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PLANNING, URBAN REGENERATION, GRANT FUNDING
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“Hybrid outline/detailed planning application comprising an outline planning application for 196 residential dwellings, landscaping, open space, estate roads and infrastructure, plus 4 permanent gypsy and traveller pitches, with all matters reserved except the principal access arrangements and a detailed application to include the retention of the 5 existing cottages and conversion of the existing threshing barn and associated linhay to form 3 residential apartments, erection of 16 new dwellings with associated landscaping, access and infrastructure”

Land off Chudleigh Road, Alphington, Exeter

Westcountry Land (Alphington) Ltd

Environmental Statement

NON-TECHNICAL SUMMARY

18th March 2015

1.0 INTRODUCTION

- 1.1 This document is a non-technical summary of the Environmental Statement (ES) which has been prepared in support of the planning application on land off Chudleigh Road, Exeter. The planning application on behalf of Westcountry Land (Alphington) Ltd is for the residential development associated with up to 216 market and affordable dwellings including the retention of 5 existing cottages and 4 permanent gypsy and traveller pitches.
- 1.2 The application site comprises an area of 6.56 Ha and is predominantly agricultural land. There is a demonstrable need for market and affordable housing to provide for future growth in the Teignbridge District. The application site is allocated for development in the Teignbridge Local Plan and forms part of the South West Exeter Urban Expansion Area.
- 1.3 A range of technical studies have been undertaken to establish the baseline environmental conditions in relation to the application site cumulative impacts together with development for land in the vicinity of the application site. To ensure that Teignbridge District Council and the local community together with other interested parties have a clear understanding of the proposed development and how any identified potential adverse environmental impacts will be mitigated an ES has been produced which accompanies the planning application and reports on the findings of the Environmental Impact Assessment (EIA). Led by Business Location Services Ltd, the consultant team, CSA Architects, Ian Farmer Associates, Richard Behan, South West Archaeology, Meiloci Landscape Architects, Green Ecology, MLM Acoustics, Air Quality Consultants and WSP Environmental have extensive experience in the preparation of ES's for development projects. The ES can be viewed on the Teignbridge District Council website www.teignbridge.gov.uk and additional copies of the ES (Volumes 1 & 2) £200.00 per copy, a CD copy at £25.00 per copy and the non-technical summary (free of charge) are available from Business Location Services Ltd, telephone 01872 222777.
- 1.4 The planning application, ES and supporting information will be available for review at Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. It may be necessary to make an appointment at Teignbridge District Council to view the application. Copies of the application documents are also available from Business Location Services Ltd, 1 Riverside House, Heron Way, Newham, Truro, TR1 2XN on the same costs quoted in 1.3 above.
- 1.5 A comprehensive consultation exercise with the statutory consultees and interested parties has been undertaken during the pre-application and community engagement process to address specific issues and impacts within the EIA. The main issues identified during the consultation process and which are addressed

within the ES are impacts associated with geology and soils, hydrology, landscape and visual, ecology, archaeology, transport, noise and air quality. The form and content of the EIA has been guided and informed by the EIA scoping opinion provided by Teignbridge District Council.

- 1.6 A review of national and local policy regarding the proposed residential development has been undertaken. The proposed development is considered to be wholly in accordance with policy guidance at national level in the NPPF and Development Plan policy at the local level.
- 1.7 The need for market and affordable housing in the Teignbridge District together with the South West Exeter Urban Expansion Area has been fully assessed. The proposal will provide up to 216 market and affordable dwellings as part of a comprehensive urban expansion aimed at meeting housing need and further growth.

2.0 SITE DESCRIPTION AND LOCATION

- 2.1 The application site is located to the south of the existing settlement of Alphington, on the South West of Exeter and forms part of the Masterplan and Development Framework for an Urban Expansion, in accordance with the adopted Teignbridge Local Plan. The application site itself is immediately bordered and contained by the main A30 road to the south west and the A379 connecting Exeter to Dawlish, to the south east. Along the full extent of the eastern boundary is the existing Chudleigh Road, which links Alphington with the A379 and provides service and access to this self-contained parcel of land. Waybrook Lane, linking Chudleigh Road to Shillingford Abbot, forms part of the northern boundary.
- 2.2 The location of the application site is within the central western sector of the development masterplan and within expansion area for South West Exeter and therefore will be contained by proposed development on three sides, and contained by the A30 to the west. The application site is itself, divided into two parcels of land, with the main site to the west of Chudleigh Road and a smaller “island” site to the east, located off the existing junction with the A379. The main site is itself divided into two areas, by virtue of the “Matford Brook” which divides the application site in terms of both topography and watercourse, into a southern and northern area.
- 2.3 The application site, as a whole, measures 6.56 Hectares (16.2 acres) and consists of two parcels of land, including:
 - A triangular shaped area (the main site) which extends to a total of 6.36 Ha (15.7 acres).

- A square, chamfered shaped site, referred to as the “Island Site” adjacent to the Chudleigh Road and A379 junction, measuring 0.2 Ha (0.5 acres).
- 2.4 The application site lies within the Parish of Exminster, in Teignbridge District. It is allocated for residential development in the Teignbridge Local Plan 2013-2033. The proposed development, along with the remainder of the SWE1 allocation, will provide growth for Teignbridge District that will support the expansion of the City of Exeter.
- 2.5 Situated on the south western edge of Alphington, the land use on the application site and its surrounding areas is predominantly agricultural, with the “island” part of the application site being in light industrial use. The A30 trunk road borders the western edge of the site, with the A379 located to the south. The application site is allocated in Policy SWE1 for residential development, as part of a larger strategic urban expansion of South West Exeter. There is no recent planning history directly in relation to this site.
- 2.6 The application site itself is immediately bordered and contained by the main A30 road to the south west and the A379 connecting Exeter to Dawlish, to the south east. Along the full extent of the eastern boundary is the existing Chudleigh Road, which links Alphington with the A379 and provides service and access to this self-contained parcel of land. Waybrook Lane, linking Chudleigh Road to Shillingford Abbot, forms the northern site boundary. The access points to the application site will be located along the eastern side of Chudleigh Road. Chudleigh Road is a single carriageway road which is subject to a 40mph speed restriction in the vicinity of the application site. Chudleigh Road links to the B3123 to north which in turn link to Marsh Barton Trading Estate and the A377. The A377 Alphington Road is a commuter corridor into Exeter City Council from areas to the south-west of the city.

3.0 DESCRIPTION OF THE PROPOSED DEVELOPMENT

3.1 The proposed development will comprise the following key elements:

- Access arrangements off Chudleigh Road;
 - Construction of new estate roads and infrastructure;
- A total of 224 homes, consisting of
- 161 open market residential units;
 - Provision of 51 affordable residential dwellings plus 4 permanent gypsy and traveller pitches, equalling a total of 25% affordable housing provision;
 - Conversion of existing agricultural barns to 3 residential apartments;

- Retention of the 5 existing “Waybrook Cottages”;
 - Public open space including creation of 0.9 hectares of the Matford Valley Park, 0.5 hectares of formal public open space, 2 LAPs, 1 LEAP and retention and enhancement of the dense woodland embankment adjacent to the A30;
 - Creation of footpath link along Chudleigh Road;
 - Creation of footpath and cycle links to the remaining South West Exeter Expansion area, creating linkages to Exeter and the wider area;
 - Installation of below-ground ‘SUDS’ soakaways and above ground surface water attenuation areas within Matford Valley Park, to accommodate all surface water run-off;
 - Retention of existing hedgerows and important trees, with additional tree planting where possible.
 - To enable the provision of approximately 4 Hectares of off-site SANGS land.
- 3.2 The proposal provides for 25% affordable housing which equates to 55 affordable homes which includes the 4 designated permanent gypsy/traveler pitches. Based on the application site area of 6.56 Ha the development density of the proposal equates to 34 dwellings per hectare.
- 3.3 The proposed development has been subject to comprehensive and thorough consultation and review at all stages of the design process. The adopted Local Plan has been through consultation over recent years and the applicants have been actively working on the proposal since January 2012. All site constraints have been fully assessed and considered, to produce a detailed site constraints plan which formed the basis of the design and layout of the proposal.
- 3.4 The design and layout of the proposal site has evolved to take into account all of the above considerations and therefore represents a comprehensive and well-considered masterplan, for a high quality residential scheme. The detailed design and layout, including the architectural style and palette of materials has been selected to ensure the best integration with the area, having fully assessed the local vernacular, the site itself, and existing buildings. The detailed design is therefore considered to be appropriate, harmonious and respectful to the area, and will ensure that the true character of the site and context is expressed by the new development. The end result is a comprehensive development proposal that has been through a rigorous programme of community involvement and engagement with Teignbridge District Council, Devon County Council, Exminster Parish Council and the landowners/developer Group, to achieve the optimum layout in accordance with the South West Exeter Masterplan.

4.0 NEED FOR THE PROPOSED DEVELOPMENT

- 4.1 The need for housing to meet the future growth in the Teignbridge District is demonstrated in the Teignbridge Local Plan and supporting evidence and documentation. The South West Exeter allocation will provide a significant proportion of the housing growth for Teignbridge District, although the South West Exeter Urban Expansion will provide a new neighbourhood area within Exeter. The South West Exeter Urban Expansion area will provide some 2500 houses (including the allocation within Exeter City boundaries) with 25% affordable housing including 24 gypsy and traveler pitches.
- 4.2 The need for housing (both market and affordable) is supported in terms of currently adopted planning policy at the national and local level. Emerging planning policy and the current evidence base also supports the provision of housing land for the short to medium term. The proposed development will help to provide housing land for the development plan period, from 2015.
- 4.3 The proposal is policy compliant in terms of provision of affordable housing, with 25% being provided on the site. This proposal will provide 51 affordable dwellings and 4 permanent gypsy and traveller pitches, which will go some way to fulfilling the need within Teignbridge District and the City of Exeter. The proposal will ensure a continuity of housing supply to support the need for housing and to ensure the creation of a sustainable new neighbourhood to support both Teignbridge District and the City of Exeter.

5.0 PLANNING POLICY CONTEXT

- 5.1 Section 38(b) of the Planning and Compulsory Purchase Act 2004 requires that an application for planning permission should be dealt with in accordance with the development plan, unless material considerations indicate otherwise.
- 5.2 At the heart of National Planning Policy Framework (NPPF) is a presumption in favour of sustainable development. This means that Local Planning Authorities should positively seek opportunities to meet the development needs in their area unless adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF as a whole.
- 5.3 For decision making this means approving development proposals that accord with the development plan and where the development plan is absent or silent or where relevant policies are out of date granting planning permission.
- 5.4 At the local level the application site lies within the boundary of the Teignbridge Local Plan was adopted in May 2014 and is fully in accordance with policy guidance in the NPPF.

5.5 The Development Framework for South West Exeter was published in 2014. It provides more detail on the implementation of policies SWE1 and SWE3 which relate specifically to the wider development of the application site. The Development Framework was adopted by Teignbridge District Council in July 2014.

5.6 The proposed development is wholly in accordance with the adopted Development Plan and with policy guidance contained within the NPPF. The proposed development will contribute to the delivery of a sustainable new community that forms part of the City of Exeter and will have its own neighbourhood identity.

6.0 CONSIDERATION OF ALTERNATIVES

6.1 Alternative sites have not been assessed as the application site is allocated for development in the Teignbridge Local Plan. The proposals for the application site have been designed to meet the policy requirements in the adopted Development Plan.

6.2 Design and layout alternatives have been considered and the proposal provides for the optimum layout taking the site constraints and the need for a viable development into consideration.

7.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS

7.1 Introduction

7.1.1 This section of the summary provides an assessment of the likely impacts of the proposed development during the construction and operation stages. The key issues covered within the assessment are:

- Socio-economic;
- Geology and Soils;
- Hydrology;
- Landscape and Visual;
- Ecology;
- Archaeology;
- Transport;
- Noise;
- Air Quality.

7.1.2 Potential environmental impacts have been established by assessing the existing baseline position and then judging the potential impacts of the proposal and considering the change the impact would result from the proposal. The position is reflected in the impact assessments for each of the key issues.

7.2 Socio Economic

- 7.2.1 An assessment of the socio-economic impacts of the proposed development during construction and operation stages has been undertaken. The assessment considers the importance of the proposed development in terms of the future housing provision in the Teignbridge District together with the need to provide for housing growth in Exeter taken with the South West Exeter expansion area.
- 7.2.2 The proposed development will have an overall major positive socio-economic impact on the local economy during the construction and operation stages. The proposals form part of, and will contribute to the delivery of the South West Exeter Urban Expansion area. While there is a negative economic impact associated with the loss of agricultural land and a small industrial unit this is more than offset by the overall major positive construction and operation socio-economic impacts from the proposed development.
- 7.2.3 The proposed development of 224 open market and affordable dwellings and 4 permanent gypsy/traveller pitches and an on-site open space provision together with a CIL financial contribution of some £1.8M will have a major positive socio-economic during the construction and operation stages. The total impact of direct and indirect contribution expenditure has been assessed to be in the region of some £40.1M. In terms of cumulative impact taken with the wider proposals for the South West Exeter expansion area this is estimated to be in the region of £300M.
- 7.2.4 The wider proposals and socio-economic impact of the South West Exeter expansion area are considered to have a sub-regional economic impact. Overall the socio-economic impact of the proposed development is therefore assessed to have a major positive socio-economic impact and is therefore a key material planning consideration.

7.3 Geology and Soils

- 7.3.1 A geology and soils assessment has been undertaken, which considered the baseline conditions at the application site and surrounding area including geology, soil conditions and geo-environmental setting.
- 7.3.2 Mitigation measures to be implemented through the construction process include the use of safe working procedures and good environmental practices in accordance with Construction (Design and Management) Regulations and Pollution Prevention Guidelines. The mitigation will be the subject of a Construction Environmental Management Plan prior to commencement of any construction work.

7.3.3 The geological and soils assessment concludes that following the implementation of the mitigation measures during construction the overall residual effect will be of negligible temporary significance.

7.3.4 There are no negative impacts on geology and soils following operation of the proposal and it is considered that with managed construction that any potential impacts will be mitigated to acceptable levels.

7.4 Hydrology

7.4.1 A hydrological assessment was undertaken which included a Flood Risk Assessment and surface water drainage strategy. The assessment of effects considered surface water and groundwater quality and the risk of flooding during the construction and operational stages of the proposed development.

7.4.2 The assessment has identified the majority of the application site as being in Flood Zone 1 but parts of the site are in Flood Zones 2 and 3.

7.4.3 Mitigation measures to be implemented through the construction stage include the use of safe working procedures and good environmental practices in accordance with Construction (Design and Management) Regulations and Pollution Prevention Guidelines. The mitigation will be secured through the Construction Environmental Management Plan and will be the subject of a planning condition. The construction stage impact on controlled waters has therefore been assessed as negligible.

7.4.4 The use of SUD's drainage and good housekeeping practices during operation will mitigate any adverse impacts resulting in a non-significant residual effect.

7.4.5 The assessment has identified that there will be no increase in the discharge rate to any adjacent watercourse as set out in the FRA, and no increased risk of flooding to properties located in the area. There is also the potential for the operation site to improve water quality of the watercourse as the agricultural practices will cease so the risk of fertilizer enriched run off and sediments will reduce and the SuDS Treatment Train will improve the quality of any surface water discharging to the Matford Brook. With mitigation measures adopted there will be no residual significant effects upon water resources.

7.5 Landscape and Visual

7.5.1 A landscape and visual impact assessment was undertaken of the proposed development on landscape character and the visual environment of the application site and surrounding area during the construction and operation stage of the development. The landscape features and characteristics within the study area have been assessed using a combination of desktop studies and field survey.

- 7.5.2 The assessment has considered International, National and Local designations to determine the effect of the proposals on sensitive landscape receptors.
- 7.5.3 National Character Area Profile 148 Devon Redlands 2013 (by Natural England), and Local Character Area “Exe Estuary and Farmlands”. The impact of the proposals on the Landscape Character areas is considered to be *slight to moderate negative* effects due to the perception of urban growth of Exeter City to the south and east in the vicinity of the Exe Estuary and Haldon ridge.
- 7.5.4 The application site also lies within the HGLV: The Haldon Hills and Western slopes of the River Exe Valley which is a landscape designation of national and local importance. The impact on this designation is considered to be a *slight negative* effect.
- 7.5.5 The Grade 2* listed building: The church of St Michael and All Angels is considered to experience a *moderate negative* effect.
- 7.5.6 The conservation areas of Alphington, Alphin Brook; and the Scheduled Monument: Round Barrow at Castle Park may experience slight negative impacts as a result of the proposal.
- 7.5.7 The visual assessment considered the impact of the proposed development on the sensitive visual receptors. These include: users of the local footpaths and routes, and nearby residences and the effect of the proposals on these is considered to be *slight to moderate*.
- 7.5.8 The landscape and visual receptors which are considered to be affected by the proposal will experience effect as a direct result of the loss of open arable land, to be replaced with built form. The main views towards the site are from the A30 approaching from the west, and from isolated residences to the south of Alphington. Measures which can be taken to mitigate this effect, include effective natural screening planting to the boundaries; and protection and enhancement of the watercourse and hedgerow corridors which are currently on site as part of the sites open space provision.
- 7.5.9 Built form should remain in keeping with densities and proportions of the local areas of housing. The higher end of the application site adjacent to the A379, is the most visible end of the site and is currently earmarked as a gypsy and traveller site. To help mitigate the visual impact, proposals for this end of the site will include screening hedgerows and planting to the western boundaries and southern corner of the site.
- 7.5.10 The residual effects on the landscape during the construction stage will be of a temporary nature and are considered to have *moderate negative effects* on the sensitive landscape and visual receptors.

- 7.5.11 After mitigation the residual effect of the development during operation on the landscape and visual receptors is considered to have *slight to moderate negative effects*.
- 7.5.12 The impact on the setting of the Character Areas and the AGLV has been assessed and the residual effect with mitigation resulting in a *slight to moderate negative effect*.
- 7.5.13 The impact on the users of local highways, public rights of way and the nearby residences have been assessed and the effect with mitigation, resulting in a *slight negative effect*.
- 7.5.14 In terms of operational, long term, cumulative impacts of the urban expansion area, the extent and scale of these proposals allows for up to 2500 new homes to be developed in the area over the next 20 years.
- 7.5.15 The landscape and visual impact of the proposed development when considered together with the wider proposals is considered to be *moderate to substantial negative effects*, due to the proximity and scale of the developments and the loss of a large expanse of open arable land, in particular proximity to the Exe Estuary and the Haldon Hills.
- 7.5.16 It is considered the proposed development is reflective and supportive of best practice guidance set out in the Development Framework, and through an appropriate site selection, the proposal does not represent unacceptably adverse landscape and visual effects to the detriment of the typical landscape character.

7.6 Ecology

- 7.6.1 An ecological assessment was undertaken and describes how the proposed development is likely to affect the nature conservation value of the application site and surrounding area. The effects of the proposed development are assessed in terms of the construction and operation stages and cumulative impacts taken with proposed development and the wider South West Exeter Expansion area.
- 7.6.2 A series of ecological surveys were undertaken on the proposed development site in order to establish ecological baseline conditions. Potential impacts upon the identified valued receptors were characterized and assessed using guidance published by the Chartered Institute of Ecology and Environmental Management. In addition a cumulative impact assessment was undertaken in consideration of proposals to develop the wider proposals associated with the South West Exeter Expansion area.

7.6.3 Mitigation measures to avoid and minimise impacts during the construction phase will be implemented and formalised within a Construction Environmental Management Plan. The majority of habitats of value present on site will be retained. New and retained habitats will be protected and enhanced within an Ecological and Landscape Management Plan. All habitats or features of value to be lost as a result of the proposed development will be replaced.

7.6.4 It is predicted that residual effects on all identified valued ecological receptors are either negligible or minor positive following the implementation of mitigation measures. It is predicted that cumulative impacts on all ecological receptors through the development of the South West Exeter Urban Expansion area will be either negligible or minor positive following the implementation of mitigation measures.

7.7 Archaeology and Historic Environment

7.7.1 An archaeological assessment was undertaken and provides a baseline description of the archaeological importance and historic environment of the application site and surrounding area. The impact of the proposed development during the construction and operation stages have been assessed having regard to the cumulative impacts taken with proposals for the wider South West Exeter Urban Expansion area.

7.7.2 The impact of the proposed development on buried archaeology is likely to be neutral. Buildings and access roads associated with the development will have a neutral impact on the buried archaeological resource, due to the low value of the archaeological resource. The features identified in the archaeological evaluation are largely of relatively recent origin and represent a number of historic field boundaries and drainage systems. Overall they are of little merit and no further mitigation is recommended.

7.7.3 The historic building assessment suggests that the oldest elements of the farm buildings appear to date from the late 18th century. The majority of the buildings are of little merit and many are of late 19th or 20th century date. The threshing barn (Building 3) is probably the only building of merit in a suitable condition to be worthy of retention. The threshing barn will be the subject of a conversion to residential use as part of the proposed development and is therefore considered to have a positive impact.

7.7.4 In terms of the impact on known and designated heritage assets, the proposed development will have a minor negative impact on the setting of the nearby Scheduled Monuments, most notably the barrow cemetery during both the construction and operational phases. The Scheduled Monuments currently stand in relative isolation among agricultural fields, although the settings are intruded upon by the various busy road. The proposed development will encroach slightly

upon these settings, particularly the barrow cemetery. Other nearby designated heritage assets would not be seriously affected during construction or operation.

7.7.5 There will be a minor negative cumulative impact on the designated assets, particularly the Scheduled Monuments as a result of the wider urban expansion scheme, particularly during the construction phases.

7.8 Transport

7.8.1 A transport assessment was undertaken and addresses the traffic and transport issues arising from the proposed development during the construction and operation stages taken with the cumulative impact of the wider proposals for the South West Exeter Urban Expansion area.

7.8.2 In summary during the construction phase there will be negligible increase in related traffic on the A379 and Chudleigh Road. The construction impact will be mitigated through the implementation of a Construction Traffic Management Plan which will restrict the routes for heavy goods vehicles associated with the construction traffic as well as the working times for deliveries to site. The residual impact of the construction stage is therefore assessed to be Not Significant.

7.8.3 In terms of the operational phase of the proposal there will be a negligible increase in traffic on the A379 and Chudleigh Road and with mitigation the residual effect is assessed to have a Not Significant benefit to Moderate Significant benefit.

7.8.4 In terms of the cumulative impact of the South West Exeter Urban Expansion area the CIL funded package of transport measures provides a comprehensive transport investment strategy and it is considered that the overall residual cumulative effect is assessed to be Not Significant benefit to Moderate Significant benefit.

7.9 Noise and Vibration

7.9.1 A noise and vibration assessment has been undertaken and considered the potential impacts of noise and vibration on existing and sensitive receptors during the construction and operational stages and where appropriate mitigation measures are identified to minimise any adverse effects.

7.9.2 A qualitative assessment of noise and vibration during the construction stage has been undertaken and that any noise will be mitigated through a Construction Environmental Management Plan that will be the subject of a pre-commencement planning condition.

- 7.9.3 An assessment of the suitability of the site for residential development, based on the baseline noise survey, has shown that with appropriate design of the building envelope, acceptable internal noise levels, set in accordance with BS8233 and therefore the requirements of Teignbridge District Council, can be achieved.
- 7.9.4 During construction and with mitigation measures through the implementation of the Construction Environmental Management Plan, the residual effect of noise and vibration are assessed to be negligible to minor negative.
- 7.9.5 During the operation stage a 2.4 m high barrier has been specified along the A30 boundary, such that the 55 dB $L_{Aeq,16hour}$ criterion is achieved in the majority of gardens. With the mitigation proposed, the residual effect has been assessed to be minor negative.
- 7.9.6 The cumulative impact of road traffic movements depends to a greater extent on the timing and phasing of the various developments in the area, however, the impact of the proposed development on the overall road traffic noise levels is negligible, given the already high traffic flows that exist in the area.
- 7.10 Air Quality
- 7.10.1 An air quality assessment was undertaken and considers potential air quality impacts during construction and operation stages of the proposed development. The proposed development lies in proximity to an Air Quality Management Area for the exceedance of annual mean nitrogen dioxide. Cumulative impacts of the proposal are considered, taken with the wider proposals for the South West Exeter Urban Expansion area.
- 7.10.2 The construction works have the potential to create dust. During construction it will therefore be necessary to apply a package of mitigation measures to minimise dust emission. With these measures in place, it is expected that any residual effects will be 'not significant'.
- 7.10.3 The proposed development will increase traffic volumes on local roads. These changes will lead to an *imperceptible* increase in concentrations of PM_{10} and $PM_{2.5}$ at all existing receptors, and the impacts will all be negligible. In the case of nitrogen dioxide, there will be *imperceptible* increases at most receptors, with *small* increases at several receptors. Assuming both that vehicle emissions reduce and do not reduce between 2013 and 2019 the impacts will be negligible at all receptors.
- 7.10.4 Taken into consideration the cumulative impacts of other committed developments in the area, there will be *imperceptible* increases in annual mean PM_{10} concentrations at the majority of existing receptors, with small increases at three receptors. For $PM_{2.5}$ there will be *imperceptible* increases at all existing receptors. For both PM_{10} and $PM_{2.5}$ the impacts will all be *negligible*. For

nitrogen dioxide there will be *imperceptible – medium* increases in concentrations assuming a reduction in vehicle emissions and *imperceptible to large* increases assuming no reduction in vehicle emissions. As the concentrations are below the annual mean objective the impacts will be negligible at the majority of receptors. Where there is a large impact predicted (Receptor 4, no reduction in emissions) the impact is considered to be slight adverse, however concentrations remain well below the annual mean objective.

7.10.5 The impacts of local traffic on the air quality for residents living in the proposed development have been shown to be acceptable at the worst-case locations assessed, with concentrations being well below the air quality objectives.

7.10.6 The overall operational air quality impacts of the proposed development are assessed to be insignificant. This conclusion, which takes account of the uncertainties in future projections, in particular for nitrogen dioxide, is based on the concentrations being well below the objectives and impacts all being negligible.

7.10.7 The proposed development is consistent with the NPPF. Furthermore, the scheme does not conflict with the requirements of Policy EN6 of the Teignbridge Local Plan.

8.0 CONCLUSION

8.1 In conclusion, the proposed development is supported by planning policy guidance at the national level through the National Planning Policy Framework. The proposed development is entirely consistent with the Government's aims in the NPPF, in respect of the need for and delivery of housing. The application site is allocated for the residential development on the adopted Teignbridge Local Plan and the proposal is therefore wholly in accordance with the Development Plan.

8.2 Potential environmental impacts have been assessed against the existing prevailing baseline conditions and then by assessing potential impacts considering the change in impact that would result from the proposal. Cumulative impacts with the wider proposals for the South West Exeter Urban Expansion area have been fully assessed.

8.3 While adverse impacts of the proposed development have been identified, mitigation measures have been proposed to reduce the significance of the impacts. It is therefore considered that the positive benefits of the proposal, in terms of meeting the need for housing growth, outweigh any adverse impact. Positive socio-economic benefits in terms of the level of capital investment and employment creation during the constructions stage and the provision of new housing are considered to have significant overall socio-economic benefit.

- 8.4 The construction of 212 new open market and affordable dwellings, conversion of agricultural barns to 3 apartments, 4 permanent gypsy and traveller pitches, on site infrastructure and open space provision, together with the provision of the off-site SANGS land provides significant benefit. In addition, the proposal will make a financial contribution via the CIL to infrastructure associated with the wider South West Exeter Urban Expansion area of some £1.81m.