feasible, along with contribution to community facilities. Site within reasonable proximity to a range of services and employment opportunities. Site could, in part, be suitable for enabling independent lifestyles for the elderly and those with disabilities.
2	Access	Relatively close proximity to a range of services (but lacking convenience store) with good opportunities to deliver high quality pedestrian / cycle access in, and around, the site. Public transport links adjacent. Increased traffic generation in and around Dartington/ Ashburton Road. Cycle Path nearby.
3	Housing	Site location and characteristics support opportunities for quality mixed use housing, including required levels of affordable housing.
4	Quality of the Built Environment	Site could provide a strong street frontage (and provide a gateway development to the Town) –or retain screening to road. Could incorporate high quality locally distinctive design and compliment existing neighbouring land uses although the

		extent of retention of existing trees on site will need careful design consideration. Could be developed at high density, incorporate quality public realm and provide good pedestrian and cycle permeability (in combination with adjacent sites).
5	Health	Can provide a safe and secure environment on site and access (particularly pedestrian and/ or cycle) to space for informal recreation.
6	Employment	Not reviewed as an Employment site.
7	Economic Growth	Would contribute to working population to support economic growth.
8	Landscape	Low lying, level, rural edge site on plateau adjoining flood meadows currently under commercial forestry crop. Housing to south east (separated by Dartington Drive). No statutory landscape designations. Development would be relatively contained but would impact on local landscape character and require careful mitigation facing into Dartington Hall Estate.
9	Land and Soil Quality	Site suitable for high density development. Existing agricultural land.
10	Biodiversity	No known protected species or habitats. Further survey required. Protection and enhancement of habitats and species considered feasible based on current knowledge.
11	Historic Environment and Cultural Heritage	Any development will need to avoid unacceptable impact on Listed Buildings in the vicinity. No known archaeological constraints but detailed archaeological assessment would be required.
12	Minerals	No specific opportunities for construction material provision or recycling on site. Would require off site supply.
13	Energy	Close proximity to some services minimises potential car use. Site orientation favours solar gain (but may be limited by extent of plantation retention). Development could incorporate energy efficiency measures.
14	Air Quality	Limited car use limits air quality issues.
15	Waste	Site could accommodate waste minimisation and recycling.
16	Water	No identified water issues in relation to flooding or sustainable urban drainage.
	<p>Summary SA:</p> <p>There are a small number of minor adverse effects for this site to progress sustainability objectives and these could be mitigated through careful design.</p> <p>Overall this site has greater potential for progressing sustainable development than other similar sites.</p>	

	ASSESSMENT CRITERIA OBJECTIVE	COMMENTARY: SITE 24 – Dartington Lane Field
1	Balanced Communities	Greenfield site with potential as housing site. Mixed housing tenures considered feasible, along with contribution to community facilities. Site within reasonable proximity to a range of services and employment opportunities. Site could, in part, be suitable for enabling independent lifestyles for the elderly and those with disabilities.
2	Access	Relatively close proximity to a range of services (but lacking convenience store) with good opportunities to deliver high quality pedestrian / cycle access in, and around, the site. Public transport links adjacent. Increased traffic generation in and around Dartington/ Ashburton Road. Cycle path goes alongside site.
3	Housing	Site location and characteristics support opportunities for quality mixed use housing, including required levels of affordable housing.
4	Quality of the Built Environment	A relatively visually contained site which relates most strongly to existing neighbouring residential areas. Could incorporate high quality locally distinctive design and compliment existing neighbouring land uses. Could be developed at high density and provide good pedestrian and cycle permeability. Positive river frontage will require careful design consideration.
5	Health	Can provide a safe and secure environment on site and access (particularly pedestrian and/ or cycle) to space for informal recreation.
6	Employment	Not reviewed as an Employment site.
7	Economic Growth	Would contribute to working population to support economic growth.
8	Landscape	Low lying, level, rural edge pasture. Housing adjacent. No statutory landscape designations. Development would be relatively contained but would impact on local landscape character and require careful mitigation facing into Dartington Hall Estate and river.
9	Land and Soil Quality	Site suitable for high density development. Existing agricultural land.
10	Biodiversity	No known protected species or habitats. Further survey required. Protection and enhancement of habitats and species considered feasible based on current knowledge.
11	Historic Environment and Cultural Heritage	Any development will need to avoid unacceptable impact on Listed Buildings in the vicinity. No known archaeological constraints but detailed archaeological assessment would be required.
12	Minerals	No specific opportunities for construction material provision or recycling on site. Would require off site supply.
13	Energy	Close proximity to some services minimises potential car use. Site orientation favours solar gain. Development could incorporate energy efficiency measures.
14	Air Quality	Limited car use limits air quality issues.
15	Waste	Site could accommodate waste minimisation and recycling.

16	Water	Potential flooding issues with at least some of the site in Flood Zone 2. Further assessment required. Sustainable urban drainage system considered feasible.
	Summary SA:	
		There are a small number of minor adverse effects for this site to progress sustainability objectives and these could be mitigated through careful design. Potential significant adverse effects are indicated as initial studies show part of the site to be in Flood Zone 2 and further studies are required but sustainable drainage systems are considered feasible in mitigation.
		Overall this site has greater potential for progressing sustainable development than other similar sites.

	ASSESSMENT CRITERIA OBJECTIVE	COMMENTARY: SITE 25 – KEVICC Lower Field
1	Balanced Communities	Existing educational and community sport use site with potential for mixed use integrating into existing housing adjacent. Mixed use and mixed housing tenures considered feasible, along with contribution to community facilities. Range of services nearby. Site could be suitable for enabling independent lifestyles for the elderly and those with disabilities. Any displacement of curriculum and community sport use would have to be reallocated elsewhere at, or above, existing quantity, quality and accessibility levels as a contribution to balanced communities.
2	Access	Close proximity to a range of services (but lacking convenience store) with good opportunities to deliver high quality pedestrian / cycle access in, and around, the site. Public transport links adjacent. Increased traffic generation in and around Dartington/ Ashburton Road. Cycle path on site.
3	Housing	Site location and characteristics support opportunities for quality mixed use housing, including required levels of affordable housing.
4	Quality of the Built Environment	Well contained site sitting within the fabric of the town which could accommodate high density development. Adjacent housing sets a context for development and positive road frontage would need to be secured. Treatment to leat/ riverside would require careful attention. Loss of green space would need to be addressed.
5	Health	Can provide a safe and secure environment on site and access (particularly pedestrian and/ or cycle) to space for informal recreation.
6	Employment	Not reviewed as an Employment site.
7	Economic Growth	Would contribute to working population to support economic growth.
8	Landscape	Site contained within town but with leat/ riverside frontage requiring careful landscape detailing.

9	Land and Soil Quality	Site suitable for high density development. Previously developed land.
10	Biodiversity	No known protected species or habitats. Further survey required. Protection and enhancement of habitats and species considered feasible based on current knowledge.
11	Historic Environment and Cultural Heritage	Any development will need to avoid unacceptable impact on Listed Buildings in the vicinity. No known archaeological constraints but detailed archaeological assessment would be required.
12	Minerals	No specific opportunities for construction material provision or recycling on site. Would require off site supply.
13	Energy	Close proximity to range of services minimises potential car use. Site orientation favours solar gain. Development could incorporate energy efficiency measures.
14	Air Quality	Limited car use limits air quality issues.
15	Waste	Site could accommodate waste minimisation and recycling.
16	Water	Potential flooding issues with at least some of the site in Flood Zone 2. Further assessment required. Sustainable urban drainage system considered feasible.
<p>Summary SA:</p> <p>There are a small number of minor adverse effects for this site to progress sustainability objectives and these could be mitigated through careful design. Potential significant adverse effects are indicated as initial studies show part of the site to be in Flood Zone 2 and further studies are required but sustainable drainage systems are considered feasible in mitigation.</p> <p>There are significant positive effects indicated for this site through the existing educational and community sport use site with potential for mixed use and integration with existing adjacent housing.</p> <p>The site offers significant positive long term effects, particularly with regard to promoting the vitality and community balance of the Totnes and Dartington area. Overall this site has greater potential for progressing sustainable development than other similar sites.</p>		

	ASSESSMENT CRITERIA OBJECTIVE	COMMENTARY: SITE 26 – Dairy Crest
1	Balanced Communities	Existing employment site with potential for additional mixed use integrating into existing housing and commercial areas. Mixed use and mixed housing tenures considered feasible, along with contribution to community facilities. Range of services nearby. Site could be suitable for enabling independent lifestyles for the elderly and those with disabilities. Needs to retain, and intensify, existing employment provision as a contribution to balanced communities.
2	Access	Close proximity to a range of services with good opportunities to deliver high quality pedestrian / cycle access in, and around, the site. Public transport links adjacent. Increased traffic generation in and around Ashburton road / Station Road. Cycle path goes alongside site. On A38 side of town but some commercial traffic access may come through Totnes, Newton Abbot or Torbay – with associated possible congestion.
3	Housing	Site location and characteristics support opportunities for quality mixed use housing, including required levels of affordable housing, if appropriately incorporated in a mixed use scheme.
4	Quality of the Built Environment	Site could be well integrated into existing townscape and river frontage, incorporate high quality locally distinctive design and compliment existing neighbouring land uses. Could be developed at high density and incorporate quality public realm. Treatment of existing buildings on site, and land adjoining railway line, will need careful consideration.
5	Health	Can provide a safe and secure environment on site and access (particularly pedestrian and/ or cycle) to space for informal recreation.
6	Employment	Site could promote appropriate jobs, employment for young people and indigenous growth of small business. Some congestion on strategic highway network. Close to main centre of population. Significant existing employment on site and adjacent.
7	Economic Growth	Site location, adjacent uses and proximity to population centres could make a significant contribution to economic growth through encouraging indigenous companies, supporting diversification into growth sectors, supporting local services and enhancing the vitality of the Totnes and Dartington area.
8	Landscape	Site contained within town but with riverside frontage requiring careful landscape detailing.
9	Land and Soil Quality	Site suitable for high density development. Previously developed land.
10	Biodiversity	No known protected species or habitats. Further survey required. Protection and enhancement of habitats and species considered feasible based on current knowledge.
11	Historic Environment and Cultural Heritage	Any development will need to avoid unacceptable impact on Listed Buildings in the

		vicinity. No known archaeological constraints but detailed archaeological assessment would be required.
12	Minerals	Potential opportunities for construction material provision or recycling on site. Would require off site supply.
13	Energy	Close proximity to range of services minimises potential car use. Site orientation favours solar gain. Development could incorporate energy efficiency measures.
14	Air Quality	Limited car use limits air quality issues. Necessary controls on any emissions from commercial occupiers required.
15	Waste	Site could accommodate waste minimisation and recycling.
16	Water	Potentially significant flooding issues with at least some of the site in Flood Zone 3. Further assessment required. Sustainable urban drainage system considered feasible.
<p>Summary SA:</p> <p>There are several very significant positive effects from this site since its location and characteristics near the town centre progress sustainability objectives for balanced communities and employment/economic development. As an existing employment site with potential for additional mixed use and able to integrate into existing housing and commercial areas, there are significant beneficial effects on economic growth to enhance the vitality of the Totnes and Dartington area. With close proximity to a range of services, a positive effect on sustainable transport options.</p> <p>Minor adverse effects are predicted on the local landscape character as the site has riverside frontage, however this can be mitigated through development design. Potential significant adverse effects are indicated as initial studies show part of the site to be in Flood Zone 3. Further studies are required but sustainable drainage systems are considered feasible in mitigation.</p> <p>Overall, the site offers significant positive long term effects, particularly with regard to promoting the vitality and balance of the Totnes and Dartington area.</p>		

	ASSESSMENT CRITERIA OBJECTIVE	COMMENTARY: SITE 27 - Sheepfield
1	Balanced Communities	Greenfield site with potential as housing site. Mixed housing tenures considered feasible, along with contribution to community facilities. Site within close proximity to a range of services and employment opportunities but topography could limit suitability for enabling independent lifestyles for the elderly and those with disabilities.
2	Access	Close proximity to a range of services (but lacking convenience store) with good opportunities to deliver high quality pedestrian / cycle access in, and around, the site. Public transport links adjacent. Increased traffic generation in and around Dartington/ Ashburton Road.
3	Housing	Site location and characteristics support opportunities for quality mixed use housing, including required levels of affordable housing.
4	Quality of the Built Environment	Could be developed at high density but steep gradient, neighbouring trees and relationship to Kingsbridge Hill may compromise design options. Achieving visual integration with adjacent housing will require care attention.
5	Health	Can provide a safe and secure environment on site and access (particularly pedestrian and/ or cycle) to space for informal recreation.
6	Employment	Not reviewed as an Employment site.
7	Economic Growth	Would contribute to working population to support economic growth.
8	Landscape	Prominent corner plot overlooking Kingsbridge Hill. Site contained within town.
9	Land and Soil Quality	Site suitable for high density development. Existing agricultural land.
10	Biodiversity	No known protected species or habitats. Further survey required. Protection and enhancement of habitats and species considered feasible based on current knowledge.
11	Historic Environment and Cultural Heritage	Any development will need to avoid unacceptable impact on Conservation Area and/ or Listed Buildings in vicinity. No known archaeological constraints but detailed archaeological assessment would be required.
12	Minerals	No specific opportunities for construction material provision or recycling on site. Would require off site supply.
13	Energy	Close proximity to range of services minimises potential car use. Site orientation favours solar gain. Development could incorporate energy efficiency measures.
14	Air Quality	Limited car use limits air quality issues.
15	Waste	Site could accommodate waste minimisation and recycling.
16	Water	No identified water issues in relation to flooding or sustainable urban drainage.
	Summary SA:	

	There are a number of minor adverse effects for this site to progress sustainability objectives - but less than other sites. The topography of the site will require very high standards of design and layout in mitigation but there are also enhancement possibilities for integrating with existing communities. There are no adverse effects with regard to accessibility, housing, balanced communities, employment & economic development, energy and air quality, such that overall this site has greater potential for progressing sustainable development compared with other sites.
--	---

	ASSESSMENT CRITERIA OBJECTIVE	COMMENTARY: SITE 28 – Market Square
1	Balanced Communities	Existing commercial and community site with potential for additional mixed use integrating into existing neighbouring uses. Mixed use and mixed housing tenures considered feasible, along with provision community buildings and facilities (including a market). Range of services nearby. Site could be suitable for enabling independent lifestyles for the elderly and those with disabilities. Needs to retain, and intensify, existing employment provision as a contribution to balanced communities.
2	Access	Close proximity to a range of services with good opportunities to deliver high quality pedestrian / cycle access in, and through, the site. Public transport links adjacent. Any additional traffic generation would need to be carefully controlled as it would impact on High Street/ Fore street. Any redevelopment would need to address existing traffic access through the site and adjacent car parking.
3	Housing	Site location and characteristics support opportunities for quality mixed use housing, including required levels of affordable housing, if appropriately incorporated in a mixed use scheme.
4	Quality of the Built Environment	A site with potential to support an exemplar town centre redevelopment fronting the High Street and providing a gateway into the town from the Southern Area. Design, layout and materials would require the highest quality and pay full regard to adjoining Listed buildings and Conservation Area. Could be developed at high density and incorporate quality public realm and retained market. Relationship to immediate adjoining buildings will need careful treatment.
5	Health	Can provide a safe and secure environment on site and access (particularly pedestrian and/ or cycle) to and through the site.
6	Employment	Site could promote appropriate jobs, employment for young people and indigenous growth of small business. Adjoins existing employment on site at the heart of Totnes Town Centre Zone and Primary Shopping Area. Redevelopment would need to secure at least current levels of employment and seek appropriate intensification.
7	Economic Growth	Site location, adjacent uses and proximity to Totnes Town Centre Zone and Primary Shopping Area make this a catalyst site in contributing to economic growth through

		encouraging indigenous companies, supporting diversification into growth sectors, supporting local services and enhancing the vitality of the Totnes and Dartington area.
8	Landscape	Site contained within town with frontages needing careful design.
9	Land and Soil Quality	Site suitable for high density development. Previously developed land.
10	Biodiversity	No known protected species or habitats. Further survey required. Protection and enhancement of habitats and species considered feasible based on current knowledge.
11	Historic Environment and Cultural Heritage	Any development will need to avoid unacceptable impact on Conservation Area and Listed Buildings in the vicinity. No known archaeological constraints but detailed archaeological assessment would be required.
12	Minerals	Potential opportunities for construction material provision or recycling on site. Would require off site supply.
13	Energy	Close proximity to range of services minimises potential car use. Site orientation favours solar gain. Development could incorporate energy efficiency measures.
14	Air Quality	Limited car use limits air quality issues. Necessary controls on any emissions from commercial occupiers required.
15	Waste	Site could accommodate waste minimisation and recycling.
16	Water	No identified water issues in relation to flooding or sustainable urban drainage.
	<p>Summary SA:</p> <p>There are several very significant positive effects from this site since its location and characteristics in the town centre progress sustainability objectives for balanced communities with quality mixed use that would integrate into existing housing and commercial areas, and contribute positively to quality public realm. Close proximity to a range of services promotes a positive effect on sustainable transport options; contributes to local employment and significant beneficial effects on economic growth to enhance the vitality of the Totnes and Dartington area.</p> <p>Overall, the site offers significant positive long term effects, particularly with regard to promoting the vitality and balance of the Totnes and Dartington area.</p>	