Public Document Pack

Mid Devon DISTRICT COUNCIL

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All Members

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22 July 2020

Dear Member

Extraordinary Meeting of Council – 29 July 2020

I am now able to enclose, for consideration at the Extraordinary Meeting of Council on 29 July 2020, these documents (all of Appendix 6 to the report) which were too large to be published with the Summons and have therefore been published separately.

6 **Local Plan Review - Inspectors Report on Adoption** *(Pages 3 - 1944)*

To receive and consider an extract from the minutes of the Cabinet meeting that took place on 9 July 2020 which includes recommendations to the Council.

Yours sincerely

Mrs Sarah Lees
Member Services Officer

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Mid Devon DISTRICT COUNCIL

Local Plan Review: Options Consultation

Interim Sustainability Appraisal

January 2014

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1 Background

1.1 The Local Plan

1.2 Mid Devon's Local Plan sets the levels and distribution of development and strategic policies for the district. The document also sets out the infrastructure requirements needed to deliver the strategic objectives and states the policies by which development management decisions are made when determining planning applications. The existing Local Plan is made up of three parts:

- Core Strategy (adopted 2007)
- Allocations and Infrastructure Development Plan Document (adopted 2010)
- Local Plan Part 3: Development Management policies (adopted 2013)

1.3 Because the first part of the current plan was adopted seven years ago, it now needs to be brought up to date. The Council is therefore reviewing the targets, allocations, and policies contained within the current plan to reflect the latest evidence and guidance including the National Planning Policy Framework (2012). In reviewing the Local Plan, the Council has produced one document which will supersede the three parts of the existing plan. This new document, which is now out for consultation, is entitled 'Local Plan Review: Options Consultation'. The plan sets out the strategic options facing the district in terms of where new development could be located, and in what quantity. The Council will take account of the representations received during the Options Consultation to compile the final 'Submission' version of the Local Plan Review, which will contain preferred policies and allocations, and is scheduled to be made available in late 2014. It is anticipated that the final document will be adopted, following an 'Examination in Public' in 2015.

1.4 Purpose of the Sustainability Appraisal / Strategic Environmental Assessment Report

1.5 In order to be in accordance with EU and UK legislation, any plan must be subject to a Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA). SA/SEA (or SA for short) assists in promoting sustainable development through integrating sustainability considerations into plan making. It is an iterative, ongoing process and integral to plan making. The process helps to consider the effects of the plan (and the effect without the plan) on the environment, on people and on the economy. It helps planning authorities to consider the merit of a variety of options to help determine the most sustainable policy decisions.

1.6 The SA highlights potential negative impacts of a plan, thereby providing the opportunities for these effects to be avoided or mitigated. However, the SA cannot ensure that development will be absolutely sustainable in all its aspects. Where harmful effects are noted, the SA can help to demonstrate how they can be mitigated. It is possible that in some cases development which is in some respects less sustainable may still have to take place, perhaps where the social and/or economic benefits outweigh environmental impact.

1.7 Interim Sustainability Appraisal

1.8 This SA builds on the initial findings set out in the Sustainability Appraisal Scoping Report (July 2013) which accompanied the Local Plan Review: Scoping Report, which was the first stage in the preparation of an SA for the new Local Plan. As set out in Government guidance on applying SA, the Scoping Report involved setting the context and objectives, establishing the baseline and deciding on the scope as follows:

- Identifying other relevant policies, plans and programmes, and sustainability objectives
- Collecting baseline information
- Identifying sustainability issues and problems
- Developing the SA framework
- Consulting on the scope of the SA

1.9 The next stage of preparing a sustainability appraisal involves the developing and refining of options and assessing their effects. Government guidance on undertaking a sustainability appraisal defines this stage as including the following aspects:

- Testing the plan objectives against the sustainability appraisal
- Developing plan options
- Predicting the effects of the plan
- Evaluating the effects of the plan
- Considering ways of mitigating adverse effects and maximizing beneficial effects

1.10 This SA sets out how these stages have been applied. It should be noted that this SA is only an interim report, having taken an initial assessment of the effects of the plan against the framework of indicators proposed within the scoping report. It includes a number of initial recommendations against each policy or site in order to mitigate their negative impacts or maximise the positive. The production of an interim SA, reflects the iterative nature of the appraisal process, and provides a basis against which policies and allocations can be continually assessed as the preparation of the Local Plan Review progresses. The final version of the SA will be produced alongside the Submission version of the Local Plan Review in late 2014. The final version will take account of any representations received during the consultation period regarding significant effects of the plan.

1.11 <u>Compliance with the Strategic Environmental Assessment Directive and Regulations</u>

1.12 The Environmental Assessment of Plans and Programmes Regulations (2004) set out certain requirements for reporting the SA process. The regulations specify that the SA report must set where it has met the SEA requirements. This is set down in the following table:

The SEA Directive requirements	**Section within this SA that meets the requirement**
Preparation of an environmental report in which likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and geographical scope of the plan or programme, are	The SA as a whole

identified, described and evaluated	
a) An outline of the contents and main objectives of the plan and the relationship with other plans	Sections 1, 2 and Appendix 1
b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme	Section 2
c) The environmental characteristics of areas likely to be significantly affected	Section 2
d) Any existing environmental problems which are relevant to the plan including in particular those relating to any areas of particular environmental importance	Section 2
e) The environmental projection objectives, established at international, community or national level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account	Section 2
f) The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects.	Appendix 2
g) The measures envisaged to present, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme	Appendix 2
h) An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information	To be included in the final version of the SA
i) A description of the measures envisaged concerning monitoring	To be included in the final version of the SA
j) A non-technical summary of the information provided under the above headings	To be included in the final version of the SA

2 Sustainability context

Review of relevant plans and programmes

2.1 The first stage of undertaking a sustainability appraisal involves identifying and taking account of other relevant policies, plans and sustainability objectives. The Local Plan will not be a document developed in isolation – its content will be influenced by a large number of factors and policies defined by EU or UK legislation, national policies and other plans and strategies at a local level. Understanding the relationship between the Local Plan and these policies is important as it will influence the options considered in preparation of the plan. Information on these relationships will reveal where there are shared objectives or inconsistencies and constraints to be addressed.

2.2 The Scoping Report undertook this review of plans and strategies and grouped them into theme areas. Many of the themes cut across each other, however to permit an analysis they have be collated under particular headings. **Only the conclusions from the review of relevant plans are contained below; the full review of plans and strategies can be found within appendix 1**. The review of the relevant plans and programmes, and the sustainability considerations has been updated to take account of the representations made by the Environment Agency and Natural England following the publication of the Scoping Report.

Air quality

2.3 All the air quality-related policies/strategies reviewed emphasise the need to reduce carbon emissions as a key action to mitigate the effects of climate change. Reducing emissions is also a requirement in areas that suffer from poor air quality, such as in Crediton and Cullompton. Reviewed policies also encourage increasing the use of low carbon vehicles as part of a strategy to reduce emissions. These messages must be clearly reflected within the new Local Plan. The document should ensure that new development does not unacceptably contribute to poorer air quality, and that opportunities for reducing emissions are incorporated. New development should encourage the use of sustainable modes of transport, such as walking, cycling or the use of public transport. New development should also help to promote the market for low carbon vehicles by ensuring the delivery of electric vehicle charging infrastructure, or other latest technological infrastructure needed for low emission transportation.

Biodiversity and green infrastructure

2.4 The biodiversity and green infrastructure plans and strategies reviewed have at heart the need to conserve and enhance biodiversity. Policies should avoid the deterioration of habitats, and look to preserve, restore and recreate priority habitats, with no net loss in priority habitats. Development should provide net gains in biodiversity where possible, balancing the economic and social needs of development with the objectives of bio- and geo-diversity conservation. Policies should also give consideration to biodiversity enhancing development. The Council should consider whether playing field provision can be provided by private as well as public means. Advice from the Environment Agency notes that environmental issues can best be managed at the strategic level.

Climate change mitigation and energy

2.5 The UK is committed to achieving targets in reducing greenhouse gas emissions in order to tackle climate change, and development has a significant part to play to help achieve these targets. Planning needs to minimise vulnerability to the impacts of climate change, and support the delivery of renewable and low carbon energy development. Improving the energy efficiency of the fabric of buildings, particularly by encouraging low or zero carbon energy sources will limit CO_2 emissions.

Community and wellbeing

2.6 The reviewed plans and strategies set out the importance of delivering an integrated approach to new development. Building mixed inclusive communities, around a strong neighbourhood centre, with a mixture of housing, economic uses, community uses and services is a priority. Access to services, the creation of safe neighbourhoods and the availability of local greenspace and quality education and leisure facilities for young people are vital in the creation of healthy, inclusive communities. The provision of accessible, adaptable properties also allows older residents or those with disabilities to remain in their communities, close to family and friends, rather than having to move as their needs change. Residents should be able to influence decisions that affect them.

Economy and economic development

2.7 The planning system should support the development of strong, sustainable and balanced economic growth. Opportunities for meeting the needs of local and inward investment should be met by facilitating the growth of local businesses, both urban and rural, and providing sufficient land for employment. There should be sustained investment in business and transport infrastructure to improve connectivity. The regeneration of the market towns of the district should be supported with a particular aim to reduce the number of empty shops.

Historic environment

2.8 The planning system should set out a positive strategy for the conservation and protection of the historic environment, considering the value it plays in delivering sustainable, distinctive places that are enjoyed by local people. A balance needs to be struck where the priorities of maintaining and enhancing the built environment are balanced against the district's development needs. The impact on heritage assets of development should be proportionally considered in relation to their significance, with the most important nationally significant assets being given the utmost protection.

Housing

2.9 Nationally the country has not been building enough homes to house its population, and therefore significantly boosting the supply of homes is a priority. The proportion of the population of people above retirement age has increased and there is a need to provide appropriate housing in response. Providing for an ageing population or people with disabilities may need to be addressed through the delivery of homes that can be adapted as peoples circumstances change, or through the delivery of extra care housing. A wide variety of house

types should be provided, across a range of tenures to meet the needs of the population. In response to the fact that house prices are nearly ten times local earnings, there is a need to provide affordable housing to address long social housing waiting lists and others with a housing need. Such issues are also acutely felt in some of the more rural locations of the district, where house prices may be even higher, and will need to be addressed through affordable housing delivery to meet an identified need. Provision for the needs of gypsies and travellers should be made planned for which seeks to balance their locational, economic and social needs with the protection of amenity and the environment. There is a need for modern homes to be environmentally sustainable, and meet the consumer demands of the population, including provision of sufficient storage space and private outdoor space.

Infrastructure

2.10 The reviewed plans and strategies highlight the importance of delivering infrastructure to meet the needs of existing and new communities. The Government places great importance on the delivery of the following infrastructure as part of ensuring sustainable economic development: transportation, flood protection, communications, research, energy and waste. Community facilities and schools are important infrastructural elements that are required to meet the needs of local communities as part of the delivery of sustainable development.

Land

2.11 Soil is a fundamental natural resource that has often been degraded by human action. Soils should be protected and enhanced. Planning should consider allocating or developing land with the least environmental value, prioritising lower quality land. Consideration of the soil quality of best and most versatile agricultural land, and the need to remediate contaminated land should be a planning consideration. When considering development, the use of land should be optimised across a site to ensure the efficient use of building footprints whilst setting a density of development appropriate to local circumstances.

Landscape

2.12 Devon has a unique and valued landscape, which also contributes towards the tourism attraction of the county. Mid Devon has borders that are adjacent or in close proximity to two National Parks, whilst the Blackdown Hills Area of Outstanding Natural Beauty crosses the east part of the district. Planning policies should protect valued landscapes, offering protection and enhancement of the most valued such as National Parks and AONBs. The protection of the landscape needs to be balanced against the challenge of mitigating the effects of climate change through the transition to a low carbon future, particularly achieved through the development of renewables technologies, which are often located in rural areas.

Minerals

2.13 There needs to be a sufficient supply of minerals to ensure the long-term ability to deliver infrastructure and development. The need for a supply of minerals needs to be balanced with the priority of protecting the environment. Planning for minerals extraction does not fall within the remit of Mid Devon District Council, being instead undertaken by Devon County Council. However, the consideration of the environmental impact of materials used in buildings and the

desire to promote locally sourced materials is a district issue, as is the effect on local communities who are in close proximity to mineral workings.

Rural areas

2.14 The population in rural areas has grown at a greater rate than urban areas in the last decade. Rural businesses make a substantial contribution to the economy and should be supported to grow. Agriculture remains an industry that has faced many challenges in recent decades and such enterprises should be supported to diversify in order to benefit the rural economy. Rural areas experience social issues such as poor access to services and facilities, whilst the growth of their economies may be hampered by poorer broadband speeds.

Transport

2.15 Reducing carbon emissions produced as a result of transportation is a national priority. This can be achieved by increasing opportunities for the use of sustainable modes of transport, such as public transport, walking and cycling; through the delivery of opportunities to increase the use of electric vehicles and improving the connections between various modes of transportation; improving the condition of the local transport network and protecting existing transportation assets. Ensuring safe and sustainable transport options are available to communities is also a priority.

Waste

2.16 National waste priorities are to protect human health and the environment whilst ensuring the delivery of sustainable waste management. Reducing the carbon footprint of waste will also contribute towards tackling climate change. New development should contribute to sustainable waste management, through the application of the waste hierarchy where disposal is the last resort, instead prioritising re-use, recycling or recovery.

Water

2.17 Managing flood risk and the effects of climate change is a key European, national and local priority, particularly as Mid Devon has suffered serious flooding in the past. There is also growing pressure on water resources and a need to improve resource efficiency. In particular new housing and commercial development should incorporate measures to improve water efficiency and reduce surface water run-off which can contribute to flooding. Water bodies should be protected from the effects of pollution, and there should be no reduction in their quality or status. Consideration should be given to the Water Framework Directive, and the objectives of the South West River Basin Management Plan when planning for development which could impact on the water environment.

<u>Description of the area's baseline characteristics and future changes</u>

2.18 The next stage undertaken within the Scoping Report involved focusing on collecting baseline information about Mid Devon. The information collected provides a basis for predicting and monitoring effects and helping to identify sustainability problems. The information collected is

drawn from a mixture of sources from national plans and strategies and combined with local monitoring data.

2.19 Much of the information represents generic data about the district, rather than specifically generated information in relation to the development of the Local Plan. Some of it will have been relevant in the production of previous local development documents, whilst other data will have been updated more recently. Some information may not be up to date, but may be the most recently available. The information provided covers a broad range of environmental, social and economic matters which collectively understood help to assess sustainability.

Location

2.20 Mid Devon is an inland area in the south west of England, lying roughly equidistant between the Bristol and English Channel coasts. The significant urban areas of Exeter (population 117,800) and Taunton (63,000) are just beyond the southern and eastern boundaries of the district respectively. Major east-west transportation routes run through the district, including the M5, A361, A30 and the Great Western Mainline Railway.

Physical characteristics (including landscape)

2.21 The district of Mid Devon covers an area of 353 square miles (914 sq. km) in the heartland of Devon. It lies between Dartmoor, Exmoor and the Blackdown Hills. From the centre of the district, the north and south coasts of Devon are each about 30 miles away. The majority of Mid Devon's settlements are nestled within the folds of the landscape, with many small historic settlements containing thatched cottages and ancient churches. Tiverton is the main town within the district, with the two smaller market towns of Cullompton and Crediton.

2.22 The Mid Devon district forms the heart of the Devon countryside, linked to the south coast by the River Exe with its valley and surroundings. The intricate course of the River Exe is the most defining landscape feature in Mid Devon, providing a continuous thread flowing from the northern extremities of the district down to the south near Thorverton. To the east the Blackdown Hills have a unique geology and provide an often isolated and valued distinctive rural landscape.

2.23 The Culm Valley to the east is a low lying flat prosperous agricultural area, with good soil fertility. The north and northwest of the district is a high flattish landscape with a rather unsheltered windswept appearance, formed by the Culm Measures, so called for its underlying thin bed of coal known locally as 'Culm'. The farming hinterland to the north of Crediton, often referred to as the Mid Devon farming belt, has all the typical elements that make up the distinctive Devon landscape, with its varied patchwork of irregular shaped fields with green pastures.

2.24 Natural England has divided England into Natural Character Areas, with Mid Devon falling into three distinct areas: the Culm, the Devon Redlands and the Blackdowns. The Mid Devon Landscape Character Assessment provides further more localised characterisation. The Devon Redlands has a very strong, unified character. The underlying red sandstone and consequent red soil dominate the landscape through ploughed fields, cliffs and exposures, and are visually evident in the traditional stone and cob farmsteads, hamlets and villages that are scattered

across the area. Not only does the soil visually characterise the area but its fertility also makes it the agricultural heart of Devon.

Biodiversity and green infrastructure

2.25 The varied nature of Devon's geology and landform has led to a considerable range of biodiversity. There are various protected species found in Mid Devon, such as woodlark, bats and dormice. In comparison with the rest of Devon, Mid Devon has relatively little land designated as being of national importance and no designed or candidate European sites. Within Mid Devon there are 12 Sites of Special Scientific Interest (SSSI), three local nature reserves and two nature reserves managed by Devon Wildlife Trust. Mid Devon has over 8 sq. km. of ancient woodland. The district supports a range of important wildlife including over 200 County Wildlife Sites and Regionally Important Geological Sites.

2.26 Changes in wildlife populations and habitat have occurred throughout the last century and show a general trend of decline. The main threats to biodiversity include environmental pollution, land use change, fragmentation and invasive species introduction. These pressures are likely to continue and biodiversity may also be affected by climate change and recreational pressure. Hedgerow removal and unsympathetic conservation of rural buildings can impact on important species identified in the Devon Biodiversity Action Plan.

2.27 In particular the RSPB's State of Nature Report (June 2013) stated that 60% of species on which they hold data are in decline, whilst 31% have declined strongly. Half of the species assessed have also shown strong changes in abundance or distributing, indicating that recent environmental changes are having a dramatic impact on the nature of the UK's land and seas. In particular species with specific habitat requirements are faring worse that generalist species that are better able to adapt to a changing environment. Action needs to be taken to save nature for its intrinsic value and for the benefits it brings to us that are essential for well-being and prosperity.

2.28 Natura 2000 sites, which are hierarchically the most important sites for biodiversity, are protected under European legislation. Natura 2000 sites include Special Areas of Conservation (SACs) designated for species and habitats and Special Protected Areas (SPAs) designated for birds. Whilst there are no Natura 2000 sites within Mid Devon, there are six within 5km of the district's boundary. The six sites include:

- Hare's Down, Knowstone and Rackenford Moors (North Devon)
- Exmoor Heaths (North Devon and West Somerset)
- Exmoor and Quantock Oak Woodlands (North Devon and West Somerset)
- Holme Moor and Clean Moor (Taunton Deane)
- Quants (Taunton Deane)
- South Dartmoor Woods (Teignbridge)

2.29 The Hare's Down, Knowstone and Rackenford Moors site is considered to be at greatest risk from development, due to its location on the A361 and proximity to the Mid Devon boundary. The A361 is the main route into North Devon from the M5 motorway, providing a vital tourism link as well as a certain amount of commuter and shopping traffic in either direction. Natural

England has advised that any development that encourages through-traffic may impact on the SAC.

2.30 There are many other elements that form part of the district's green infrastructure. These include 476 miles of Public Rights of Way and two regional walking routes (Two Moors Way in the west and Exe Valley Way from North to South). These routes are used recreationally by walkers, cyclists and horse-riders, but many rights of way provide short enough connections through and between towns and villages that they are realistic choices for people travelling to and from work and school.

2.31 The Environment Agency note that the local water environment performs a valued role in contributing to well-functioning ecosystem services. In Mid Devon there are a variety of rivers running through the district, including the Exe, Culm and Creedy, as well as a number of small contributory streams. These play a role as habitats and ecological networks for local biodiversity. The same applies to the Grand Western Canal, a County Wildlife Site.

Climate change mitigation and energy

2.32 Forecasting the future impact of climate change is particularly challenging, though there is extensive scientific evidence that the world's climate is changing. The UK Government has stated that if the global average temperature rises more than 2^{o}C above pre-industrial levels, significant negative impacts of climate change will be more likely and the cost of managing them will rise sharply. To have a 50% chance of keeping climate change to within 2^{o}C of pre-industrial levels, global greenhouse gas emissions need to peak before 2020 and then decline steeply. Evidence suggests at present emissions are continuing to soar. On 10 May 2013, concentrations of CO^2 in the atmosphere passed 400 parts per million, the highest level in 50 years of data collection, and a peak not estimated to have been experienced for three-five million years (the Pliocene period, a time when the arctic was ice-free and sea levels were 40 metres higher than today).

2.33 There are many risks associated with increasing climate change. These include threats to agriculture as a result of higher demand for water resources, reduction in productivity in farming or forestry land as a result of drought or conversely as a result of flooding. Businesses are likely to be effected by increased risk of flooding, competition for water, energy and materials and the disruption of transport networks and communication links. The flooding and resultant disruption to the Great Western Railway line near Stoke Canon in December 2012 highlights the potential impact on the region. The natural environment could be affected resulting in increased concentrations of pollutants in low water levels or reduced river flows damaging freshwater habitats and other ecosystem services; warmer rivers, lakes and seas impacting on biodiversity; flooding impacting on key habitats; ocean acidification affecting species and habitats and changes in seasonal events.

2.34 These effects will be experienced at a time when national energy reserves are declining. Much existing energy infrastructure is in the process of closing as it reaches the end of its operational life, whilst domestic fossil reserves of oil and gas are declining. The amount of spare electricity capacity in the system could fall from 14% (in 2012) to 4% by 2015/16 (Statutory Security of Supply Report, 2012).

2.35 To ensure there is sufficient energy to meet the UK's energy needs, and to mitigate the impacts of climate change there is a need to increase our reliance on low carbon technology. In the last few years this has resulted in increased delivery of renewable electricity generation in Mid Devon, typically in the form of large scale solar photovoltaic farms and to a lesser extent onshore wind turbines. To date there has been less development of renewable heat. Mid Devon has also been able to ensure the delivery of solar PV cells on the roofs of all local authority owned housing.

2.36 Whilst Government pays subsidies in the form of tariffs for renewable energy and maintains a positive approach to moving to low carbon energy sources, pressure for such developments within Mid Devon is likely to increase – particularly given the district's location (i.e. annually more sun in the south, and more wind as the area is exposed to the prevailing south westerly winds). However, this has implications for conflicts that may arise as a result of landscape impacts, particularly given the proximity to National Parks and the Blackdown Hills AONB. Historically, large-scale renewable energy developments have often been vocally opposed by local communities.

2.37 Mitigating the effects of climate change will also require the use of lower carbon resources in the construction industry, particularly as part of the development of houses and other buildings. Buildings will need to use fewer resources through the use of materials with a lower lifecycle carbon use, whilst simultaneously increasing energy and resource efficiency. Building regulations have been gradually amended to improve the energy efficiency of homes which will have affected the carbon output of recent new builds nationally. However, within Mid Devon, the delivery of homes which meet the higher categories of the Code for Sustainable Homes has not been a priority. This trend may start to be reversed as a result of new policies within the Local Plan Part 3 requiring all new major housing development to meet code level 3, rising to code level 5 by 2016. As the Local Plan progresses the housing standards that will be sought will depend on the outcomes of the 'Housing Standards Review' consultation which will set out a range of standards to be considered.

Community and wellbeing

2.38 The health of people in Mid Devon is generally better than the England average. However, life expectancy is 4.9 years lower for men in the most deprived areas of Mid Devon than in the least deprived areas. Over the last 10 years all-cause mortality rates have fallen. About 16.9% of Year 6 children are classified as obese, whilst levels of teenage pregnancy and smoking in pregnancy are lower than the England average. Priorities for Mid Devon include addressing healthy weight in childhood, cardiovascular skin disease, skin cancer prevention, alcohol use and smoking. The Council's Green Infrastructure Plan also recognises that access to public rights of way, playing fields and recreational open space is an essential aspect of public health and wellbeing.

2.39 Despite the impact of the recession, incidents of recorded crime have continued to fall year on year since 2007/08. Furthermore, the area is one of the lowest for recorded crime within Devon and Cornwall. Should the economic downturn continue it is unclear whether this pattern will be able to continue. Social deprivation, however, has increased across the district since 2007, with approximately 1,900 children living in poverty (Mid Devon Health Profile,

2012). Deprivation is highest in Tiverton, Cullompton and in some of the more remote rural areas.

Economy and employment

2.40 The majority of Mid Devon's employment falls within the service sector, which includes occupations where knowledge and time are offered to improve productivity. Examples include transport and distribution, retail and services such as accountants or building surveyors. This sector accounts for 76.7% of Mid Devon employment (Economic Trends Report, August 2012).

2.41 There are low levels of inward commuting and a strong 'pull' from neighbouring urban areas, especially Exeter. Forthcoming data releases from the 2011 Census will provide up-to-date information about travel-to-work patterns. The available information from the Annual Population Survey (2008) estimates that of the people working in Mid Devon, only 25% commute in from outside the district, while only 57% of Mid Devon's working residents stay in Mid Devon for work.

2.42 The district profile produced for the Local Economic Assessment (2012) found that there is a high level of self-employment within Mid Devon, and the district is above the Devon average for business density (number of businesses per working age person) and business start-ups. While school-level attainment is above average for the county, this does not translate to a highly skilled resident workforce, implying that high-attaining school leavers are not staying in Mid Devon.

2.43 The Council commissioned a Retail Study in 2012, to assess both demand and the capacity of the local catchment areas to support different sorts of retail growth. The report highlighted that Mid Devon's market towns are in a vulnerable position, similar to other small-medium sized towns across the country. The study identifies common trends, such as national retailers consolidating their businesses in larger regional centres, while internet shopping also takes trade away from town centre shops. Retail forecasts predict weak growth in spending, resulting in possible reductions in town centre retail space, with these effects potentially being most acutely felt in Crediton and Cullompton. Out-of-centre retail development may be most attractive to developers due to lower land values but may harm the existing town centres. Regeneration of the town centres, particularly as Tiverton is in receipt of government regeneration funding as part of the 'Portas Pilot' programme, is a priority, but one that faces significant challenges.

2.44 Tourism also represents a small but important sector within the district. Devon is a popular destination for domestic tourism, though traditionally Mid Devon has not been a significant recipient of tourism spend as visitors bypass the district en route to other parts of the county, particularly those areas closer to the coast. Previously, tourism development focused on the small scale provision of visitor accommodation, often on farms that were diversifying their activities. A Mid Devon Peer Challenge undertaken in early 2013 highlighted tourism as an economic area on which the district could capitalise. Further detail on the type of tourism offer that should be pursued will be presented by the forthcoming Tourism Study. It is likely this will prioritise modest sized developments seeking to capitalise on existing assets, such as the district's location and rural nature, including its proximity to two National Parks.

Historic environment

2.45 Mid Devon is a district with a rich historic and cultural heritage. There is a wealth of historic buildings and features throughout the district, with over 2680 listings of buildings, bridges and milestones. The district has three historic parks and gardens of national importance – Knightshayes, Bridwell Park and Shobrooke Park, with 16 of local value. The area also has 50 conservation areas and 49 scheduled ancient monuments, including castles, roman forts, stone crosses, bowl barrows, a henge, abbey, ring ditch, iron age earthworks, camps, a Romano-British villa, Neolithic causewayed enclosure and a hillfort. In addition there are a wide range of archaeological remains which are not scheduled.

2.46 The four main towns of the district all have a particular historic importance. Tiverton has its origins in a ford across the Rivers Exe and Lowman and has an attractive historic centre and a rich legacy of buildings of all periods. Crediton is a historic market town with medieval burgage plots that can still be discerned in the south side of the High Street. Cullompton is an old town with two grade I listed properties and some ninety grade II. Bampton was formerly a market town and has the mound of a former medieval motte and bailey castle.

2.47 However, whilst the heritage of the district is critical to local character, there is not comprehensive coverage of documents that provide an aide to protection. Of the 50 conservation areas, only 12 have conservation area appraisals and four have conservation management plans. Whilst the four main towns and a number of the larger villages are all covered, other villages and smaller settlements within the district have no coverage. Production of additional appraisals has slowed in recent years, with only two new CAAs adopted since 2008 (another is currently in draft). Cullompton has an Article 4 direction in place, which offers a degree of protection over and above that of the conservation area designation. Plans to put in place a similar directive in Bradninch were discussed but have not been adopted. There are currently 22 heritage assets in Mid Devon that are considered by English Heritage to be at risk of degradation for various reasons. The Heritage at Risk Register identified three conservation areas (Bow, Cullompton and Tiverton), two buildings and 17 scheduled monuments at risk.

2.48 There are also potential conflicts between the protection of heritage assets and mitigating the impact of climate change. In particular this is played out where home owners wish to install renewable energy features, such as solar PV arrays on roofs in a conservation area or on a listed building. Such developments may not positively contribute to local character or may reduce the significance of the heritage value of a building. This represents a potential conflict of sustainability objectives.

Land

2.49 Building on previously developed land, “brownfield land”, avoids the need to use greenfield land for new housing. In recent years, Mid Devon has developed a high proportion of new housing and employment on brownfield sites, with totals of 59% of new or converted housing and 57% of new employment development in 2011/12. This trend is not likely to continue as previously developed land is a finite resource, which is relatively scarce in a rural setting such as Mid Devon. Government policy encourages the effective use of brownfield land, provided that

it is not of high environmental value; however this approach is less strict than previous national policy. Conversely, national policy now provides less support for the long-term protection of employment land for development for alternative uses. This could mean existing brownfield land being used for housing, potentially reducing the overall amount of greenfield that needs to be allocated.

2.50 Government guidance also states that planning should consider the economic and other benefits of the best and most versatile agricultural land. A national grading system has been in place since the 1960s which classifies the quality of agricultural land based on factors based on soil, climate and site. At the time of original mapping the breakdown of grades within Mid Devon was as follows:

Grade	Percentage land coverage
1	3.48%
2	11.01%
3	64.44%
4	19.86%
5	0.05%
Non-agricultural	0.28%
Urban	0.89%

Source: MAFF (1966)

2.51 This mapping, produced by Central Government, has not been updated on a district-wide basis since it was originally commissioned. However, it is unlikely to have changed significantly despite the growth in urban areas in the last forty years and it highlights the very low levels of the best quality agricultural land available within the district. Any loss of this resource would need robust justification.

Minerals

2.52 Responsibility for minerals planning is a function of Devon County Council. However, Mid Devon is the setting for a number of locations of mineral extraction. Strategic mineral sites producing minerals of national importance or making a significant contribution to delivering sub-regional aggregates include the winning of limestone at Westleigh.

Population and housing

2.53 The release of data from the 2011 Census has shed new light on population trends in Mid Devon. In combination with other data sources, this helps to build a picture of changing household composition and long-term needs. The population according to the census is 77,750, an increase of approximately 11% upon the 2001 figure, a rate of growth that has risen faster than the rest of Devon, the South West and England. The median age of Mid Devon residents has also increased, from 41 to 44 reflecting both regional and national trends of a population that is living longer. The number of households within the district has also increased by 13% within the last ten years, reflecting not only population growth, but changing societal demographics such as older people continuing to live independently in their own

homes for longer and the growth in single parent households. Average household size has stayed consistent at 2.4 over the last decade.

2.54 House prices in Mid Devon are higher than the averages for Devon, the South West and England and Wales. While house prices have fallen slightly since the economic downturn, average 2011 were still 89% higher than they were in 2001 and there are signs that the ratio of house prices to earnings is rising again, with fewer people now in full-time employment.

2.55 Affordability remains a critical issue, and with the Mid Devon population having risen 11% between 2001 and 2011, there is a mismatch between the overall availability and the demand for affordable housing. The Mid Devon Local Housing Needs and Demand Survey 2011 indicated a need for 335 additional affordable dwellings each year to address the backlog of unmet need over the last 10 years. Over that 10 year period, total housing completions in Mid Devon averaged 349 dwellings per annum, the majority of these being market rather than affordable dwellings. Existing plans allocate sufficient land to meet the strategic target of 6,800 dwellings up to the year 2026, but other factors such as mortgage and developer finance availability will have had an impact on housing delivery since 2009.

2.56 The Council intends to commission a new Strategic Housing Market Assessment in partnership with some of our neighbouring district councils. This will provide definitive, up-to-date information on the level of housing need and demand across the Exeter Housing Market Area. Local planning authorities are required to cooperate with each other on strategic planning matters.

Resources

2.57 Energy is a crucial consideration in the functioning of the economy, and one area of concern is the future of non-renewable sources of energy, particularly oil. There has been much discussion about the notion of 'peak oil' in recent decades, the theory being that production of oil will peak in coming decades, with demand outstripping supply. Whilst there is academic disagreement on the reality of the peak oil theory, there is growing consensus that the age of cheap oil is coming to an end. Declining production of existing older oil fields will exacerbate production problems. As a result, more than two thirds of current crude oil production capacity may need to be replaced by 2030, simply to prevent production from falling. This is likely to be extremely challenging, and will likely result in necessary demand reduction and sourcing alternative sources of energy supply. Local effects of peak oil will include increased costs for fuel, with significant rises already having taken place, affecting motor vehicle users, but also passengers on public transport facing higher fare costs. As the government seeks to deliver a balanced future energy supply, there is likely to be greater desire to deliver renewable energy developments, with pressure particularly felt in rural areas for onshore wind and solar farms.

2.58 There is also uncertainty over the future supply of phosphorus, which is an essential ingredient in fertilisers, and plays a critical role in contributing to modern agricultural production. Some researchers have predicted that phosphorus reserves are expected to be completely depleted within 50-100 years, though this is not universally agreed. Such reductions will have a significant impact on farming productivity, land use and food supply.

2.59 Water is essential for human life and to sustain a diverse and thriving water environment. It is important to our economy as an essential requirement for industry, power generation, commerce and agriculture. Over the next 30 years, there will be increasing pressures from rising populations and associated development. Looking further ahead, the impact of climate change could have a major impact on water that will be available for all uses.

Rural areas

2.60 National government statistics classify Mid Devon as a 'Rural-80' based on the location of the local population. This statistic refers to the fact that over 80% of the population are resident in rural settlements (including those with urban areas with between 10,000 and 30,000 population regarded as 'larger market towns'). Classifying Mid Devon as a 'Rural-80' local authority puts it in a category of the most rural local authorities within the UK.

2.61 Rural businesses are a key element of the local economy. There is a growing trend for individuals to set up their own businesses, particularly in rural areas where areas such as Mid Devon can provide a high quality of life and where transport costs and distances can encourage home-working. Broadband access and speeds can be a key issue for rural-based businesses. A programme to connect Devon and Somerset with superfast broadband is underway which will result in speeds of at least 24Mbps to at least of 85% of homes and businesses by 2015. However, many rural areas currently receive less than 2Mbps at present, which may hinder the start up or expansion of rural businesses.

2.62 Access to services is also an issue for rural areas. Statistics for the whole of Devon show a decrease in the number of households within good transport access to key services or work. Levels of public transport providing services to 55 villages in Mid Devon have shown a decrease since 2006. In particular the number of daily services to these settlements has shown a steady decline across this period.

Transport and air quality

2.63 As a rural area, Mid Devon has a high dependency on the car, particularly as public transport provision and coverage is far from extensive, and has shown signs of contracting. These factors are reflected in the level of car ownership, which has increased at both national and local levels. The average household in Mid Devon now owns 1.47 cars, as opposed to 1.33 at the time of the previous census. The percentage of households owning 2, 3 and 4 or more cars has all increased, whilst the share of those who do not own a car has fallen. In particular, the ratio of cars owned per household in Mid Devon has continued to grow at a consistent rate whilst growth in the national level has shown signs of levelling off. High levels of car ownership have not been affected by planning policies to restrict parking provision in recent developments. This has led to inappropriate or anti-social parking, rather than a reduction in car ownership. Future developments should make suitable provision for parking in order to reflect the rural nature of the district and levels of ownership. Neither does it appear that higher fuel costs have had an effect on car ownership, though high levels of ownership do not always translate into high levels of usage.

2.64 High levels of car ownership and hotspots of poor local road infrastructure have impacted on local air quality. Both Cullompton and Crediton were designed as Air Quality Management Areas in 2006 and 2004 respectively. Principal actions to address the excessive levels of Nitrogen Dioxide and particulates in the air include the development of the Crediton Link Road and two relief roads within Cullompton. Work to provide the Crediton Link Road has already commenced, however to date there has been no progress on new roads in Cullompton. Funding is being provided by Central Government to undertake improvements to both junctions 27 and 28 of the M5, however this may only reduce some of the congestion experienced at the Cullompton turn-off.

Waste

2.65 National policy on waste prioritises reduction, re-use or recycling in order to prevent waste going to landfill. Local authorities will experience increasing costs as a result of waste going to landfill, which will need to be reduced by using alternative methods of waste management, particularly given the severe pressures that are on Council finances as a result of Central Government funding cuts. There are also implications for climate change as a result of how waste is managed. In many cases carbon acts as a good proxy for the overall environmental impacts of waste: generally speaking, the higher up the waste hierarchy waste is treated, the smaller the greenhouse gas impacts.

Water

2.66 Mid Devon has suffered serious flooding in the past, and the risk of flooding is likely to increase in the future as a result of climate change. Forward planning must take account of this risk to ensure that new development is sustainable. Winter rainfall is predicted to increase by 15-30% by the 2080s as a result of climate change, with a concomitant 20% rise in peak river flow. Impermeable surfaces of buildings, roads and pavements limit infiltration and increase the volume and rate of surface water runoff. Future development may increase the area of impermeable surfaces unless a sustainable approach to water management is adopted that promotes sustainable urban drainage and improved water efficiency within buildings. A new Strategic Flood Risk Assessment will need to be commissioned once options for future development have been produced. The conclusions from this assessment will need to be used in determining the final strategic and site-specific options in the Local Plan. The assessment will need to consider the status of Mid Devon's existing waterbodies in relation to the Water Framework Directive, and ensure that the priorities of the South West River Basin Management Plan are reflected in the final conclusions.

Sustainability issues and problems

2.67 The next stage undertaken within the Scoping Report involved the identification of any sustainability problems that relate to Mid Devon. These issues will have been highlighted as part of the review of relevant plans and programmes and the baseline data for the district set out earlier in this document. The initial list may expand further as a result of consultations undertaken as the Local Plan is prepared. The issues identified will also inform the sustainability objectives which form the basis of the framework to appraise the Local Plan strategy and policies as set out in the next section of this document.

2.68 This scoping report has highlighted the following sustainability issues within Mid Devon:

- Small areas of social deprivation within Tiverton, Cullompton and some of the remote rural areas (including high levels of child poverty)
- Large population growth within the last decade and demographic household change leading to the need for new housing, particularly affordable housing given the high ratio between prices and local earnings
- Houses have not previously been constructed of a sufficient size to meet the needs of the modern family
- Access to services and facilities for rural communities has worsened and may continue to do so
- Biodiversity levels continuing to fall, often dramatically for some species
- Low levels of the best quality grade 1 agricultural land across the district
- Pressure to develop primarily on greenfield sites as fewer brownfield sites remain or require costly remediation
- The need to avoid disposal of waste, instead prioritising re-use, recycling or reduction
- Rich historic environment across the district, though some heritage assets at risk
- Climate change objectives can conflict with the conservation of the area's historic environment, particularly in the installation of renewables technologies that may impact on heritage assets
- Pressure for the installation of renewable energy developments to meet energy shortage
- Increased risk of flooding as a result of climate change
- Potential for negative impact on the Water Framework Directive status of waterbodies across the district as a result of development
- Low delivery of low or zero carbon homes to date
- High car dependency across the district, with levels of car ownership having grown and continuing to grow
- Traffic congestion and poor air quality within Crediton and Cullompton
- Low levels of inward commuting but strong out-commuting, especially to Exeter and the potential loss of employment within Mid Devon
- Low retention of high-attaining school leavers
- Rural self-employment or small business start-up is a growing sector, however this may be constrained by poor broadband speeds
- Declining town centre health with town centre regeneration having the potential to be affected by any new out-of-centre development

3 Sustainability appraisal methodology

Developing the plan and options

3.1 This is the second consultation that has taken place as part of the preparation of the Local Plan Review. The initial consultation, undertaken during July and August 2013, set out the scope of the review and the issues facing the district, and sought feedback on the broad direction of development for the district over the next 20 years. That consultation included no policies or sites. The current consultation sets out the options available to the district, including a range of strategic options in terms of where growth is focused over the next twenty years. A range of sites across the district where this growth could be located have also been included. The sites presented are options only, with the Council having stated no preference for the strategic decisions that will need to be taken.

3.2 This SA accompanies the Local Plan Review, providing an assessment of the sustainability impacts of the policy options. The SA will be updated following the consultation period to take account of the responses received during the consultation. Natural England and the Environment Agency made a number of recommendations about the content of the Scoping Report. These have been incorporated into this version of the SA. In summary, their responses stated the following:

- The document should include and take account of National Character Areas, which are currently being revised by Natural England (links to the relevant profiles were provided)
- Environmental issues should be addressed at a strategic level, with a holistic approach being applied to all biodiversity and green infrastructure eneds
- The plan should recognise the importance of land management and its implications for the ecological quality and status of a river
- Access to open green space should be referenced in relation to community and well-being
- Reference to water as a resource should be included
- A Strategic Flood Risk Assessment should be undertaken in parallel with the revised Local Plan. Information regarding the Water Framework Directive status of waterbodies in Mid Devon should be included, with reference to the South West River Basin Management Plan
- The framework of indicators should be updated to consideration of impacts on the following indicators: 'resilience to climate change' and 'water resources'
- The Mid Devon Green Infrastructure Assessment, the South West River Basin Management Plan and the Water Framework Directive should be added to the list of relevant plans and programmes

3.3 The Local Plan Review: Options Consultation contains a range of strategic policy options and sites. It contains more sites than the Council will need to allocate. Some of the sites are listed as preferred sites. These have been stated as preferred as they are already allocated, and therefore have been subject to public consultation and Examination in Public as part of the process for adopting the Allocations and Infrastructure Development Plan Document (AIDPD) in 2010. It is therefore the Council's intention that they should be carried forward into the new Local Plan. The sustainability of these sites has previously been subject to appraisal alongside the preparation of that document. Though stated as preferred, they are still to be subject to

ongoing sustainability appraisal and consultation as part of the process of preparing the new Local Plan.

Sustainability appraisal framework of indicators

3.4 A framework is used to understand the sustainability effects of the Local Plan as it is being developed. This framework is central to the process of sustainability appraisal. A framework has been developed consisting of sustainability objectives, each of which includes a number of elements against which a policy will be appraised. The framework includes all those factors highlighted within the Scoping Report that will affect the sustainability of the Local Plan.

3.5 The framework below represents a more simplified approach than that used in previous Mid Devon SAs. This approach is considered to offer greater flexibility as the draft Local Plan contains both high level strategic policies, site allocations and detailed policies to guide development management decisions. This new framework can be applied to all these policies equally.

Sustainability objective	**Elements covered**	**Impact**
A) Protection of the natural environment	Habitats and biodiversity; flora and fauna; protected species; landscape	
B) Protection and promotion of a quality built environment	Heritage assets, including listed buildings, conservation areas, scheduled ancient monuments, registered parks and gardens, locally listed assets, archaeology; design and quality of development	
C) Mitigating the effects of climate change	Reduced flood risk; promotion of low carbon or renewable energy; reductions in carbon emissions; resilience to climate change; walking and cycling provision; low carbon buildings	
D) Safeguarding and minimising resource use	Quality of soils, including contaminated land; water quality, including consideration of water framework directive objectives; water resources; minimisation of waste; impact on best and most versatile agricultural land	
E) Promoting economic growth and employment	Increasing jobs; reducing out-commuting; skills training; growth of rural businesses; tourism provision	
F) Supporting retail	Safeguarding the vitality and viability of town centres; relationship between new development and town centres; supporting viability of shopping facilities in villages	
G) Meeting housing needs	Supply of housing; housing mix; house size; housing affordability; appropriate housing density to location; proximity to services and facilities	
H) Ensuring community health and	Community support for proposals; access to open space and recreation; limiting air, noise and light pollution to levels that do not damage human health or natural systems; integrated	

Sustainability objective	Elements covered	Impact
wellbeing	and sustainable forms of travel including walking, cycling and public transport; social deprivation; safe and secure environments	
I) Delivering the necessary infrastructure	Roads and transportation; schools; health services; community facilities; green infrastructure; telecommunications	

3.6 The sustainability objectives proposed are distinct from the objectives of the Local Plan, though they may in some cases overlap with them. They will provide a way of checking whether the Local Plan objectives are the best possible ones for sustainability and will test the social, environmental and economic effects of the plan. The indicators are not fixed, and can be amended, if required, in response to input received as a result of the Preparation stage consultation exercise.

3.7 In order to consider the impact of the Local Plan against the sustainability objectives, a scoring system is proposed to be used. A score will be provided against each of the objectives to highlight a policy or proposal's sustainability impacts. Collectively, this will allow consideration of a policy's overall impact and permit comparison with other policies or proposals. Where negative impacts are highlighted, it will also permit proposals or policies to be modified and then rescored in order to determine whether their sustainability impacts have been made more positive.

3.8 The use of a scoring system with a range from +3 to -3 will highlight the scale of any potential impact. This offers more scope than the approach taken in the most recent SA of the Local Plan Part 3 where only a positive, negative, zero or indeterminate outcome could be used – a system which could not easily differentiate between a marginal or significant impact.

3.9 The following table sets out the scoring system that has been used:

Score	Rationale
+3	The policy/proposal will have a significant positive contribution towards achieving the objective
+2	The policy/proposal will have a positive impact in contributing towards achieving the objective
+1	The policy/proposal will have a minor positive impact in contributing towards achieving the objective
0	The policy/proposal will have no impact or will have some positive and some negative impacts thereby having a balanced effect in contributing towards achieving the objective
-1	The policy/proposal will have a minor negative impact in contributing towards achieving the objective

-2	The policy/proposal will have a negative impact in contributing towards achieving the objective
-3	The policy/proposal will have a significant negative contribution towards achieving the objective

3.10 In addition to the scoring process, a summary of information against each indicator has been provided. This summary describes the impact against each of the sustainability objectives, setting out the nature of the impact, how each is experienced and whether any of the impacts noted are offset by other effects of the policy. It also sets out mitigation measures that have been applied to reduce, where possible, any negative impacts identified. The nature of impacts, whether they are secondary, cumulative, synergistic, temporary, permanent, short, medium or long-term is also considered.

3.11 Below each policy a summary of recommendations has also been set out. These reflect recommendations that have arisen as a result of applying the SA process to each policy. These recommendations, form advice provided by the SA but they have not been incorporated in the policies at this stage. They reflect the iterative nature of the SA process, and may be used to amend the policies during the preparation of the final version of the Local Plan.

3.12 The assessment of all policies and potential sites can be found in Appendix 2.

Sustainability Appraisal Omissions

3.13 Mid Devon is considering including a policy on self-build housing also known as custom build housing which could also include community-led housing projects to provide affordable homes for the benefit of the community. Should the Council choose to introduce a new policy on these matters a corresponding Sustainability Appraisal will be undertaken which will form part of the final version of the SA.

3.14 Mid Devon also seeks views on a number of Local Green Space designations intended to preserve smaller open areas within or near to settlements for the long term because of the special associations that a place has for the local community. These designations have not undergone Sustainability Appraisal as they are designated under the National Planning Policy Framework (NPPF) rather than being a local policy decision.

4 Next steps

4.1 During the consultation period, representations on the contents of the Local Plan Review and this accompanying Sustainability Appraisal are invited. Representations can be made by any interested party on the policies as set out within the Local Plan Review, or the effects of these policies contained in the SA. The Council will take account of these representations following the consultation period. These will help inform the final draft of the Local Plan Review, which the Council anticipates will be made available for a final consultation period late in 2014. Details of how to make a representation can be found on the Local Plan Review page, on the Council's website, which can be found at:

www.middevon.gov.uk/localplanreview

Appendix 1: Reviewed plans and programmes (full list)

Air quality	
Plans/programmes/ strategies reviewed	**Key messages for Local Plan and SA**
The 2008 Climate Change Act	The Climate Change Act sets statutory emissions reduction targets to at least 80% below the level of net UK emissions of targeted greenhouse gases in 1990.
The Carbon Plan: Delivering our Low Carbon Future (HM Government, 2011)	The Carbon Plan sets out how the UK will achieve decarbonisation within the framework of energy policy. Within the next 10 years the plan requires the development and deployment of new technologies that will be needed to halve emissions in the 2020s. Domestic transport emissions account for nearly a quarter of UK emissions; to achieve target vehicles will need to run on ultra-low emission technologies such as electric batteries, hydrogen fuel cells and plug-in hybrid technology. These changes will bring environmental benefits including improved local air quality. Encouraging the use of public transport, cycling or walking will boost the reduction in emissions.
The Air Quality Strategy for England, Scotland, Wales and Northern Ireland – Volume 2 (DEFRA, 2011)	The Air Quality Strategy points to certain pollutants where national objectives are in some cases being met, and others not. Pollutants described include: lead, benzene, 1,3-butadiene, carbon monoxide, particulate matter, nitrogen dioxide, ozone, sulphur dioxide and polycyclic aromatic hydrocarbons. Levels for many of these emissions are closely related to transport use, which planning policies will need to consider means to reduce those reaching unacceptable levels.
The Air Quality (Standards) Regulations 2010	The Air Quality (Standards) Regulations transpose into English legislation the requirements of EU directives on air quality and cleaner air. It sets air quality standards for key pollutants and requires the UK to demonstrate how the standards will be achieved and maintained when compliance is breached. Particular attention is given to reducing particulate matter, a pollutant associated with transport emissions, exposure to which can exacerbate existing respiratory conditions.
National Planning Policy Framework (DCLG, 2012)	The NPPF requires local authorities to encourage solutions that result in reductions in greenhouse gas emissions and promote sustainable transport. Local plans should aim to minimise pollution, and should prevent new and existing development from contributing to or being adversely affected by unacceptable levels of air pollution.
Code for Sustainable Homes (DCLG, 2010)	Category 6 of the Code for Sustainable Homes aims to reduce the emissions of gases with high global warming impact associated with the manufacture, installation, use and disposal of foamed thermal and acoustic insulating materials. Building elements affected include roofs, walls, floors, hot water cylinders, cold water storage tanks and external doors. Credits towards achieving levels of the code can be achieved by reducing the use of materials with a high global warming impact. Application of the code is one method for

	reducing emissions at point of manufacture, installation and disposal. Such actions can contribute to the achievement of building sustainable homes.
Local Transport Plan 3, Devon and Torbay Strategy 2011-2026 (Devon County Council, 2011)	The Devon Local Transport Plan states that technology has a key role to play in reducing emissions which affect air quality. To support the market for electric vehicles it requires a network of charging points to be delivered in convenient locations for residents. Capital priorities include improving air quality in Cullompton and Crediton through the delivery of relief/link roads.
Mid Devon Corporate Plan 2012-2015	The Mid Devon Corporate Plan notes that there are areas of poor air quality within the district, especially within the Exeter Road area of Crediton, and Cullompton High Street and Station Road. The Local Plan will need to consider how new development impacts on existing, and areas at risk of poor air quality.
Mid Devon Sustainable Community Strategy 2010-15	There are air quality issues within Crediton and Cullompton. Tackling these is a priority.
Air quality – sustainability conclusions All the air quality-related policies/strategies reviewed emphasise the need to reduce emissions as a key action to mitigate the effects of climate change. Reducing emissions is also a requirement in areas that suffer from poor air quality, such as in Crediton and Cullompton. Reviewed policies also encourage increasing the use of low carbon vehicles as part of a strategy to reduce emissions. These messages must be clearly reflected within the new Local Plan. The document should ensure that new development does not unacceptably contribute to poorer air quality, and that opportunities for reducing emissions are incorporated. New development should encourage the use of sustainable modes of transport, such as walking, cycling or the use of public transport. New development should also help to promote the market for low carbon vehicles by ensuring the delivery of electric vehicle charging infrastructure, or other latest technological infrastructure needed for low emission transportation.	

Biodiversity and green infrastructure	
Plans/programmes/ strategies reviewed	**Key messages for Local Plan and SA**
European Water Framework Directive (European Commission, 2000)	The European Water Framework Directive (WFD) came into force in December 2000 and became part of UK law in December 2003. It provides an opportunity to plan and deliver a better water environment, focusing on ecology. It provides an opportunity to plan and deliver a better water environment through river basin management planning.

'The Natural Choice' Natural Environment White Paper (DEFRA, 2011)	The paper set out a framework for protecting and enhancing the natural environment. It proposed the introduction of Nature Improvement Areas, in order to provide bigger, connected sites for wildlife to live in and adapt to climate change in both urban and rural areas. Local Nature Partnerships. It also proposed new ways for developers to provide biodiversity offsetting, to ensure wildlife sites are not lost. Also proposed were Local Nature Partnerships to strengthen joined up action across local agencies and government.
Natural Environment and Rural Communities Act 2006	The act places a duty on public authorities (replacing s74 of the Countryside and Rights of Way Act 2000) to have regard to biodiversity as far as is consistent with the proper exercise of their functions. The act also requires the government to publish, review and revise lists of living organisms and types of habitats in England that are of principal importance for the purpose of conserving biodiversity.
Countryside and Rights of Way Act 2000	Requires local authorities to have regard to nature conservation when performing rights of way functions, including power to divert ROWs away from SSSIs. The act gives greater protection to wildlife and natural features by making provisions for the conservation of biodiversity, and improving protection for SSSIs.
Wildlife and Countryside Act 1981	The act sets in place protective measures for wildlife, including wild birds and plants. The act requires local authorities to take steps to bring the protection of wildlife to the attention of the public and schoolchildren. The act (though subsequently amended) allows designation of Sites of Scientific Interest (SSSIs) setting their management and protection measures, and also allows the designation of national nature reserves.
Conservation of Habitats and Species Regulations 2010 (and Amendment 2012)	Translates the EU 'Wild Birds Directive', requiring the protection of biodiversity through the conservation of natural habitats and species of wild fauna and flora. It places a new duty on relevant authorities to protect and create bird habitats, and a duty to avoid pollution or deterioration of bird habitats. The document also states the list of European protected species of animals and plants. The regulations require land use to plans that are likely to have a significant effect on a European site to make an appropriate assessment of the implications for the site in view of the site's conservation objectives. The local authority may only give effect to the land use plan after having ascertained that it will not adversely affect the integrity of the European site.
Biodiversity 2020: A strategy for England's wildlife and ecosystem services (DEFRA, 2002)	The strategy sets a mission for the next decade requiring a halt to overall biodiversity loss, support to healthy well-functioning ecosystems and to establish coherent ecological networks, with more and better places for nature for the benefit of wildlife and people. In particular, reducing environmental pressures on biodiversity is a specific concern. This will be undertaken through reforms of the planning system to ensure a strategic approach to planning for nature will be undertaken. The protection and improvement of the natural environment is a core objective of the planning system. Biodiversity offsetting will be piloted to assess its potential to deliver planning policy more effectively. Particular targets (to be achieved by 2020) include 90% of priority habitats in favourable or recovering condition, and at least 50% of SSSIs in favourable condition, while maintaining at least 95% in favourable or recovering condition. Additional targets include bigger and less fragmented areas for wildlife, with no net loss of priority habitat and an increase in the overall extent of priority habitats by at least 200,000ha.

England Biodiversity Strategy – Climate Change Adaptation Principles (DEFRA, 2008)	The document sets out principles for conserving biodiversity and protecting them from the direct and indirect impacts of climate change. The principles include conserving existing biodiversity, conserving protected areas and all other high quality habitats, conserving the range and ecological variability of habitats and species, maintaining existing ecological networks, creating buffer zones and high quality habitats, understand change is inevitable, make space for the natural development of rivers and coasts and raise awareness of the benefits of the natural environment to society.
National Planning Policy Framework (DCLG, 2012)	The planning system should contribute and enhance the natural and local environment by recognising the wider benefits of ecosystem services; by minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity by establishing coherent ecological networks that are more resilient to current and future pressures. Distinctions in policies should be made between the hierarchy of international, national and locally designated sites, so that protection is commensurate with their status. Policies should plan for biodiversity on a landscape wide scale; promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species.
Code for Sustainable Homes (DCLG, 2010)	Category 9 (ecology) states that development can meet this element of the code by promoting the use of land that already has limited value to wildlife, and to discourage it from developing ecologically valuable sites.
South West River Basin Management Plan (Environment Agency, 2009)	The plan is prepared under the European Water Framework Directive, which requires all EU countries throughout the European Union to manage the water environment to consistent standards. Priorities for local government include ensuring that local planning document take into account the objectives of the SWRBMP, actions to reduce the physical impacts of urban development on artificial or heavily modified water bodies, promotion of the use of sustainable urban drainage systems and promote sustainable water management best practice through pre-application discussions with developers.
The Nature of Devon – A Biodiversity and Geodiversity Action Plan (Devon County Council, 2005)	Objectives of the action plan include ensuring that planning policies recognise the importance of biodiversity and the geological features of Devon, to ensure consideration is given to nature conservation issues in the implementation of planning, to reconcile the objectives of bio- and geodiversity conservation with the need for economic and social development in achieving environmental sustainability and to maintain a dialogue with relevant authorities leading to the identification of all sites of national or international geological heritage which do not benefit from SSSI status.
Devon Sustainable Community Strategy 2008-18	The natural environment of Devon needs to be sustained and should continue to be a priority for all those involved in planning for the future.
Mid Devon Green Infrastructure Plan (2013)	The Green Infrastructure Plan promotes a network of multi-functional green space with recreational, visual and biodiversity value. It identifies existing GI assets at the landscape scale and by catchment areas within Mid Devon. GIP objectives are to promote sustainable growth and economic development, to encourage health and well-being, to adapt to mitigate climate change and to improve biodiversity.

Mid Devon Playing Fields Strategy (2010)	Priority action points include: using the development of new and replacement schools as a catalyst for appraising and improving playing field facilities; to adopt and/or continue strong statutory policies protecting existing pitches, including those on education sites; and when planning new and improved facilities, to look holistically at the whole settlement's sporting provision – embracing public, private and education landowners.
Mid Devon Sustainable Community Strategy 2010-15	Mid Devon is a beautiful area with a high quality natural environment, bordering two national parks and the Blackdown Hills AONB, whilst there are also many Sites of Special Scientific Interest, county wildlife sites and local nature reserves. Development will need to be balanced against the priority of maintaining and enhancing the natural environment.
Biodiversity and green infrastructure – sustainability conclusions The biodioversity and green infrastructure plans and strategies reviewed have at heart the need to conserve and enhance biodiversity. Policies should avoid the deterioration of habitats, and look to preserve, restore and recreate priority habitats, with no net loss in priority habitats. Development should provide net gains in biodiversity where possible, balancing the economic and social needs of development with the objectives of bio- and geo-diversity conservation. Policies should also give consideration to biodiversity enhancing development. Policies should take a holistic approach to the provision of playing fields, considering all public and private landowners.	

Climate change mitigation and energy	
Plans/programmes/ strategies reviewed	**Key messages for Local Plan and SA**
Climate Change Act 2008	The act sets a framework for the UK to achieve its long-term goals of reducing greenhouse gas emissions and ensures steps taken towards adapting to the impact of climate change. The act sets statutory emissions reductions targets to be achieved by 2050 and beyond. The act sets out procedures for assessing the risks of the impact of climate change and requires Government to develop an adaptation programme which contributes to sustainable development.
The Carbon Plan: Delivering our Low Carbon Future (HM Government, 2011)	The Carbon Plan sets out how the UK will achieve decarbonisation within the framework of energy policy. Within the next 10 years the plan requires the development and deployment of new technologies that will be needed to halve emissions in the 2020s. By 2050, all buildings will need to have an emissions footprint close to zero, using better insulation, energy-efficient products and having heating from low carbon sources. Manufacturing processes will need to deliver a fair share of emissions cuts. By 2050 emissions from the power sector will need to be close to zero, electricity likely being delivered by wind farms, nuclear power stations and gas and coal-fired power stations.
UK Renewable Energy Roadmap	The UK can meet a target of delivering 15% of UK's energy consumption from renewable sources by 2020. Renewable electricity has become well established, however renewable heat is less well developed. Eight technologies have the greatest potential to help

(DECC, 2011)	meet the 2020 target, these include onshore wind, offshore wind, marine energy, biomass electricity, biomass heat, ground source and air source heat pumps, and renewable transport.
UK Government Sustainable Development Strategy (2005)	The strategy for sustainable development aims to enable all people to satisfy their basic needs and enjoy a better quality of life without compromising the quality of life for future generations. The strategy sets out measure to realise the vision of sustainable communities within England, in both urban and rural areas, which will ensure the delivery of sustainable development, by placing it at the centre of the planning system.
National Planning Policy Framework (DCLG, 2012)	Planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon technologies. Local authorities should adopt proactive strategies to mitigate and adapt to climate change. To support the move to a low carbon future, plan for new development in locations and ways to reduce greenhouse gas emissions; actively support energy efficiency improvements to existing buildings; set standards that are consistent with Government's zero carbon buildings policy. New development should consider the inclusion of decentralised energy supplies; take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption. To increase the use and supply of renewable and low carbon energy developments all communities should contribute to their generation.
Planning practice guidance for renewable and low carbon energy (DCLG, 2013)	Increasing the amount of energy from renewable and low carbon technologies will help to make sure the UK has a secure energy supply, reduce greenhouse gas emissions to slow down climate change and stimulate investment in new jobs and businesses. Planning has an important role in the delivery of new renewable and low carbon energy infrastructure in locations where the local environmental impact is acceptable.
Planning practice guidance for onshore oil and gas (DCLG, 2013)	Oil and gas (hydrocarbons) underpin key aspects of modern society, supplying energy to power industry and heat homes, fuel for transport to carry goods and people all over the world, and raw materials to produce everyday items. Hydrocarbons remain an important part of the UK's energy mix whilst the country transitions to low carbon energy supplies. This guidance provides advice on the planning issues associated with the three phases of extraction of hydrocarbons.
Code for Sustainable Homes (DCLG, 2010)	Category 1 (energy and carbon dioxide emissions) of the code aims to limit CO_2 emissions arising from the operation of a dwelling, improving the fabric energy efficiency of dwellings, encouraging the specification of low and zero carbon energy sources, promotion of cycling and the need for cycle storage. Category 3 (materials) aims to specify the use of materials with lower environmental impacts over their life-cycle.
Devon Sustainable Community Strategy 2008-18	The county needs to reduce its carbon emissions, and incorporate necessary adaptations to manage the effects of climate change into new developments.
Climate change mitigation and energy – sustainability conclusions	
The UK is committed to achieving targets in reducing greenhouse gas emissions in order to tackle climate change. Development has a significant part to	

play to help achieve these targets for reducing carbon emissions. Planning needs to minimise vulnerability to the impacts of climate change, and support the delivery of renewable and low carbon energy development. Improving the energy efficiency of the fabric of buildings, particularly by encouraging low or zero carbon energy sources will limit CO_2 emissions.

Community and wellbeing (including equalities and health)	
Plans/programmes/ strategies reviewed	**Key messages for Local Plan and SA**
Localism Act 2011	The aim of the act was to devolve more decision making powers from central government to local communities. The act contained a number of changes to the planning system, including the abolition of the regional strategies and the new 'duty to cooperate'. The act contains more rights for communities, including the community right to bid for assets of community value, community right to build, and neighbourhood planning.
Lifetime neighbourhoods (DCLG, 2011)	The report contains guidance on the design of neighbourhoods to make them inclusive regardless of age or disability. The components that make up lifetime neighbourhoods include good access (enabling residents to get out and about in the area they live), services and amenities (neighbourhoods with a mix of residential, retail and employment uses and access to services including health, post officer, banking facilities or cash machines), safe and inclusive built environments, with locally accessible greenspace and a range of affordable housing choices (based on inclusive design principles with adaptable space/layout to meet changing needs).
Laying the Foundations: A Housing Strategy for England (HM Government, 2011)	Housing and planning policies should widely positively reflect the wide range of circumstances and lifestyles of older people, who already occupy nearly a third of all homes. Planning for homes and communities where older people can remain involved with their families, friends and communities and able to choose where and how they live. New housing developments need to make suitable provision for ageing populations in the long-term, ensuring a mix of property types, including Lifetime Homes.
National Planning Policy Framework (DCLG, 2012)	Planning policies should aim to achieve places which promote opportunities for meetings between members of the community, including through mixed-use developments, strong neighbourhood centres and active street frontages; safe and accessible developments; high quality public space, which encourage the active continual use of public areas. Policies should deliver the social, recreational and cultural facilities and services the community needs, to enhance the sustainability of communities and residential environments; should guard against the unnecessary loss of valued facilities and services; ensure that local facilities can develop in a sustainable manner; and ensure an integrated approach to considering the location of housing, economic uses and community facilities and services. Local authorities should take a proactive, positive and collaborative approach to ensuring sufficient choice of school places to meet community needs. Access to high quality open spaces and opportunities for sport and

	recreation can make an important contribution to the health and well-being of communities.
Code for Sustainable Homes (DCLG, 2010)	Category 7 of the code (health and well-being) aims to provide homes that promote good daylighting thereby improving quality of life, improved sound insulation to reduce noise complaints from neighbours, provision of inclusive outdoor space which is at least partially private and construction of homes that are easily accessible and adaptable.
Devon Sustainable Community Strategy 2008-18	The strategy values diversity, using equality of opportunity for everyone as a guiding principle. Another guiding principle is the need to improve access to services and opportunities. There is a wide range in life expectancy between different communities, whilst Devon has a higher proportion of older people than the rest of the South West, with the number of older people due to reach one third of the population in the next 15 years. People will also need the opportunities to influence decision making which affects them.
Mid Devon Corporate Plan 2012-2015	'Better Homes' and 'Empowering our Communities' are objectives of the plan. Actions to meet the objectives include working with partners to provide extra care schemes in Tiverton and Cullompton, improve the most deprived areas of the district, work with partners to look at issues around rural isolation and access to services.
Mid Devon Sustainable Community Strategy 2010-15	The population of the district has grown by 20% over the last 20 years and much of this increase is down to inward migration from other parts of the UK. The largest increase is among those of retirement age, and meeting the service needs of the ageing population is a priority. There also needs to be good quality education and leisure facilities for children and young people.
Community and wellbeing – sustainability conclusions The reviewed plans and strategies set out the importance of delivering an integrated approach to new development. Building mixed inclusive communities, around a strong neighbourhood centre, with a mixture of housing, economic uses, community uses and services is a priority. Access to services, the creation of safe neighbourhoods and the availability of local greenspace and quality education and leisure facilities for young people are vital in the creation of healthy, inclusive communities. The provision of accessible, adaptable properties also allows older residents or those with disabilities to remain in their communities, close to family and friends, rather than having to move as their needs change. Residents should be able to influence decisions that affect them.	

Economy and employment	
Plans/programmes/ strategies reviewed	**Key messages for Local Plan and SA**

The Plan for Growth (HM Treasury/BIS, 2011)	The Government's economic policy objective is to achieve strong, sustainable and balanced growth evenly shared across the country and between industries. Goals include making the UK one of the best places in Europe to start, finance and grow a business (through the implementation of a presumption in favour of sustainable development, liberalisation of use classes and guarantees on planning application decision timetable) and encouraging investment and exports as a route to a more balanced economy (including through increased investment in low carbon technologies).
The Government's Response to the Mary Portas Review (DCLG, 2012	High Streets have been left in a fragile state as people opt to visit out-of-town centres offering free parking and a range of outlets, or choose to do their shopping online. High Streets cannot rely on retail alone, and need to offer something new and different.
National Planning Policy Framework (DCLG, 2012)	The planning system should do everything it can to support sustainable economic growth, by planning proactively to meet the needs of business and support an economy fit for the 21st century. Local authorities should set out a clear economic vision and strategy for their area, and set criteria or identify strategic sites for local and inward investment to meet anticipated needs. Local authorities should also support existing business sectors, whether expanding or contracting and be flexible in accommodating needs not anticipated in the plan. Long term protection of sites not likely to come forward for employment should be avoided.
Heart of the South West Local Enterprise Partnership (LEP) Business Plan	Objectives include promoting infrastructure to connect markets. Priorities include addressing existing and future constraints on business growth (emphasising the need for ongoing public and private investment to improve connections into and within the area where current connectivity is impacting on productivity and competitiveness), encouraging the roll out of future electronic communication technologies for the region, encourage a joined up approach to future housing development to secure economic prosperity (including social infrastructure and appropriate affordable housing), ensure an integrated approach to economic development recognising the constraints the planning system can place on business growth, particularly affecting rural businesses wishing to expand.
Devon Sustainable Community Strategy 2008-18	The conditions need to be created for the county to have a strong and growing economy, ensuring maximum opportunities are available for everyone to contribute and benefit from it. There needs to be sustained investment, including in business infrastructure, communications and transport infrastructure, whilst the development of the knowledge economy should be encouraged.
Mid Devon Corporate Plan 2012-2015	'Thriving economy' is one aim of the corporate plan, in order to create a prosperous economy, sure and well-paid jobs and a sustainable environment. The aims are to increase inward investment, provide start up, relocation and expansion opportunities for businesses, provide opportunities and support to new and existing businesses and regenerate and improve the market towns.
Mid Devon Economic Development Strategy (2012)	Priorities include: increasing inward investment in the district; providing start up, relocation and expansion opportunities for businesses; provision of opportunities to support new and existing businesses; regenerating and improving the market towns; and raising skill levels, education attainment and income.

Mid Devon Sustainable Community Strategy 2010-15	The economy of the district is dominated by retail and manufacturing businesses primarily focused on the three market towns. Encouraging businesses to set up or locate within Mid Devon by providing sufficient land for development is a priority. Work needs to be undertaken with local businesses to reduce the number of empty shops in the market towns.
Economy and economic development – sustainability conclusions The planning system should support the development of strong, sustainable and balanced economic growth. Opportunities for meeting the needs of local and inward investment should be met by facilitating the growth of local businesses, both urban and rural, and providing sufficient land for employment. There should be sustained investment in business and transport infrastructure to improve connectivity. The regeneration of the market towns of the district should be supported with a particular aim to reduce the number of empty shops.	

Historic environment	
Plans/programmes/ strategies reviewed	**Key messages for Local Plan and SA**
National Heritage Protection Plan (English Heritage, 2012)	The plan seeks to ensure that England's historic environment is not needlessly at risk of damage, erosion or loss; is experienced, understood and enjoyed by local communities; contributes to sustainable and distinctive places to live and work; and helps deliver positive and sustainable economic growth.
National Planning Policy Framework (DCLG, 2012)	Local authorities should set out a positive strategy for the conservation and enjoyment of the historic environment, recognising that heritage assets are irreplaceable, and should be conserved in a manner appropriate to their significance.
Mid Devon Sustainable Community Strategy 2010-15	The district has a rich cultural heritage with many listed buildings, conservation areas and scheduled monuments. The district will need to balance development with the need to maintain and enhance the built environment.
Killerton Park Setting Study (Land Use Consultants, 2013)	The document sets out a 'zone of potential influence' around the historic park and garden which delineates its setting. The document identifies discrete areas within the setting that have a high significance to Killerton Park, and where impacts on the setting of the historic asset are most likely to occur.
Knightshayes Setting Study (The Parks	The document describes the setting for the historic park and garden, which it states extends beyond the visual envelope, and includes an assessment of the views into and out of the site and their designed or opportunist nature. The document notes that if

Agency, 2007)	the character and appearance of Knightshayes is to be preserved, it is necessary, as far as reasonable, for the setting to be protected from intrusive development, and that the effect on any development on the setting should be a material consideration in the planning process.
Historic environment – sustainability conclusions The planning system should set out a positive strategy for the conservation and protection of the historic environment, considering the value it plays in delivering sustainable, distinctive places that are enjoyed by local people. A balance needs to be struck where the priorities of maintaining and enhancing the built environment are balanced against the district's development needs. The impact on heritage assets of development should be proportionally considered in relation to their significance, with the most important nationally significant assets being given the utmost protection.	

Housing	
Plans/programmes/ strategies reviewed	**Key messages for Local Plan and SA**
Laying the Foundations: A Housing Strategy for England (HM Government, 2011)	The document sets the strategy for getting the housing market moving. Priorities include increasing the supply of housing, by supporting locally planned large scale development; planning reforms to give communities more control over development, including through the Community Right to Build; stronger support for custom home building (self build); need to deliver more new affordable housing, both for rent and affordable home ownership; homes need to be well-designed, of the highest quality and environmentally sustainable; delivery of Zero Carbon Homes from 2016; new housing developments need to make suitable provision for ageing populations in the long-term, ensuring a mix of property types, including Lifetime Homes.
National Planning Policy Framework (DCLG, 2012)	The supply of housing should be significantly boosted. In order to deliver a wide choice of high quality homes, local authorities should widen opportunities for home ownership, by planning for a mix of housing basing for different groups of the community; identify the size, type, tenure and range of housing required in a location and reflecting local demand; provide affordable housing where it is needed. Housing should be located where it accords with sustainable development, and new homes within the countryside should be avoided unless there are special circumstances.
Planning policy for traveller sites (DCLG, 2012)	There should be fair and equal treatment for travellers, in a way that facilitates the traditional and nomadic way of life of travellers while respecting the interests of the settled community. Local planning authorities should work collaboratively to develop fair and effective strategies to meet need through the identification of land for sites, planning over a reasonable timescale. In doing so, the Green Belt should be protected, and plan-making should aim to reduce the number of unauthorised developments. New policies should be fair, realistic and inclusive, and should increase the number of traveller sites in appropriate locations, reducing tensions between settled and traveller communities and enabling provision of suitable accommodation from which travellers can access education, health, welfare and employment infrastructure whilst having due regard to the protection of local amenity and the

	environment.
Code for Sustainable Homes (DCLG, 2010)	The code sets nine categories of sustainable design against which new dwellings can be assessed to consider their environmental sustainability. The code sets minimum standards, which are in excess of building regulations, ranging from levels 1 to 6 (6 being the highest) against a range of criteria including energy and CO_2 emissions, water, materials, surface water run-off, waste, pollution, health and well-being, management, and ecology.
The Way We Live Now (RIBA, 2012)	Consumers in the 21st century have particular requirements within modern housing that have not always been met by housing developments in recent decades. These requirements include larger windows for natural light and higher ceilings; large main living areas for eating and socialising; layouts which take into account technology used within the home; space for private time away from other members of the household; private outside space, particularly for families, or access to green public space in urban locations; long-term and short-term storage for functional items; dedicated space for domestic utility tasks, including washing, drying and ironing clothes, as well as storing vacuum cleaners, rubbish bins and recycling; and, options for different layouts.
Devon Sustainable Community Strategy 2008-18	The shortage of affordable housing is a significant issue as average house prices are nearly 10 times average earnings in Devon. Demand for affordable housing has increased. The county will need to deliver good quality, affordable housing, with sufficient development to respond to projected growth, and include provision for the homeless and vulnerable people.
Commissioning Strategy for Extra Care Housing (Devon County Council, 2010)	Increasing numbers of people are living longer, but with more complex conditions such as dementia and chronic illnesses. By 2022 20% of the English population will be over 65, and this figure is predicted to be even higher in Devon. The provision of Extra Care Housing for older people is an important element in preventing older people from moving into residential care and increasing choice and independence. Devon intends to develop an extra care housing programme to promote the health and well being of older people who wish to live independently.
A Community Housing Strategy for Mid Devon 2010-2015	Mid Devon's housing vision is to provide good quality housing both in terms of the condition and surroundings of existing stock and the supply of new housing. Large housing waiting lists indicate the existence of a problem with the availability of affordable housing, both in the social rental sector and home owner sector. Provision of rural affordable housing is also a priority, though local opposition to such development can be an issue, though good consultation has helped the process. The plan contains an objective of locating a suitable site in Tiverton for an extra care facility.
Mid Devon Corporate Plan 2012-2015	'Better Homes' is a priority for the corporate plan. High rates of inward migration from other parts of the country have led to house price inflation, with prices now far outstripping local average wages. This situation is even further felt within the rural parts of the district. An ageing population also needs support to live in their own homes and suitably adapted accommodation. The district needs to ensure that there is sufficient decent housing for local residents and key workers who cannot afford to pay market prices.
Mid Devon Sustainable Community Strategy 2010-15	High inward migration has led to house price inflation, where prices have more than doubled in the last ten years, making them unaffordable for many in the district. There needs to be sufficient decent affordable housing for local residents and key workers. Also, people need to be able to remain in their homes longer as they get older.

Housing – sustainability conclusions
Nationally the country has not been building enough homes to house its population, and therefore significantly boosting the supply of homes is a priority. The proportion of the population of people above retirement age has increased and there is a need to provide appropriate housing in response. Providing for an ageing population or people with disabilities may need to be addressed through the delivery of homes that can be adapted as peoples circumstances change, or through the delivery of extra care housing. Wide variety of home types should be provided, across a range of tenures to meet the needs of the population. In response to the fact that house prices are nearly ten times local earnings, there is a need to provide affordable housing to address long social housing waiting lists. Such issues are also acutely felt in some of the more rural locations of the district, where house prices may be even higher, and will need to be addressed through affordable housing delivery to meet an identified need. Provision for the needs of gypsies and travellers should be made planned for which seeks to balance their locational, economic and social needs with the protection of amenity and the environment. There is a need for modern homes to be environmentally sustainable, and meets the consumer demands of the population, including provision of sufficient storage space and private outdoor space.

Infrastructure	
Plans/programmes/ strategies reviewed	**Key messages for Local Plan and SA**
National Infrastructure Plan: update 2012 (HM Treasury & Infrastructure UK)	The plan outlines the government's vision for the future of UK economic infrastructure. It sets out the challenges facing the UK infrastructure and the government's strategy for meeting the infrastructure needs of the economy containing particular commitments for investment in important infrastructure projects and plans for attracting new private sector investment. Priorities include: ensuring the road network is fit for the UK's future transport needs; protecting homes and businesses from flooding and unlocking sites for development; enabling the UK to have the fastest and best connected communications networks in Europe; investing to ensure the UK has the facilities to maintain and develop its world class research base; ensuring the security of supply and shift to a diverse, low carbon power sector; moving to a 'zero waste economy'.
Gas Generation Strategy (DECC, 2012)	Gas in an integral part of the UK's generation mix and is a reliable, flexible source of electricity. The government expects that gas will continue to play a major role in our electricity mix over the coming decades, alongside low-carbon technologies as we decarbonise our electricity system. Measures outlined in the plan are designed to ensure that: adequate gas generation capacity is available, including ensuring we maintain an appropriate capacity margin to maintain security of electricity supply; flexible plant is available to meet the intermittency associated with renewables and that the necessary gas supply infrastructure is in place to support the role of gas in generation.

National Planning Policy Framework (DCLG, 2012)	Planning policies should recognise and seek to address potential barriers to investment including a lack of infrastructure, and should identify priority areas for infrastructure provision. Local authorities should work with neighbouring and transport authorities to develop strategies for the provision of viable infrastructure necessary to support sustainable development, including large scale facilities such as rail freight interchanges, roadside facilities, and other major generators of travel demand. The provision of advanced, high quality communications infrastructure is essential for sustainable economic growth, and local plans should support the expansion of electronic communications networks. To meet the needs of local communities, planning policies should plan positively for community facilities such as local shops, meeting places, sports venues, cultural buildings, public houses and places of workshop. Policies should also take a positive, proactive approach to ensuring there is a sufficient choice of school places available to meet the needs of existing and new communities.
Infrastructure – sustainability conclusions The reviewed plans and strategies highlight the importance of delivering infrastructure to meet the needs of existing and new communities. The Government places great importance on the delivery of the following infrastructure as part of ensuring sustainable economic development: transportation, flood protection, communications, research, energy and waste. Community facilities and schools are important infrastructural elements that are required to meet the needs of local communities as part of the delivery of sustainable development.	

Land (including agricultural land, brownfield land and contaminated land)	
Plans/programmes/ strategies reviewed	**Key messages for Local Plan and SA**
Safeguarding Our Soils: A Strategy for England (DEFRA, 2009)	Soil is a fundamental and essentially non-renewable natural resource, providing an essential link between the components that make up our environment. Soils vary hugely from region to region and even from field to field. Soils perform valuable functions including nutrient cycling, water regulation, carbon storage, support for biodiversity and wildlife, and providing a platform for food and fibre production and infrastructure. Soils have been degraded by human actions, and are vulnerable to erosion, compaction and loss of organic matter; such changes are likely to be exacerbated by climate change. By 2030 all England's soils will be managed sustainably and degradation threats tackled successfully. Planning decisions must take sufficient account of soil quality, particularly when significant areas of the best and most versatile agricultural land are involved. The document also considers the need for local authority officers to make proportionate and robust decisions regarding the remediation of contaminated land. Sustainable remediation that does not involve the wholesale removal and replacement of soil should be encouraged.

National Planning Policy Framework (DCLG, 2012)	The planning system should contribute and enhance the natural environment by protecting and enhancing soils. It should prevent new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil pollution or land instability. The planning system should, where appropriate, seek the remediation and mitigation of despoiled, degraded, derelict, contaminated and unstable land. Plans should allocate land with the least environmental or amenity value. The re-use of land that has been previously developed (brownfield) should be encouraged (provided it is not of high environmental value). The development of lower quality land should be prioritised over the best and most versatile agricultural land. Local authorities can set their own approach to determining housing densities to reflect local circumstances.
Code for Sustainable Homes (DCLG, 2010)	Category 9 (ecology) of the code aims to promote development on land that already has a limited value to wildlife and discourages the development of ecologically valuable sites. An additional aim is to promote the most efficient use of a building's footprint by ensuring that land and material use is optimised across the development.
Land – sustainability conclusions Soil is a fundamental natural resource that has been degraded by human action. Soils should be protected and enhanced. Planning should consider allocating or developing land with the least environmental value, prioritising lower quality land. Consideration of the soil quality of best and most versatile agricultural land, and the need to remediate contaminated land should be a planning consideration. When considering development, the use of land should be optimised across a site to ensure the efficient use of building footprints whilst setting a density of development appropriate to local circumstances.	

Landscape	
Plans/programmes/ strategies reviewed	**Key messages for Local Plan and SA**
Countryside and Rights of Way Act 2000	Places a duty on relevant authorities in exercising their functions, to have regard to the effect on land in an AONB, and to have regard to the purpose of conserving and enhancing the natural beauty of the AONB.
National Character Areas (Natural England)	National Character Areas (NCAs) divide England into 159 distinct natural areas. Each is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. Their boundaries follow natural lines in the landscape rather than administrative boundaries, making them a good decision making framework for the natural environment.
National Planning Policy Framework (DCLG, 2012)	The planning system should contribute to and enhance the natural environment by protecting and enhancing valued landscapes. Great weight should be given to conserving landscape and scenic beauty of National Parks and Areas of Outstanding Natural Beauty, and planning permission for major development in these designated areas should be refused except in exceptional circumstances.

Devon Landscape Policy Group Advice Note No. 2: Guidance on the siting, design and assessment of wind and solar PV developments in Devon (June, 2013)	Devon is faced with a wide range of challenges arising from a changing climate. Balancing the need to support the transition to a low carbon future and the need for energy security with the management of Devon's unique and valued landscape is one of these challenges. The landscape is also a major contributor to a strong tourism industry. The conservation of special landscape character is a core principle of the NPPF. However, Devon also has good conditions to produce wind and solar electricity, but it is important that the characteristics of Devon's landscape are not unacceptably harmed by poor design or inappropriate siting of renewable or low carbon technologies.
Dartmoor National Park Authority Core Strategy (2008)	Purposes of the park are to conserve and enhance the natural beauty of the National Park, and to promote opportunities for the understanding and enjoyment of its special qualities. The core strategy sets a vision for the park, highlighting the distinctive characteristics and special qualities of Dartmoor and points to the role of planning in sustaining those qualities.
Blackdown Hills AONB Management Plan 2009-14	The plan highlights the special qualities of the AONB as the isolated, unspoilt rural area; the diversity of landscape patterns and pictures; the unique geology; and the architectural appeal. Priorities include maintaining and enhancing the features that make the landscape distinctive; the sense of tranquillity is enjoyed free from noise and visual intrusion; key wildlife sites and sites of geological importance are conserved and enhanced; key natural resources such as air, water and soils are protected and conserved; greenhouse gas emissions are reduced; sustainable agricultural practices that converse and enhance the landscape, environment, water quality and nature conservation; sustainable recreation and tourism, based on the qualities of the landscape; new development to be of the highest quality, in keeping with landscape, historic character and other special qualities; use of traditional, local materials and energy/water efficient technologies; restricting or reducing noise and light pollution; restrictions on major developments in or adjacent to the AONB; appropriate affordable housing to enable local people to remain in their communities; a sustainable rural economy that conserves and enhances landscape character; and access to appropriate local facilities, services and amenities for local communities.
Landscape – sustainability conclusions Devon has a unique and valued landscape, which also contributes towards the tourism attraction of the county. Mid Devon has borders that are adjacent or in close proximity to two national parks, whilst the Blackdown Hills Area of Outstanding Natural Beauty crosses the east part of the district. Planning policies should offer protect valued landscapes, offering protection and enhancement of the most valued landscapes such as national parks and AONBs. The protection of the landscape needs to be balanced against the challenge of mitigating the effects of climate change through the transition to a low carbon future, particularly achieved through the development of renewables technologies, which are often located in rural areas.	

Minerals	
Plans/programmes/ strategies reviewed	**Key messages for Local Plan and SA**
National Planning Policy Framework (DCLG, 2012)	Minerals are essential to support sustainable economic growth and our quality of life. It is therefore important that there is a sufficient supply of material to provide the infrastructure, buildings, energy and goods that the country needs. However, minerals represent a finite resource, and it is important to make best use of them to secure their long-term conservation.
Technical Guidance to the National Planning Policy Framework (DCLG, 2012)	The technical guidance sets out planning considerations including those to protect communities in proximity of mineral workings, control of dust and noise emissions, stability in surface mine workings, restoration and aftercare of mineral sites, and the landbanking of industrial minerals.
Code for Sustainable Homes (DCLG, 2010)	Category 3 of the code (materials) states that consideration of the environmental impact of materials can contribute to the development of sustainable homes. This part of the code aims to specify materials with lower environmental impacts over their life-cycle; to promote the specification of responsibly sourced materials for the basic building elements, as well as finishing elements.
Devon Minerals Plan 2011-2031 (Options Consultation, 2011)	Devon has minerals that are of national, and in some cases, international importance. The objectives of the document include: securing mineral development with minimal transportation by road while conserving environmental assets; making prudent use of existing resources; reinforce the distinctiveness of Devon's built environment through appropriate use of local sources of materials; safeguard mineral resources and associated infrastructure; manage mineral development in a manner that protect Devon's communities from adverse impacts and conserves the environment.
Minerals Local Plan (Devon County Council, 2004)	Objectives of the plan including: striking a balance between the demand for minerals and the need to protect the environment, having regard to sustainable development; to maintain a stock of reserves; to re-use waste minerals to reduce the requirement for new resources; to protect the County's earth science and nature conservation interest, historic environment, water environment and landscape character; to identify Mineral Working Areas; to consult with communities; and to prevent sterilisation of mineral resources by other development.
Minerals – sustainability conclusions There needs to be a sufficient supply of minerals to ensure the long-term ability to deliver infrastructure and development. The need for a supply of minerals needs to be balanced with the priority of protecting the environment. Planning for minerals extraction does not fall within the remit of Mid Devon District Council, being instead undertaken by Devon County Council. However, the consideration of the environmental impact of materials used in buildings and the desire to promote locally sourced materials is a district issue, as is the effect on local communities who are close proximity to mineral workings.	

Rural areas	
Plans/programmes/ strategies reviewed	**Key messages for Local Plan and SA**
Rural Statement (DEFRA, 2012)	Rural areas are home to one-fifth of the English population, and 28% of England's businesses. The key priorities include wanting rural businesses to make a sustainable contribution to national growth; engaging directly with rural communities; wanting rural people to have fair access to public services and be actively engaged in shaping the places in which they live.
Rural Economy Growth Review (DEFRA, 2011)	Businesses in rural areas make a substantial contribution to the national economy, generating about 22% of employment. Between 2001 and 2009, the population of England's rural areas grew 10% faster than urban areas. There are strong interdependencies between market towns and their rural hinterlands. Smaller businesses play a relatively strong role in rural areas, accounting for over 50% of employment in rural areas, whilst home working rates are more than twice as high in rural than urban areas. Growth of rural businesses is restricted by broadband coverage, with 23% of rural household having no or slow connections. Populations of rural areas tend to be older than urban populations, and there are a substantially lower proportion of ethnic minority backgrounds.
Foresight. The Future of Food and Farming (Government Office for Science, 2011)	The global food system will experience an unprecedented confluence of pressures over the next 40 years. Population size will increase, raising demand, whilst competition for land, water and energy will intensify, while the effects of climate change will become increasingly apparent. Priorities for action include making sustainable food production central in development; working on the assumption there is little new land for agriculture; promoting sustainable intensification; including the environment in food system economics; reducing waste; anticipate major issues with water availability for food production and work to change consumption patterns.
National Planning Policy Framework (DCLG, 2012)	National planning policy encourages supporting economic growth in rural areas to create jobs and prosperity. This can be achieved through supporting sustainable business growth, development and diversification of agricultural activities, supporting rural tourism and retaining local services. The economic value of retaining the best and most versatile agricultural land should be considered.
Mid Devon Sustainable Community Strategy 2010-15	In a rural district, access to vital services can be a significant problem. Communities in rural areas need access to facilities and services they need. Isolated small rural communities experience issues with transport and declining services. Broadband speeds needs to be increased in rural areas.
Rural areas – sustainability conclusions The population in rural areas has grown at a greater rate than urban areas in last decade. Rural businesses make a substantial contribution to the economy and should be supported to grow. Agriculture remains an industry that has faced many challenges in recent decades and such enterprises should be supported to diversify in order to benefit the rural economy. Rural areas experience social issues such as poor access to services and facilities, whilst the growth of their economies may be hampered by poorer broadband speeds.	

Transport	
Plans/programmes/ strategies reviewed	**Key messages for Local Plan and SA**
Department for Transport Priorities (gov.uk, 2013)	DfT priorities include: continuing to develop the preparations for a high speed rail network; improving existing rail network and creating new capacity; tackling congestion on roads; continuing to improve road safety; encouraging sustainable local transport; promoting lower carbon transport, such as walking and cycling; supporting the development of the market for electric and other ultra-low emission vehicles; supporting the development of aviation; and maintaining high standards of safety and security for passengers and freight.
Door to Door: A strategy for improving sustainable transport integration (DfT, 2013)	The government wants more journeys to be made by public transport, cycling and walking. The vision is for an inclusive, integrated and innovative transport system where the use of sustainable transport is made more attractive for the entire door-to-door journey. Specific actions to achieve these goals include investing in high-quality cycling and walking environment, particularly close to train and bus stations; and ensuring the future needs of society are considered at the beginning of any new developments, so that interchange facilities can be designed around expected customer needs from the outset.
Creating Growth, Cutting Carbon: making sustainable local transport happen white paper (DfT, 2011)	The document sets a vision for a transport system that is an engine for economic growth, but is also greener and safer and improves quality of life. It notes that investment on its own is not enough, as people will need to make transport choices that are good for society as a whole. Two-thirds of all journeys are less than five miles – many of which could be easily walked, cycled or undertaken on public transport. Many drivers would be willing to drive less (particularly for shorter trips), if practical alternatives were available. The report highlighted key areas which needed to be addressed to encourage more people to use sustainable travel options including: making connections between different steps in the journey, and different modes of transport, easier; and providing better interchange facilities.
National Planning Policy Framework (DCLG, 2012)	Transport policies have an important role to play in facilitating sustainable development. The transport system needs to be balanced in favour of sustainable transport modes, giving people a choice about how they travel. Different approaches will be required within different communities. Developments that generate significant movement should be located where the need to travel is minimised and the use of sustainable modes of travel maximised. Developments should exploit opportunities for sustainable development and designed to: accommodate efficient delivery of goods; give priority to pedestrian and cycle movements and have access to high quality public transport facilities; create safe and secure layouts which minimise conflicts between different transport groups; incorporate facilities for charging low emission vehicles; and consider the needs of people with disabilities.
Local Transport Plan: Devon and Torbay	Devon and Torbay's transport system will offer business, communities and individuals safe and sustainable travel choices. The transport system will help to deliver a low carbon future, a successful economy and a prosperous, healthy population living in an

Strategy 2011-2026	attractive environment. Objectives include: deliver and support new development and economic growth; making best use of transport network and protect existing transport assets; work with communities to provide safe, sustainable and low carbon transport choices; strengthen and improve the public transport network; and make Devon the 'place to be naturally active'.
Code for Sustainable Homes (DCLG, 2010)	Category 1 of the code (energy and carbon dioxide emissions) can be delivered in part by the provision of cycle storage space within new dwellings. The code states that the wider use of bicycles as transport reduces the need for short car journeys and the associated CO_2 emissions.
Transport – sustainability conclusions Reducing carbon emissions produced as a result of transportation is a national priority. This can be achieved by increasing opportunities for the use of sustainable modes of transport, such as public transport, walking and cycling; through the delivery of opportunities to increase the use of electric vehicles and improving the connections between various modes of transportation. Improve the condition of local transport network, protecting existing transportation assets. Ensure safe and sustainable transport options are available to communities.	

Waste	
Plans/programmes/ strategies reviewed	**Key messages for Local Plan and SA**
Department for Communities and Local Government: Waste Priorities (gov.uk, 2013)	The main objective of government policy on waste is to protect human health and the environment by producing less waste and by using it as a resource where possible. Waste should be managed according to the 'waste hierarchy' of prevention, reuse, recycling and composting, and then using waste as a source of energy, with disposal (waste going to landfill) being a last resort. Objectives of government waste policy include: preparation of planning strategies by local authorities in which communities take more responsibility for their own waste; handling waste safely, without endangering human health and without harming the environment, and disposing of waste on one of the nearest appropriate places; assessing the suitability of waste sites, including the physical and environmental constraints on development and the cumulative effect of previous waste disposal facilities on the well-being of the local community.
Planning Policy Statement 10: Planning for Sustainable Waste Management (DCLG, 2011)	Key objectives for local authorities include: helping to deliver sustainable development through driving waste management up the waste hierarchy, addressing waste as a resource and looking to disposal as the last option, but one which must be catered for; providing a framework within which communities take more responsibility for their own waste; help implement the national waste strategy; help secure the recovery or disposal of waste without endangering human health and harming the environment; ensure the design and layout of new development supports sustainable waste management.
Updated national	Alongside the intention to have a more streamlined policy approach on waste, National policy has been revised to reflect the

waste planning policy: Planning for sustainable waste management (Consultation, July 2013)	Government's aspirations for waste management and changes made necessary due to the implementation of provisions in the Localism Act 2011. Changes include emphasising the need to increase the use of waste as a resource, placing greater emphasis on the prevention and recycling of waste, while protecting human health and the environment, as well as reflecting the principles of proximity and self-sufficiency. The policy stresses the importance of close co-operation between waste planning authorities, encourages the use of heat as an energy source where energy from waste development is being considered and removes the former reference in policy that waste planning authorities should give significant weight towards locational needs and wider environmental and economic benefits when considering waste planning applications in the Green Belt.
Waste Strategy for England (DEFRA, 2007)	Objectives of the strategy are to: decouple waste growth from economic growth and put more emphasis on prevention and re-use; meet and exceed landfill diversion targets; increase diversion from landfill of non-municipal waste and secure better integration of treatment for municipal and non-municipal waste; secure investment in infrastructure needed to divert waste from landfill; and get the most environmental benefit from that investment, through increased recycling of resources and recovery of energy from residual waste using a mix of technologies.
Code for Sustainable Homes (DCLG, 2010)	Category 5 of the code (waste) has the aim of providing adequate internal and external storage space for non-recycling waste and recyclable household waste. The code also aims to promote resource efficiency via the effective and appropriate management of construction site waste. Additional credits can be achieved by promoting the provision of compost facilities to reduce the amount of household waste sent to landfill.
Devon Sustainable Community Strategy 2008-18	Waste production will need to be reduced so that resilience on landfill is decreased, whilst the need to process waste overall is reduced, whilst recycling of all types needs to increase.
Devon Waste Plan: Preferred Options (2012)	Objectives of the plan include: playing a major role in the development of an integrated approach to waste policy, waste-related behavioural change, waste collection and infrastructure delivery; enabling waste management to supporting a sustainable economy; tackling climate change by reducing the carbon footprint of waste management; meet the needs of Devon through the delivery of new waste management infrastructure; apply the 'waste hierarchy'; support the delivery of waste facilities that use a range of technologies; achieve a reduction in negative waste management impacts on the natural, built and historic environment; and minimise the negative transport impacts of waste management. Consider four sites within Mid Devon as potential locations for recovery and/or disposal.
Devon County Waste Local Plan (2006)	The objectives of the plan are: to promote encourage communities to take more responsibility for the waste they create; to minimise any adverse effects on human health and the environment caused by the introduction of waste management facilities, and to enhance the local environment when considering plans for site restoration, after-use and aftercare; to ensure than any proposal for a waste management facility is achieved in as sustainable a manner as possible; to ensure that the management of waste is undertaken in accordance with the 'waste hierarchy' of reduction, re-use, recycling and composting, energy recovery and disposal; to encourage the provision of waste management facilities at or close to major centres of population; to ensure Devon's

	waste is treated or disposed of within the County; and to promote the establishment of an effective and integrated network of waste management facilities to serve national, regional, sub-regional and local needs.
Mid Devon Waste Strategy & Recycling Plan 2008 to 2013	Priority 1 is to reduce waste, particularly the amount of municipal waste going to landfill, increasing the 'dry' recycling rate, offering opportunities to participate in organic waste composting, and work with Devon County Council to secure provision of a Recycling Centre in the Culm Valley area.
Mid Devon Corporate Plan 2012-2015	A priority of the plan is to reduce the amount of waste going to landfill and increase recycling/composting.
Mid Devon Sustainable Community Strategy 2010-15	The district needs to reduce the amount of waste that goes to landfill.
Waste – sustainability conclusions National waste priorities are to protect human health and the environment whilst ensuring the delivery of sustainable waste management. Reducing the carbon footprint of waste will also contribute towards tackling climate change. New development should contribute to sustainable waste management, through the application of the waste hierarchy where disposal is the last resort, instead prioritising re-use, recycling or recovery.	

Water	
Plans/programmes/ strategies reviewed	**Key messages for Local Plan and SA**
European Water Framework Directive (European Commission, 2000)	The European Water Framework Directive (WFD) came into force in December 2000 and became part of UK law in December 2003. It provides an opportunity to plan and deliver a better water environment, focussing on ecology. It provides an opportunity to plan and deliver a better water environment through river basin management planning.
Flood and Water Management Act 2010	The act gives the Environment Agency a strategic overview of the management of flood and coastal erosion risk in England. It also requires upper tier authorities (locally this is Devon County Council) responsibility for preparing a strategy for managing flood risk from groundwater, surface water and other watercourses. The act places a duty on local authorities to aim to make a contribution towards the achievement of sustainable development when discharging flood management functions. The act introduces standards for the design, construction, maintenance and operation of new rainwater drainage systems, including sustainable drainage systems, and introduces an approving body (which is generally the local authority).
Water for people	The strategy sets out how the Environment Agency believes water resources should be managed to 2050 and beyond, to ensure

and the environment – Water Resources Strategy for England and Wales (Environment Agency, 2009)	that there will be enough water for people and the environment. The strategy sets out the EAs role to manage the water resources, and plan how to use them in a sustainable way. It notes that pressures on water resources are growing, given that more houses are being built, population is increasing and forecasts show we will use more water. The strategy sets out how the EA believes water resources should be managed to deliver a secure supply and safeguard the environment.
Water Resources Strategy Regional Action Plan for the South West (Environment Agency, 2009)	The action plan shows how the South West region will meet the challenges posed by pressures on water resources over the next 50 years. Actions include ensuring the water supply and demand is resilient to the effects of climate change, reducing carbon emissions associated with the supply of water, managing catchments better to protect water resources, enhancing biodiversity, reducing flood risk and improving the water efficiency of new housing and commercial developments.
National Planning Policy Framework (DCLG, 2012)	The NPPF requires local planning authorities to adopt proactive strategies to mitigate and adapt to climate change, taking full account of flood risk and water supply and demand considerations. New development should be planned to avoid increased vulnerability to the impacts arising from climate change. Local authorities should prevent new and existing development from contributing to or being put at unacceptable risk from water pollution. Local authorities should plan strategically and work with other authorities for the provision of infrastructure for water supply and flood risk. Development should be directed away from areas at highest risk of flooding. Land should be safeguarded that is required for current and future flood management. New development should reduce the causes and impacts of flooding, and should not increase flooding elsewhere.
Technical Guidance to the NPPF	The overall aim should be to steer new development to Flood Zone 1. Where there are no reasonably available sites in Flood Zone 1, local planning authorities allocating land in local plans should take into account the flood risk vulnerability of land uses, and consider reasonably available sites in Flood Zone 2. Only where there are no reasonably available sites in Flood Zones 1 or 2 should the suitability of sites in Flood Zone 3 be considered.
South West River Basin Management Plan (Environment Agency, 2009)	The plan is prepared under the European Water Framework Directive, which requires all EU countries throughout the European Union to manage the water environment to consistent standards. Priorities for local government include ensuring that local planning document take into account the objectives of the SWRBMP, actions to reduce the physical impacts of urban development on artificial or heavily modified water bodies, promotion of the use of sustainable urban drainage systems and promote sustainable water management best practice through pre-application discussions with developers.
Code for Sustainable Homes (DLCG, 2010)	Category 2 (water) of the code is mandatory, and requires a reduction of potable water in the home from all sources, through the use of water efficient fittings, appliances and water recycling systems. Category 4 (surface water run-off) is mandatory and requires the design of surface water drainage for housing developments which avoid, reduce and delay the surcharge of rainfall run-off to watercourses and public sewers using sustainable drainage techniques. This protects receiving waters from pollution and

	minimises the risk of flooding.
A Warm Response - Our Climate Change Response (Devon County Council, 2005)	A strategic objective of the plan is to adapt to climate change by 'climate-proofing' for current and future weather hazards, in particular the impact of flooding. Consideration of actions required for the maintenance or adaptation of strategic infrastructure such as the built environment, transport network and utilities.
Devon Sustainable Community Strategy 2008-18	The county will need to incorporate necessary adaptations to mitigate the effects of climate change and flooding into new development.
Mid Devon Strategic Flood Risk Assessment (2009)	Mid Devon has suffered serious flooding in the past, and the risk of flooding is likely to increase in the future as a result of climate change. With more than 7000 homes to be built in the district over the next 20 years (at the time of writing), spatial planning must take account of this risk to ensure that new development is sustainable.
Water – sustainability conclusions Managing flood risk and the effects of climate change is a key European, national and local priority, particularly as Mid Devon has suffered serious flooding in the past. There is also growing pressure on water resources and a need to improve resource efficiency. In particular new housing and commercial development should incorporate measures to improve water efficiency and reduce surface water run-off which can contribute to flooding. Water bodies should be protected from the effects of pollution, and there should be no reduction in their quality or status.	

Appendix 2: Sustainability Appraisal of Policies and Site Options

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Strategic Policies

Policy S1: Presumption in favour of sustainable development

The policy sets out the approach the Council will take when considering planning applications in order to deliver sustainable development.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The policy sets out that development affecting protected habitats or species, designated landscapes or Local Green Spaces should be restricted and mitigation measures sought where appropriate to achieve neutral or positive impacts.	+3
B) Protection and promotion of a quality built and historic environment	The policy sets out that development affecting designated heritage assets should be restricted and mitigation measures sought where appropriate to achieve neutral or positive impacts.	+3
C) Mitigating the effects of climate change	Sustainable development is defined as 'meeting the needs of the present without compromising the ability of future generations to meet their own needs'. As such, addressing the significant challenge of climate change works towards achieving this objective.	+3
D) Safeguarding and minimising resource use	Sustainable development is defined as 'meeting the needs of the present without compromising the ability of future generations to meet their own needs'. As such, reducing resource use, is a key element of achieving this objective.	+3
E) Promoting economic growth and employment	Economic development is one of the three strands which constitute sustainable development. This policy ensures that economic development, that is sustainable, should be approved wherever possible.	+3
F) Supporting retail	Economic development is one of the three strands which constitute sustainable development. This policy ensures that economic development, that is sustainable, should be approved wherever possible.	+3
G) Meeting housing needs	Economic development is one of the three strands which constitute sustainable development. This policy ensures that economic development, that is sustainable, should be approved wherever possible.	+3
H) Ensuring community health and wellbeing	Delivering sustainable development should ensure that communities are benefitted by proposals which improve the economic, social and environmental conditions in the area.	+3
I) Delivering the necessary infrastructure	The policy should be read in conjunction with the National Planning Policy Framework as a whole, which sets out the requirement for Local Plans to plan positively for infrastructure within their area in order to meet the objectives of the framework, including the delivery of sustainable development.	+3

Secondary/cumulative/synergistic effects:	Synergistically this policy underpins and should be read alongside all the other policies of the plan.

	Cumulatively, this policy should result in the delivery of schemes across the district which have individually met the definition of sustainable development.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	The policy should result in the permanent delivery of proposals that meet the definition of 'sustainable development' as set out in the NPPF (though some proposals may only be granted temporary planning permission. The effects will be felt across the whole period of the plan.
Spatial extent: (District wide / local)	District wide and beyond

Summary of Recommendations

1. No recommendations following SA.

Policy S2: Sustainable development priorities

The Policy sets out the strategic priorities that will need to be achieved to deliver the vision and address key issues within Mid Devon to support sustainable communities.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	This option has a significant positive contribution towards this objective. It aims to conserve and enhance the natural environment and valued landscapes, including the Blackdown Hills AONB and National Parks on the periphery of the district. The option aspires to encourage a net gain in biodiversity and aims to prevent unacceptable impact on the soil, air and water quality in the area and it also requires good design to conserve and enhance the natural environment and supports green infrastructure. It strengthens the existing policy which did not include a priority to conserve and enhance the natural environment.	+3
B) Protection and promotion of a quality built and historic environment	This option has a significant positive contribution towards achieving this objective. The option requires well designed development which reflects local surroundings and materials, creates safe and accessible environments and establishes a strong sense of place. The policy option also aims to conserve and enhance the historic environment through the protection of both designated and non-designated heritage assets and assessing the impact of new development on the historic character of Mid Devon's landscapes and townscapes. It strengthens the existing policy which did not include a priority to protect heritage assets or the historic character or Mid Devon.	+3
C) Mitigating the effects of climate change	This option has a significant positive contribution towards achieving this objective. It aims to meet the challenge of climate change and encourages the use and supply of renewable and low carbon energy. The option also promotes sustainable transport by reducing the need to travel by car and integrating sustainable travel such as walking and cycling, and aims to prevent unacceptable pollution levels in soil, air and water. These priorities will have a secondary effect of minimising greenhouse gas emissions. The option refers managing flood risk and sustainable design. Other policies in the plan refer the sequential approach to flood risk. This option builds on the existing policy by supporting a low carbon future and increasing the use and supply of renewable and low carbon energy.	+3

Sustainability objective	Commentary	Impact
D) Safeguarding and minimising resource use	This option has a positive impact in contributing towards achieving this objective through supporting the effective use of land and aiming to prevent unacceptable levels of soil and water pollution as well as reducing pollution through good sustainable design. The option enhances the existing adopted policy which does not prevent unacceptable pollution to soil or water. The option is silent on the management of waste however the option should be read in the context of other policies in the plan.	+2
E) Promoting economic growth and employment	The option will have a significant positive contribution on building a strong, competitive economy. It encourages access to education, training and jobs as well as the creation of new enterprise, economic regeneration and flexibility of use. The option aims to enhance and diversify the economy in general. The policy has a similar contribution to promoting the economic growth and employment of the area as the existing policy.	+3
F) Supporting retail	This option aims to ensure the vitality of town centres and will have a significant contribution towards achieving the objective to support retail. It suggests a hierarchy of centres, defined town centre shopping areas and a diverse retail offer at the three main towns (Tiverton, Crediton and Cullompton). The option supports a prosperous rural economy including through the retention and development of local services and community facilities in villages. This policy builds on the current adopted Local Plan policy which did not directly mention the importance of supporting the vitality of town centres.	+3
G) Meeting housing needs	The option promotes a delivery of a wide choice of high quality homes through a development focus at the three main towns as Mid Devon's most sustainable settlements where services and facilities are located. The option also refers to the long-term option of a new community and limited development in identified villages. In this case there may be a requirement for the provision of new services and facilities to meet the needs of the new housing development; this is however dependent on the location of the new community. The option supports the housing needs of all sectors of the community including housing for the elderly, affordable housing and gypsy and traveller pitches, this enhances the existing policy. Overall the option is likely to have a significant positive impact on meeting housing needs. However the impact on existing services and facilities is unknown as it is dependent on the location of development.	+3
H) Ensuring community health and wellbeing	The option will have a significant positive impact in contributing towards this objective. It supports walking, cycling, public transport and the provision of social recreational, sport and cultural facilities and services. The option enhances the existing policy as it aims to prevent unacceptable levels of pollution as a whole and highlights Crediton and Cullompton as areas where this is a particular local issue. Good sustainable design is required to create safe accessible environments. The option also aims to create jobs and a wide choice of high quality homes while meeting the needs of all sectors of the community which helps to reduce poverty and social exclusion.	+3
I) Delivering the necessary infrastructure	The option overall will have a positive impact on this objective. It promotes sustainable travel and supports the delivery of social, recreational, accessible green infrastructure, cultural services and facilities. The option enhances the existing policy as it supports the expansion of telecommunications and high speed broadband. The option is silent on the provision of new transport infrastructure but the option should be read in the context of the local plan as a whole. Development focus at the main towns (Tiverton, Cullompton and Crediton) contributes to making efficient use of existing infrastructure and is likely to reduce the overall need to travel. The impact of the long-term option of a new community on existing infrastructure is dependent on its location.	+2

Secondary/cumulative/synergistic effects:	This policy provides a strategic overview of sustainable development priorities in Mid Devon. It aims to meet the needs of the community and protect the natural and cultural environment. A number of issues are silent in the policy; these issues are however set out in detail by other policies in the plan which should be read as a whole.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	The aims of the policy are over the lifetime of the plan. A number of impacts such as new housing development to meet the needs of the community will be permanent, whereas other effects of the policy will be dependent on market demand and may change over time, for example, economic development. The policy provides flexibility to respond to changing circumstances.
Spatial extent: (District wide / local)	The policy option aims to meet the needs across the district. Housing development is focussed at the three main towns (Tiverton, Cullompton and Crediton). The policy option also suggests the provision of a new community in the long term. The exact location of this development is not set out in the policy option but it is noted that it will be in an accessible location.

Summary of Recommendations

1. Policy S2 to include reference to 'energy efficiency', for example, re-use materials to minimise energy consumption to enhance sustainability objective C.
2. Policy S2 supporting text to clarify the policy term 'the effective use of land', for example, the protection of Greenfield land, best quality agricultural land and the reduction of derelict, degraded or underused land.
3. Policy S2 to make reference to waste management to enhance sustainability objective D.
4. To reference 'inward investment' in the supporting text in line with the Local Plan 'Vision and Objectives' to enhance sustainability objective E.
5. To include a reference in policy S2 for the provision of new infrastructure, for example, 'the provision for new infrastructure to meet the needs of new development such as roads' to enhance sustainability objective I.
6. To include a clause in policy S2 'support the social, economic and environmental regeneration of disadvantaged areas and communities'. Although this clause helps to focus the support for disadvantaged areas within the policy, the promotion of good quality housing to meet all sectors of the community and the aim to create jobs already helps to meet this intention.

Policy S3 Amount and Distribution of Development
Option 1 – Town Focus

The development needs of the community will be met through the provision of approximately 8,400 dwellings and 154,000 square metres of commercial floorspace between 1 April 2013 and 31 March 2033. Option continues to concentrated development at Tiverton, Cullompton and Crediton, to a scale and mix

appropriate to their individual infrastructures, economies, character and constraints. Rural Areas will have more limited development which meets local needs and promotes vibrant rural communities.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	By focusing new development at the main towns this strategy will protect biodiversity and landscape character in the rest of Mid Devon, a positive effect. Development opportunities at Tiverton and Crediton and constrained by topography and the potential for landscape impact, a negative effect. To policy acknowledges that development will be to a scale and mix appropriate to their individual infrastructures, economies, character and constraints. This option accords with the aspirations of the NPPF to prevent isolated new homes and to protect and enhance valued landscapes. There may also be opportunities for enhancement of landscape character and biodiversity, but this is likely to be on an individual site basis. On balance a neutral score is considered to reflect the policy aspirations.	0
B) Protection and promotion of a quality built and historic environment	New development in towns and villages has the potential to have a negative impact on the historic environment located in and around these settlements. There may however be some opportunities for a positive effect through enhancement of heritage assets and local distinctiveness, but this is likely to be on an individual site basis. On balance this option is considered to have no effect. The protection of the historic environment is justified in policies elsewhere in the plan.	0
C) Mitigating the effects of climate change	By focusing new build development in the settlements where jobs and services are located the option will reduce the need to travel and therefore reduce greenhouse gas emissions. There is also potential for the provision of low carbon and renewable energy as part of larger development in and around the main towns. This option is considered to have a positive effect towards climate change mitigation. Where some settlements are vulnerable to flood risk, new development would be subject to safeguards in policies, with levels of development dependent on the capacity of the settlement and available suitable land. There may be some opportunities for flood mitigation and promotion of low carbon and renewable energy measures, but this is likely to be on an individual site basis, for example through design. The protection against flood risk and provision of renewable energy policy is justified in policies elsewhere in the plan.	+2
D) Safeguarding and minimising resource use	Option scores positively towards safeguarding and minimising resource use as it focuses new development in the main towns and makes use of brownfield land to reduce the need for greenfield development. There could be some loss of the best and most versatile agricultural land around some settlements, a negative effect, although this is not likely to be significant. The provision of approximately 8,400 dwellings and 154,000 sqm commercial floorspace will contribute to waste levels. New development will add to waste water levels however the option considers environmental capacity. On balance this option is considered to have no effect. There may be some opportunities for resource-efficient design and/or construction following the principles of the waste hierarchy.	0
E) Promoting economic growth and employment	This option takes forward the Core Strategy development strategy by directing development to the existing main towns of Mid Devon until 2033. This option will have a significant positive effect as it increases jobs and reduces out commuting by focusing commercial floorspace at existing main towns and settlements. The option also supports rural business by providing commercial floor space in villages. This option will help meet the employment needs of the district and enhance the economy in general while encouraging inward investment and future prosperity. The main towns have good connection to the strategic road network for storage and distribution uses.	+3
F) Supporting retail	Focusing development in the main towns and larger villages will support the vitality and viability of existing town centres and shopping facilities in the larger villages. Although the option suggests retail provision could be provided this is not	+1

	outlined as a policy requirement. Given the uncertainty the policy has only a slight positive effect.	
G) Meeting housing needs	This option takes forward the Core Strategy development strategy by directing development to the existing main towns of Mid Devon until 2033. The strategic option provides for approximately 8,400 dwellings across the district to meet the anticipated housing needs target for the district, a significant positive effect. Housing is concentrated at the main towns where existing services and facilities are located, a further positive effect. The policy option allows for a scale and mix of development to help contribute to balanced communities. The percentage of affordable housing provision is justified in other policies within the plan.	+3
H) Ensuring community health and wellbeing	Focusing development at the main towns and villages will result in the majority of new development having access to community facilities, open space and recreation available within existing settlements, a significant positive effect. Option focuses development towards Crediton and Cullompton which are designated air quality management areas, a negative effect. There may be some opportunities for mitigation measures, on a town wide basis. For example through new road layout / relief road and /or walking and cycling. Development is focused away from Exmoor National Park an international dark sky reserve, a positive effect. Walking, cycling and public transport are encouraged through proximity of development to town centres and other key services, a further positive effect. The mix of development will contribute to reducing social exclusion. Policy option supports limited development which meets local needs and promotes vibrant rural communities. On balance a significant positive effect.	+3
I) Delivering the necessary infrastructure	Option contributes towards the efficient use of existing infrastructure by focusing growth in the main towns, reducing the need to travel, a positive effect. The policy option considers infrastructure capacity. The provision of infrastructure is justified in policies elsewhere in the plan.	+2

Secondary/cumulative/synergistic effects:	A number of mitigation measures are suggested which are covered by other policies in the plan. The Local Plan should be read as a whole and would mitigate against the sustainability issues which cross-reference across the plan.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Construction will occur over the lifetime of the Plan up to 2033. Once completed the effect will be permanent.
Spatial extent: (District wide / local)	Policy option meets the housing and commercial needs for the district and the three main towns of Tiverton, Cullompton and Crediton. Policy option enables the distribution of development across the district to meet local needs.

Summary of Recommendations

1. Policy S3 to clarify definition of 'Commercial Floor Space' to specifically reference retail development.
2. Policy S3 to cross reference affordable housing policy S4.

Option 2 – New Community

The development needs of the community will be met through the provision of approximately 8,400 dwellings and 154,000 square metres of commercial floorspace between 1 April 2013 and 31 March 2033. Option concentrates development at Tiverton, Cullompton and Crediton to a scale and mix appropriate to their individual infrastructures, economies, characters and constraints with additional strategic growth being directed to a new community with close connections to the M5 Motorway. Rural Areas will have more limited development which meets local needs and promotes vibrant rural communities.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	By focusing new development at the main towns and a new community this strategy will continue to protect the rural biodiversity and landscape character in the rest of Mid Devon, a positive effect. A new community will likely however have a positive impact on the landscape as there will be substantial development opportunities in the open countryside away from areas of the highest landscape value. There may however be opportunities for enhancement of landscape character and biodiversity in the towns, but this is likely to be on an individual site basis and not applicable to a new settlement. Instead biodiversity off-setting maybe more appropriate.	-1
B) Protection and promotion of a quality built and historic environment	New development in towns and villages may have the potential to impact on the historic environment located in and around these settlements. There may be some opportunities for enhancement of heritage assets and local distinctiveness, but this is likely to be on an individual site basis. A new community is likely to have less impact on the existing built environment as it will be further from the existing towns and villages; however this will be subject to individual site location. On balance this option is considered to have no effect. The protection of the historic environment is justified in policies elsewhere in the plan.	0
C) Mitigating the effects of climate change	By focusing new build development in the settlements where jobs and services are located the option will reduce the need to travel and therefore reduce greenhouse gas emissions. There is potential for the provision of low carbon and renewable energy as part of a new community or as part of larger development in and around the main towns or new community. This option is considered to have a positive effect towards climate change mitigation. Where some settlements are vulnerable to flood risk, new development would be subject to safeguards in policies, and levels of development will be dependent on the capacity of the settlement and available suitable land. There may be some opportunities for flood mitigation and promotion of low carbon and renewable energy measures, but this is likely to be on an individual site basis, for example through design. The impact of a new community on flood risk and its vulnerability and the opportunities available for walking and cycling is uncertain as this is dependent on its location. The protection against flood risk and provision of renewable energy policy is justified in policies elsewhere in the plan.	+2
D) Safeguarding and minimising resource use	This option scores positively towards safeguarding and minimising resource use as it direct some new development in the main towns and makes use of brownfield land to reduce the need for greenfield development. The new community proposed is however likely to be entirely greenfield. There could be some loss of the best and most versatile agricultural land around some settlements, a negative effect, although this is not likely to be significant. The provision of approximately 8,400 dwellings and 154,000 sqm commercial floorspace will contribute to waste levels. New development will add to waste water levels however the option considers environmental capacity. On balance his option is therefore considered to have a negative effect. There may be some opportunities for resource-efficient design and/or construction following the principles of the waste hierarchy.	-1

Sustainability objective	Commentary	Impact
E) Promoting economic growth and employment	This option diverges from the Core Strategy development strategy by directing future growth away from the main towns and towards a new community with close connections to the M5 motorway. Option scores positively as it focuses some development in the existing towns and villages which increases jobs and reduces out commuting through the provision of commercial floorspace in these settlements. Option supports rural business by providing commercial floor space in villages. The new community will add to the provision of commercial floorspace in the district as a whole but may direct some economic growth away from the existing towns and villages, a negative effect. The new community may also encourage greater travel however this is dependent on its location. A new community has the potential to encourage larger investment and economic development. The Employment Land Review however encourages small scale employment sites to cover the needs of the district. The option will encourage inward investment and future prosperity. On balance this option is considered to have a slight positive effect.	+1
F) Supporting retail	Focusing development in the main towns and larger villages will support the vitality and viability of existing town centres and shopping facilities in the larger villages. A new community provides the potential for encouraging larger investment and economic development however this could direct some retail away from the main towns and villages, a negative effect, the level of impact is however dependent its location. Although the option suggests retail provision could be provided this is not outlined as a policy requirement. Given the uncertainty the policy has only a slight positive effect.	+1
G) Meeting housing needs	This option diverges from the Core Strategy development strategy by directing future growth away from the main towns and towards a new community with close connections to the M5 motorway. Option provides for 8,400 dwellings across the district to meet the anticipated housing need target for the district, a significant positive effect. The policy option allows for a scale and mix of development to help contribute to balanced communities. Some housing is directed to the main towns where existing services and facilities are located. The new community would help meet the housing needs of the district however key services and facilities would need to be provided. The percentage of affordable housing provision is justified in other policies within the plan.	+3
H) Ensuring community health and wellbeing	Development at the main towns will result in some new development having access to community facilities, open space and recreation within existing settlements, a significant positive effect. New services, facilities and walking, cycling and public transport links may need to be provided in a new community dependent on location. Development at Crediton and Cullompton may affect the designated air quality management areas resulting in a slight negative effect. There may be some opportunities for mitigation measures on a town wide basis, for example through new road layout / relief road and /or walking and cycling. Development in the main towns is located away from Exmoor National Park an international dark sky reserve, a positive effect. Walking, cycling and public transport are encouraged through proximity of some development at town centres and other key services, a further positive effect. The mix of development will contribute to reducing social exclusion. Policy option supports limited development which meets local needs and promotes vibrant rural communities.	+2
I) Delivering the necessary infrastructure	Option contributes towards the efficient use of existing infrastructure by directing some growth to the main towns, reducing the need to travel, a positive effect. The new community may encourage greater travel however this is dependent on location. The policy option considers infrastructure capacity. The provision of infrastructure is justified in policies elsewhere in the plan.	+2

Secondary/cumulative/synergistic effects:	A number of mitigation measures are suggested which are covered by other policies in the plan. The Local Plan should be read as a whole and would mitigate against the sustainability issues which cross-reference across the plan.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Construction will occur over the lifetime of the Plan up to 2033. Once completed the effect will be permanent.
Spatial extent: (District wide / local)	Policy option meets the housing and commercial needs for the district. Policy option enables some distribution of development across the district with a focus on a new community.

Summary of Recommendations

1. Policy S3 to clarify definition of 'Commercial Floor Space' to specifically reference retail development.
2. Policy S3 to cross reference affordable housing policy S4.

Policy S4: Meeting Housing Needs

Policy S4 outlines the District's diverse housing needs including the provision of 8,400 dwellings between 1 April 2013 and 31 March 2033, thresholds for seeking 35% affordable housing in towns and rural localities, that 20% of new housing should be designed for elderly occupants and the five year supply of gypsy and traveller pitches.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	Similar to the existing policy, the level of impact on this objective will be dependent on individual proposals. The policy option should however be considered in the context of other policies which aim to protect the natural environment and ensure that the most valued landscapes and designated biodiversity and geodiversity sites are conserved.	0
B) Protection and promotion of a quality built and historic environment	Similar to the existing policy, this option will have some positive and some negative impacts in contributing to this objective depending on each individual proposal. The policy option should be considered in the context of other policies which aim to protect heritage assets and which promote high quality design which supports the positive contribution of new development to local character.	0
C) Mitigating the effects of climate change	The construction of new homes and catering for a greater population can increase carbon emissions; however there may be opportunities by meeting housing needs to enhance features such as walking and cycling provision for the community as a whole. Opportunities to reduce flood risk; promote low carbon or renewable energy and create low carbon buildings also arise. Similar to the existing policy this option may have some positive and some negative impacts in contributing to this objective depending on each individual proposal. The policy option should be considered in the context of other policies such as sustainable design.	0
D) Safeguarding and	Similar to the existing policy this option may have some positive and some negative impacts on this objective, this is	0

Sustainability objective	Commentary	Impact
minimising resource use	however dependent on each individual proposal and should be read in the context of other policies in the plan, for example sustainable design.	
E) Promoting economic growth and employment	The policy option does not proactively aim to promote economic growth and employment; however by meeting housing needs of Mid Devon it may encourage inward investment. Conversely meeting the housing needs of the community does not guarantee increased jobs or reduced out-commuting. This policy option takes a similar approach as the existing policy. The level of impact on this objective is unknown.	0
F) Supporting retail	The impact of this option on this objective is unknown. The policy option does not proactively aim to support retail, however by meeting the diverse housing needs of Mid Devon could help support retail in local areas although this cannot be directly connected to be as a result of this option. This option takes a similar approach as the existing policy.	0
G) Meeting housing needs	This option will have a significant positive contribution towards achieving this objective. The key purpose of this option is to meet the housing needs of the district. The policy option meets the housing needs target of 8,400 and promotes balanced communities by encouraging an appropriate mix of housing such as affordable housing, housing designed for the elderly and gypsy and traveller pitches. The impact of this policy option on existing services and facilities is unknown as this will be on a site by site basis. This option should however be read in the context of other policies in the plan which aim to meet the demand for services and facilities of the community. This policy option enhances the existing policy in the Local Plan through updating the level of housing need for the district up to 2033 and strengthening the focus on the range of housing needs in the district. It also updates the target for affordable housing in line with recent viability assessment work.	+3
H) Ensuring community health and wellbeing	The option helps to reduce barriers to housing by meeting the diverse housing needs of the district and is therefore likely to have at least a minor positive contribution to this objective. Similar to the existing policy the option does not however proactively aim to meet the variety of indices in this option. The impact on the provision of open space, limiting air, noise and light pollution and promoting safe and secure environments is unknown. The option should however be read in the context of other policies which support community health and wellbeing.	+1
I) Delivering the necessary infrastructure	This policy option could have some positive or some negative impacts on delivering the necessary infrastructure. The level of impact will be on a site by site basis. The policy option should read in the context of other policies which aim to deliver the necessary infrastructure. This policy option takes a similar approach as the existing policy. Any proposals will also have to abide to the infrastructure policy in the plan.	0

Secondary/cumulative/synergistic effects:	The impact of this policy option will be dependent on the scale and location of individual proposals.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Construction will occur over the lifetime of the Plan up to 2033. Once completed the effect will be permanent.
Spatial extent: (District wide / local)	Policy option aims to meet the housing needs across the district.

Summary of Recommendations

1. To make reference to the infrastructure policy in the Local Plan.

Policy S5: Ensuring housing delivery

The policy sets out the mechanism that will allow further sites to come forward if for any reason the expected level of delivery falls significantly below the annual target set out in Policy S4.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The level of impact of this option on the natural environment will be dependent on the site location and individual proposals for exception sites. The policy option should be considered in the context of other policies which aim to protect the natural environment and ensure that the most valued landscapes and designated biodiversity and geodiversity sites are conserved.	0
B) Protection and promotion of a quality built and historic environment	The impact of this option on the quality of the built and historic environment is unknown as the level of impact will be dependent on the site location and individual proposals for exception sites. The policy option should be considered in the context of other policies which aim to protect heritage assets and which promote high quality design which supports the positive contribution of new development to local character.	0
C) Mitigating the effects of climate change	The impact of this option on the potential to mitigate the effects of climate change is unknown as the level of impact will be dependent on individual proposals where exception sites are permitted. The policy option should be considered in the context of other policies such as sustainable design.	0
D) Safeguarding and minimising resource use	The impact of this option on resources is unknown as the level of impact will be dependent on individual proposals where exception sites are permitted. The policy option should be considered in the context of other policies in the plan such as sustainable design and waste management.	0
E) Promoting economic growth and employment	The impact of this policy option on this objective is unknown. The policy option does not proactively aim to promote economic growth and employment; however by providing a tool to ensure housing delivery is met by meeting the housing needs of Mid Devon it may encourage inward investment. Conversely meeting the housing needs of the community does not guarantee increased jobs or reduced out-commuting.	0
F) Supporting retail	The impact of this policy option on this objective is unknown. The policy option does not proactively aim to support retail; however by providing a tool to ensure housing delivery is met by meeting the housing needs of Mid Devon it could help support retail in local areas, although this cannot be directly connected to be as a result of this option.	0
G) Meeting housing needs	This option will have a significant positive contribution towards achieving this objective by supporting 'Policy S4 Meeting Housing Needs'. The policy option enables a tool to ensure housing delivery to meet the target set out under Policy S4. This option enhances the existing plan by providing a strategic policy to ensure housing delivery.	+3

Sustainability objective	Commentary	Impact
H) Ensuring community health and wellbeing	This policy option does not proactively aim to meet the variety of indices in this option, for example, its impact on the provision of open space, limiting air, noise and light pollution and promoting safe and secure environments is unknown. However the option supports 'Policy S4 Meeting Housing Needs' to ensure housing delivery throughout the lifetime of the plan. By providing a tool to ensure housing delivery across the district, the provision of a wide range of housing as outlined in S4 will help reduce barriers to housing and is therefore likely to have at least a minor positive contribution to this objective.	+1
I) Delivering the necessary infrastructure	This policy option does not proactively aim to deliver necessary infrastructure. The level of impact on the existing infrastructure is unknown as this will be dependent on site location and individual proposals. The policy option should read in the context of other policies which aim to deliver the necessary infrastructure.	0

Secondary/cumulative/synergistic effects:	The secondary and cumulative impact of this policy option will be dependent on the scale and location of individual proposals.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Construction will occur over the lifetime of the Plan up to 2033. Once completed the effect will be permanent.
Spatial extent: (District wide / local)	Policy option aims to ensure housing delivery across the district.

Summary of Recommendations

1. No recommendations following SA

Policy S6 Public Open Space
Option 1 – Update Policy

Option deviates from Allocations and Infrastructure DPD by requiring new housing developments to provide levels of on-site public open space equating to National Playing Fields Association (NPFA) 'Six Acre standard'. For smaller developers the Council will utilise CIL, with the exception of where developers offer contributions greater than CIL payment.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	Option has a positive effect, as the provision of public open space in new development can contribute to green infrastructure and the creation of wildlife corridors within built development. In-site open space can also be used to break	+2

	up the built form of development and protection of valued landscapes.	
B) Protection and promotion of a quality built and historic environment	Open space within new development can be strategically located to enhance the townscape and reinforce local distinctiveness, a positive effect.	+2
C) Mitigating the effects of climate change	No impact.	0
D) Safeguarding and minimising resource use	No impact.	0
E) Promoting economic growth and employment	No impact.	0
F) Supporting retail	No impact.	0
G) Meeting housing needs	Option has a slight negative effect by reducing housing density and increasing the costs of development, thereby reducing the overall supply of housing.	-1
H) Ensuring community health and wellbeing	Option has a significant positive effect for communities by increasing the access to open space and recreation development either directly on-site or off site through CIL contributions. The Council is preparing an Open Space and Play Area Strategy to deliver new facilities and has undertaken a green infrastructure Assessment to determine the level of supply across the district. Existing public open spaces are protected from development by policies elsewhere in this plan, and communities may also seek to protect them by seeking their designation as local green spaces, registering them as Assets of Community Value or through protection in a Neighbourhood Plan.	+3
I) Delivering the necessary infrastructure	The provision of public open space in new development can contribute to green infrastructure provision, a positive effect.	+2

Secondary/cumulative/synergistic effects:	The cumulative effect of planning obligations / CIL is considered through an assessment of Plan wide viability and is not considered overly burdensome to prevent most new housing development.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Construction will occur over the lifetime of the Plan up to 2033. Public open space is not considered to have a permanent effect on the environment.
Spatial extent: (District wide / local)	Policy option will contribute toward the open space needs for the district and will be concentrated where new development is delivered.

Summary of Recommendations

1. No recommendations following SA

Policy S7: Employment

The policy sets out the employment needs of the community through the development of 154,000 square metres of commercial floorspace comprising a range of employment generating uses; Office, industry storage and distribution, retail tourism and leisure development for healthcare, education and public facilities and other forms of sustainable employment generating uses.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The level of impact of this option on the natural environment will be dependent on site location and individual proposals. The option should be considered in the context of other policies which aim to protect the natural environment and ensure that the most valued landscapes and designated biodiversity and geodiversity sites are conserved.	0
B) Protection and promotion of a quality built and historic environment	The level of impact of this option on the built and historic environment is unknown as this will be dependent on each individual proposal. The option should be considered in the context of other policies which aim to protect heritage assets and which promote high quality design.	0
C) Mitigating the effects of climate change	The impact of this option on this objective is unknown. Opportunities may arise to help mitigate against the effects of climate change however this is dependent on each individual proposal. The policy option should be considered in the context of other policies such as sustainable design.	0
D) Safeguarding and minimising resource use	The impact of this option on this objective is unknown. Opportunities may arise to help minimise resource use however this is dependent on each individual proposal. The policy option should be considered in the context of other policies such as sustainable design.	0
E) Promoting economic growth and employment	This policy will have a significant positive contribution towards achieving this objective. The key purpose of this option is to meet the employment needs of the community. The policy option differs from the existing policy in the current plan, it reduces the amount of employment land proposed in line with up-to-date economic evidence which improves the viability of sites. It also increases flexibility in the type of employment generating uses by introducing a wider range of use classes in comparison to the existing policy. It promotes uses that provide jobs which will help enhance and diversify the economy.	+3
F) Supporting retail	This policy will have a significant positive contribution towards achieving this objective. The key purpose of this option is to meet the employment needs of the community which can include the provision of retail development. In providing the opportunity for retail development, this policy option will help enhance the vitality and viability of town centres and rural shopping. The policy differs from the existing policy by providing flexibility of uses to meet the overall commercial floorspace, whereas the existing policy set aside 10,000m2 to be met by retail floorspace. As it is noted in the supporting text that forecasting retail demand is not very reliable, this flexible approach allows retail development to respond to	+3

Sustainability objective	Commentary	Impact
	market demand.	
G) Meeting housing needs	This option will have a minor positive contribution to meeting housing needs. The option does not proactively aim to meet housing needs such as the supply or mix of housing however by providing for commercial floor space across the district this could help improve access to local services and facilities for local communities. The option enhances the existing policy as it broadens the potential use classes which will be promoted by the policy, including development for healthcare, education and public facilities.	+1
H) Ensuring community health and wellbeing	This option will have a positive contribution to ensuring community health and wellbeing. The option strengthens the existing policy by encouraging healthcare, education and public facilities. The option supports development for community facilities and should help reduce social deprivation through the creation of jobs. However the impact of the option on features such as open space, sustainable forms of travel and pollution are unknown but should be read in the context of the local plan as a whole.	+2
I) Delivering the necessary infrastructure	This option could have some positive or some negative impacts on delivering the necessary infrastructure. The level of impact will be dependent on the site location and individual proposals. The option should read in the context of other policies which aim to deliver the necessary infrastructure. This option takes a similar approach as the existing.	0

Secondary/cumulative/synergistic effects:	The impact of this option will be dependent on the scale and location of individual proposals.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Construction will occur over the lifetime of the Plan up to 2033. Once completed the development will be permanent but the use class of the development may change over time depending on market demand.
Spatial extent: (District wide / local)	Policy option aims to meet the employment needs across the district.

Summary of Recommendations

1. Policy S7 to make reference to ‘protecting countryside character’ to enhance sustainability objective A.
2. Policy S7 to reference ‘measures to diversity the agricultural and rural economy’. Although it is not prescribed in the policy option clause ‘d’ is likely to encompass these forms of development and this recommendation therefore will not enhance the sustainability appraisal score.
3. Cross-reference ‘Amount and distribution if development’ and ‘Infrastructure’ policies to enhance sustainability objective I.

Policy S8 Town Centres
Option 1 – Update Policy

The vitality and viability of the town centres of Tiverton, Cullompton and Crediton will be protected and enhanced by positive management so that economic regeneration and heritage conservation reinforce each other. Option deviates from the Core Strategy by proposing to revise Bampton's status to that of the larger villages, so it will not have a town centre boundary.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	No impact.	0
B) Protection and promotion of a quality built and historic environment	Option has a positive effect by protecting and enhancing the town centres of Tiverton, Cullompton and Crediton so that regeneration and heritage reinforce one another. Option supports town centre uses that are well designed a further positive effect.	+2
C) Mitigating the effects of climate change	Through a town centre focus, the option has a positive effect on walking, cycling and public transport.	+2
D) Safeguarding and minimising resource use	The option has a positive effect, by encourages economic regeneration of town centre locations optimising the use of previously developed land and reducing the amount of derelict / underused land.	+2
E) Promoting economic growth and employment	The central aim of the option is to protect and enhance the vitality and viability of the town centres of Tiverton, Crediton and Cullompton to support economic regeneration. Through enhancement and regeneration this option will have a positive effect on economic growth and employment.	+2
F) Supporting retail	The vitality and viability of the town centres of Tiverton, Crediton and Cullompton will be supported through this policy, a significant positive effect. The option deviates from the Core Strategy by removing Bampton's status and changing it to that of the larger villages, so that it will no-longer have a town centre boundary. The Retail Study suggests that a changing role or focus for town centres may be required, involving conversion and redevelopment to other uses. The policy therefore has a positive effect in supporting retail by promoting new houses, shops, leisure and offices as well as other key town centre uses in town centre locations or outside of town centres in sequentially preferable locations. The sequential test is set out in full elsewhere in the plan.	+3
G) Meeting housing needs	Town centre redevelopment is expected to include some residential accommodation, to improve the viability of development and the vitality of the town centre, a positive effect.	+2
H) Ensuring community health and wellbeing	The option directs town centre uses to sequentially preferable locations and improve opportunities for walking and cycling, a slight positive effect. The option will also contribute towards measures to enhance and improve community uses, a further positive effect.	+1
I) Delivering the necessary infrastructure	The policy option requires traffic management measures to improve the environment and accessibility, a positive effect.	+2

Secondary/cumulative/synergistic effects:	The policy option should be considered alongside the retail sequential test. The Local Plan should be read as a whole
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Construction will occur over the lifetime of the Plan up to 2033. Once completed the effect will be permanent.
Spatial extent: (District wide / local)	The policy applies district wide by focus new housing, retail development and other town centre uses into the districts three main town centres with proposals outside these locations considered through the Plans sequential test.

Summary of Recommendations

1. Policy S8 to reference retail, leisure and office development as well as other key town centre uses as an option within the proposed new community at Junction 27 as an exception to the town centre first policy or provide the proposed new community with a town centre boundary.

Policy S9: Infrastructure

The Council will work with providers and developers to ensure new development is served by the necessary infrastructure in a predictable, timely and effective fashion. The policy sets out key infrastructure and facilities required for new development in an infrastructure plan taking account of existing provision and cumulative impact and seeks financial contributions towards improved infrastructure from developers.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	This option has the potential to negatively impact on this objective as the principle of this development is to ensure development is served by infrastructure which can include large scale man-made development although it does take into account the cumulative impact. The policy option enhances the existing policy option as it promotes sustainable modes of transport, however overall the policy option does not set out significant mitigation measures to protect the natural environment. The policy option should however be considered in the context of other policies which aim to protect the natural environment and ensure that the most valued landscapes and designated biodiversity and geodiversity sites are conserved.	-2
B) Protection and promotion of a quality built and historic environment	Infrastructure development can involve large man-made development such as roads which can negatively impact on the built and historic environment such as listed buildings, conservation areas and archaeology. In some cases a negative impact of infrastructure on this objective cannot be completely mediated due to the nature of the development and the requirement for its location. Overall the option does not set out significant mitigation measures to protect the built and historic environment, however the nature of the type of development can help contribute to the improve safety in the built environment and cumulative impacts are considered in the option. Opportunities to enhance the built environment may also arise. The option therefore will have some positive and some negative impacts in contributing to this objective.	0

Sustainability objective	Commentary	Impact
	The option should be considered in the context of other policies in the plan which aim to protect heritage assets and which promote high quality design.	
C) Mitigating the effects of climate change	The provision of infrastructure such as roads can encourage greater use of the car however the option enhances the existing policy by promoting the use of sustainable modes of transport which will help reduce carbon emissions. Although not set out explicitly, the option also enables the provision the infrastructure to reduce flood risk and promote low carbon or renewable energy. New development can also be guided to locations where its infrastructure will help to achieve wider planning objectives such as air quality improvements. Overall this policy option is likely to have a positive impact towards achieving this objective.	+2
D) Safeguarding and minimising resource use	The impact of this option on resources such as water quality and versatile agricultural land is unknown as this will be site specific. The option provides some opportunities to support this objective through enabling infrastructure, for example, to manage waste or protect water quality. The option also considers the cumulative impact of development. Similar to the existing policy, there is potential for this option to have both positive and negative impacts on this objective.	0
E) Promoting economic growth and employment	This option enables the provision of new infrastructure where required. It states that new development will be served by necessary infrastructure in a predictable, timely and effective fashion; this in turn can help to serve the economic growth and employment of the district by providing good transport links and necessary infrastructure to attract economic development into the district. Similar to the existing policy the option does not proactively aim to promote this objective however it is likely to have at least a minor positive impact in promoting economic growth and employment.	+1
F) Supporting retail	This option enables the provision of new infrastructure where required. It states that new development will be served by necessary infrastructure in a predictable, timely and effective fashion; this in turn can help to serve the support retail in the district. The option is likely to have at least a minor positive impact in contributing towards achieving the objective. Similar to the existing policy, the option is not set out to support retail development and therefore the potential for enhancing the vitality and viability of the town centre or rural shopping is unknown.	+1
G) Meeting housing needs	This option does not directly add to the supply of housing, or affect the size and mix of housing and therefore won't significantly contribute to this objective. However the option states that new infrastructure development will be guided by the need for community facilities and any existing shortages, the option will therefore help minimise pressure of existing and improve access to services and community facilities. Similar to the existing policy it will have at least a minor positive impact in achieving this objective.	+1
H) Ensuring community health and wellbeing	The option is guided by the need for community facilities and existing shortages. This option enhances the existing policy by promoting improvements to accessibility for the whole community and sustainable modes of transport. There is also the possibility that new development can be guided to locations where its infrastructure will help to achieve wide planning objectives such as air quality improvements. The impact of this option on some features of this objective such as pollution levels will be dependent on the development proposed. Overall this option will have a positive impact on achieving this objective.	+2
I) Delivering the necessary	The key purpose of this option is to help deliver the necessary infrastructure in the district. It is guided by the need for community facilities and any existing shortages and therefore aims to minimise pressure on existing infrastructure. By not categorising types of infrastructure, the policy option ensures that a flexible approach is taken to deliver the wide range of	+3

Sustainability objective	Commentary	Impact
infrastructure	infrastructure required, for example, roads, green infrastructure and telecommunications.	

Secondary/cumulative/synergistic effects:	The policy option takes into account the cumulative impact of new development and enables infrastructure development to meet the needs of existing and future communities.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Construction will occur over the lifetime of the Plan up to 2033. Once completed the effect can be permanent, for example, the creation of a new road. Provision for other development such as schools may change over time. In the short term, particularly for large scale infrastructure development carbon emissions could be increased during the construction stage however depending on the individual proposal, the longer term impact could benefit carbon emissions overall.
Spatial extent: (District wide / local)	The policy option aims to meet the needs of the community across the district.

Summary of Recommendations

1. Policy S9 supporting text to note the importance of protecting the natural environment and cross-reference policies in the plan that protect the natural environment to enhance sustainability objective A.
2. Policy S9 to set out the importance of protecting and enhancing the built and historic environment, this could include a cross-reference to policies in the plan that set out criteria to enhance the built and historic environment to enhance sustainability objective B.

Policy S10 Environment
Option 1 – Update Policy

New development will be located, designed and constructed in ways that reinforce local distinctiveness, respond to climate charge and provide positive solutions for protecting and enhancing environmental assets. Option deviates from Core Strategy by combining criteria from policies on Local Distinctiveness, Flooding and Climate change.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The option will have a significant positive effect through the preservation and enhancement of the distinctive qualities of Mid Devon's natural landscape and by supporting opportunities within landscape character. Renewable energy development will also be expected to be located in areas of acceptable landscape and wildlife impact, balanced with the wider sustainability benefits of renewable energy. The policy option has the primary objective of protecting the special	+3

	environmental qualities of the landscape setting including within the Blackdown Hills AONB and locations on the edge of AONBs or Dartmoor or Exmoor National Parks. The policy criteria seek the protection and enhancement of designated sites of national and local biodiversity and geodiversity importance, a positive effect. On both designated and undesignated site development will also be expected to protect species populations and linking habitats. The policy should be considered in the context of other policies within the plan including those on landscape and green infrastructure.	
B) Protection and promotion of a quality built and historic environment	The option is considered to have a significant positive effect on the protection and promotion of the built environment through the implementation of high quality sustainable design which reinforces the character and distinctiveness of Mid Devon's built environment and also through the preservation and enhancement of Mid Devon's cultural and historic environment.	+3
C) Mitigating the effects of climate change	The aim of the policy is to minimise the impact of development on climate change. This option will have a significant positive effect on climate through the implementation of high quality sustainable design which mitigates and adapts to climate change. The policy option however restricts renewable energy development to locations only where there is an acceptable local impact, including criteria on visual, nearby residents, landscape character and wildlife. Given the scope of restrictions this policy may have a negative effect depending on how the policy is interpreted. The policy also includes measures to reduce the risk of flooding by guiding development to locations of lowest flood risk by applying a sequential test. On balance a positive effect is considered to occur.	+2
D) Safeguarding and minimising resource use	The option is considered to have a significant positive effect by setting out a range of criteria to minimise resource use. The policy option seeks to minimise the impact of development through the efficient use and conservation of natural resources of land, water and energy.	+3
E) Promoting economic growth and employment	No impact.	0
F) Supporting retail	No impact.	0
G) Meeting housing needs	No impact.	0
H) Ensuring community health and wellbeing	The policy seeks the preservation and enhancement of Mid Devon's natural landscape safeguarding areas of high landscape quality for public enjoyment. Given access difficulties to areas of high landscape quality the effect is considered minimal for community well-being.	+1
I) Delivering the necessary infrastructure	No impact.	0

Secondary/cumulative/synergistic effects:	Development Managements policies on design, flooding, green infrastructure, protected landscapes/habitats and heritage assets provide detailed criteria for development.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	The policy will apply over the lifetime of the Plan up to 2033.

Spatial extent: (District wide / local)	The policy applies throughout the district and benefits environmental designations (such as AONBs & National Parks) and biodiversity networks across district boundaries.

Summary of Recommendations

1. Policy S10 - Policy should introduce transport requirements from COR9 as sustainable transport is a key component in preventing climate change.
2. Policy S10 to cross reference DM27 Development affecting heritage assets.

Justification: Heritage assets are protected by other policies within the plan.

Policy S11: Tiverton

This policy sets out Tiverton's role as a medium sized market town serving a rural hinterland.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The option notes that Tiverton will develop in a balanced way as a medium sized market town serving a rural hinterland and aims to retain the green setting provided by the steep open hillsides noting the importance of Knightshayes as a historic parkland to the north of the A361. The option also ensures the protection of areas of biodiversity value and green infrastructure. The option enhances the existing policy by providing flexibility in 'opportunities for enhancement'. The level of development proposed will probably have some negative impact on the natural environment however overall the option is positive in helping to meet this objective as it aims to protect the natural environment where possible.	+2
B) Protection and promotion of a quality built and historic environment	The impact across Tiverton on the built and historic environment is somewhat unknown as this will be dependent on site location and individual proposals. However the option does aim to achieve high quality development and aspires to manage the town centre so that economic success and heritage reinforce each other. The option also promotes the retention of the green setting of the area particularly the historic parkland of Knightshayes. The level of development is likely to have some negative impacts on the built and historic environment in some locations however the option overall has a positive impact in achieving this objective.	+2
C) Mitigating the effects of climate change	The impact of the option on mitigating the effects of climate change is somewhat unknown as this is dependent on individual proposals and site locations. Similar to the existing policy the option aims to enhance public transport, walking and cycling opportunities. The existing policy enhances the potential for mitigating the effects of climate change through including the clause 'reduce the risk of flooding' in comparison to this option. However the option should be read in the context of other policies in the plan which aim to mitigate against the effects of climate change and reduce the risk of flooding. Overall the policy option will have a minor positive impact on this objective through encouragement of sustainable travel.	+1
D) Safeguarding and minimising resource	The impact of this policy option on resources is unknown; the level of impact will be dependent on site location and individual proposals. The option is silent on a number of features regarded in this objective, such as water quality, waste	0

Sustainability objective	Commentary	Impact
use	management and resource efficient design; however the policy should be read in the context of other policies in the plan which safeguard and minimise resource use. There is potential in the policy option through the level of development proposed to negatively impact on resources such as increasing waste levels and loss of agricultural land; however opportunities may also arise from this option to improve water quality through design and remediate contaminated land, the level of impact will be on a site by site basis.	
E) Promoting economic growth and employment	The option will have a significant positive contribution to this objective as it aims to provide for commercial floorspace to meet the needs of the community which increases jobs and reduces out commuting by focusing commercial floorspace in and around the town. It aims to improve access to employment for its population and that of the surrounding rural areas. It guides high quality development and other investment to ensure that economic success and heritage reinforce each other and promotes shops, leisure, offices and key town centre uses in the town centre. It differs from the existing policy as the average annual development rate proposed is lower, in response to up-to-date economic evidence.	+3
F) Supporting retail	The option will have a significant positive contribution in supporting retail through its provision of commercial floorspace to meet the needs of the community. It will enhance the vitality and viability of the town centre of Tiverton promoting shops and key town centre uses. The existing policy in the current plan proposes 3,900m2 of additional comparison net retail floorspace. This option instead proposes 14,000 additional m2 of gross commercial floorspace which could include retail. Enhanced walking and cycling opportunities and bus services around the town particularly to access the town centre is also promoted.	+3
G) Meeting housing needs	The option promotes annual development rates for both market and affordable dwellings which will have a significant positive impact on meet housing needs. The figures reflect the latest housing needs up to 2033 which updates the existing policy in the current plan. The provision of housing in the largest settlement in Mid Devon which had the largest economic concentration and level of social and commercial services suggests that it will be well related to existing services and facilities. The impact of development on the existing services and community facilities is unknown as this will be dependent on the site location individual proposals. The option also promotes new homes in the town centre to reinforce the economic success and heritage in town centres.	+3
H) Ensuring community health and wellbeing	The option has a positive impact on this objective as it aims to improve access to housing, employment and services for its population and that of the surrounding rural areas. The town centre is managed to promote new homes, shops, leisure, offices and key town centre uses. The promotion of new housing and commercial floorspace will help reduce poverty and social exclusion. The option also promotes walking and cycling opportunities which will encourage healthy lifestyles and mitigate against air pollution levels. The option does not account for the provision of open space, sport and recreational opportunities. The impact of this option on noise and light pollution is also unknown. The option should however be read in the context of other policies in the plan.	+2
I) Delivering the necessary infrastructure	The policy option considers the delivery of infrastructure through improving access to housing, employment and services. It also notes that high quality development and investment will be guided to enhance walking and cycling opportunities and bus services around town, particularly to access the town centre and enhance public transport access to Tiverton Parkway Station, Exeter and Taunton. The option also protects green infrastructure and supports opportunities for enhancement. This policy option is likely to have a positive impact on this objective however the impact of this option on	+2

Sustainability objective	Commentary	Impact
	existing infrastructure such as roads and telecommunications is unknown. This policy option should be read in the context of other policies in the plan which set out the delivery of infrastructure.	

Secondary/cumulative/synergistic effects:	The cumulative impact of this policy option will lead to improved access to housing, employment and services for its population. The impact of this option on the existing infrastructure and services is however unknown but should be read in the context of other policies in the plan.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Construction will occur over the lifetime of the plan. Once delivered the majority of the development will be permanent. Features such as public transport and services may change over time according to market demand.
Spatial extent: (District wide / local)	Policy helps meet the housing and commercial needs of the district and meets the needs of the local community.

Summary of Recommendations

1. Policy S11 to include a clause to protect the built and historic environment outside of the town centre as well as inside the town centre to enhance sustainability objective B.

2. Policy S11 to reference the enhancement of open space, sport, recreation and cultural opportunities to increase sustainability objective H.

Policy S12: Cullompton
Option 1 – Meet the needs of the community for housing and commercial floorspace

This policy option aims to meet the housing and commercial floorspace needs of the community.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The policy is silent on protecting the natural environment. The impact on the biodiversity and landscape character at and surrounding Cullompton unknown as the level of impact is likely to be dependent on site location and individual proposals. This option aims to continue to develop Cullompton as a small market town and with a town focus strategy, this will help minimise the impact of development on the natural environment. This policy option should be read in the context of other policies which aim to protect the natural environment.	0
B) Protection and promotion of a quality	The option is likely to have a minor positive impact on this option as it aims to achieve high quality development and aspires to manage the town centre so that economic success and heritage reinforce each other. The option is however	+1

Sustainability objective	Commentary	Impact
built and historic environment	silent on the protection and promotion of the built and historic environment outside the town centre and the impact is likely to be dependent on site location and individual proposals, therefore the impact is unknown. This policy option should be read in the context of other policies which aim to protect and promote the built and historic environment.	
C) Mitigating the effects of climate change	The impact of the option on mitigating the effects of climate change is somewhat unknown as this is dependent on individual proposals and site locations. Similar to the existing policy the option has a minor positive impact on this objective as it aims to support the Air Quality Action Plan to enhance walking and cycling opportunities. Further public transport improvements within Cullompton are also promoted. The existing policy however enhances the potential for mitigating the effects of climate change through including the clause 'reduce the risk of flooding' in comparison to this option. The policy option should however be read in the context of other policies in the plan which aim to mitigate against the effects of climate change and reduce the risk of flooding.	+1
D) Safeguarding and minimising resource use	The impact of this policy option on resources is unknown as this will be dependent on site locations and individual proposals. The option is silent on a number of features regarded in this objective, such as water quality, waste management and resource efficient design; however the policy should be read in the context of other policies in the plan. There is potential in the option through the level of development proposed to negatively impact on resources such as increasing waste levels and loss of agricultural land; however opportunities may also arise from this option to improve water quality through design and remediate contaminated land, the level of impact will be on a site by site basis. The town focus element of this option will help restrict the impact of this option in the Cullompton area by limiting development to meet the needs of the community towards the town.	0
E) Promoting economic growth and employment	This option will have a significant positive contribution on this objective as it will meet the employment needs of the community which increases jobs and will reduce out commuting by focussing commercial floorspace in and around the town. It aims to expand employment opportunities for its population and that of nearby rural areas. It guides high quality development and other investment to ensure that economic success and heritage reinforce each other and promotes shops, leisure, offices and key town centre uses in the town centre. It updates the existing employment figures for Cullompton in response to up-to-date economic evidence to meet the needs of the community.	+3
F) Supporting retail	The option will have a significant positive contribution in supporting retail through its provision of commercial floorspace to meet the needs of the community. It will enhance the vitality and viability of the town centre of Cullompton by promoting shops and key town centre uses. It updates the existing employment figures for Cullompton in response to up-to-date economic evidence to meet the needs of the community.	+3
G) Meeting housing needs	The option updated the existing housing figures for Cullompton in response to up-to-date housing evidence which takes the figures up to 2033. The option there will therefore enable the housing target to be met and will have a significant positive contribution to this objective. It sets out figures for both market and affordable dwellings and aims to improve access to housing within the town and improve services for its population. The option also promotes new homes in the town centre to reinforce the economic success and heritage in town centres. The policy option should be read in the context of other policies in the plan that provide further detail regarding housing mix and size.	+3
H) Ensuring community health and wellbeing	The policy option is positive on improving access to housing, expanding employment and improving services for its population and that of the nearby rural areas. The town centre is managed to promote new homes, shops, leisure, offices	+2

Sustainability objective	Commentary	Impact
	and key town centre uses. Through these means the policy option allows for community facilities to be enhanced and will help reduce poverty and social exclusion. The option does not account for the provision of open space, sport and recreational opportunities. The option should however be read in the context of other policies in the plan which promote these services and facilities. The policy option does however promote walking and cycling opportunities which will encourage healthy lifestyles. The option also supports the implementation of the Cullompton Air Quality Action which will help reduce air pollution.	
I) Delivering the necessary infrastructure	The option considers the delivery of infrastructure through improving access to housing, enhancing walking and cycling opportunities around the town, making necessary improvements to the M5 motorway J28 to maintain highway capacity and safety and promotes further public transport improvements within Cullompton, to other urban centres and access to the rail network. This option is likely to have a positive impact on this objective however the impact of this option on existing infrastructure, green infrastructure and telecommunications is unknown. This option should be read in the context of other policies in the plan which set out the delivery of infrastructure.	+2

Secondary/cumulative/synergistic effects:	The cumulative impact of this policy option will lead to improved access to housing, expanded employment opportunities and improved services for its population. The impact of this option on the existing infrastructure and services is however unknown but should be read in the context of other policies in the plan.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Construction will occur over the lifetime of the plan. Once delivered the majority of the development will be permanent. Features such as public transport and services may change over time according to market demand.
Spatial extent: (District wide / local)	Policy helps meet the housing and commercial needs of the district and will meet the needs of the local community.

Summary of Recommendations

1. Policy S12 to include reference to biodiversity and green infrastructure, for example, 'Protect areas of biodiversity value and green infrastructure supporting enhancement' to improve sustainability objective A and I.
2. Policy S12 to include a clause to protect the built and historic environment outside of the town centre as well as inside the town centre to enhance sustainability objective B.
3. Policy S12 to make reference to open space, sport, recreation and cultural opportunities to improve sustainability objective H.

Option 2 – Overprovision of housing and commercial floorspace

This policy option is an over provision of housing and commercial floorspace to help meet the needs of the district as well as the local needs of Cullompton.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The policy is silent on protecting the natural environment. The impact on the biodiversity and landscape character at and surrounding Cullompton is unknown as the level of impact is likely to be on dependent on site location and individual proposals. The level of development which is approximately double of the needs of Cullompton is likely to at least have a negative impact on the natural environment due to the scale of development. This policy option should be read in the context of other policies which aim to protect the natural environment.	-2
B) Protection and promotion of a quality built and historic environment	The option aims to achieve high quality development and aspires to manage the town centre so that economic success and heritage reinforce each other. The scale of development is likely to have some negative impact on the built and historic environment in some locations. The option is silent on the protection and promotion of the built and historic environment outside the town centre and the impact is likely to be dependent on site location and individual proposals and therefore the impact is unknown. This policy option is therefore likely to have both positive and negative impacts on this objective. The option should be read in the context of other policies which aim to protect and promote the built and historic environment.	0
C) Mitigating the effects of climate change	The impact of the option on mitigating the effects of climate change is somewhat unknown as this is dependent on individual proposals and site locations. Similar to the existing policy the option aims to support the Air Quality Action Plan to enhance walking and cycling opportunities. Further public transport improvements within Cullompton are also promoted. The existing policy however enhances the potential for mitigating the effects of climate change through including the clause 'reduce the risk of flooding' in comparison to this option. The option should be read in the context of other policies which aim to mitigate against the effects of climate change and reduce the risk of flooding. As the option does not proactively mitigate the effects of climate change but is likely to reduce carbon emissions through the promotion of sustainable travel and supporting the Air Quality Action Plan the option is likely to have a minor positive impact on this objective.	+1
D) Safeguarding and minimising resource use	The impact of this option on resources is somewhat unknown however the scale of the development to meet approximately double the needs of the community in Cullompton is likely to increase resource use and negatively impact on this objective including the loss of versatile agricultural land however the exact extent of the impact will be based on site locations and individual proposals. The option is silent on a number of features regarded in this objective, such as water quality, waste management and resource efficient design. The option should be read in the context of other policies in the plan. There is potential in the policy option through the level of development proposed to negatively impact on resources such as increasing waste levels; however opportunities may also arise from this option to improve water quality through design and remediate contaminated land, the level of impact will be on a site by site basis.	-2
E) Promoting economic growth and employment	This option will have a significant positive contribution on this objective as it aims to expand employment opportunities for its population and that of nearby rural areas as well as the district as a whole. It guides high quality development and other investment to ensure that economic success and heritage reinforce each other and promotes shops, leisure, offices and key town centre uses.	+3

Sustainability objective	Commentary	Impact
F) Supporting retail	The option will have a significant positive contribution in supporting retail through its provision of commercial floorspace to meet the needs of the community and the district. It will enhance the vitality and viability of the town centre of Cullompton by promoting shops and key town centre uses.	+3
G) Meeting housing needs	This option overprovides housing for the local community to help meet the housing needs of the district. The option will therefore enable the housing target to be met and will have a significant positive contribution to this objective. The policy option promotes new homes in the town centre to reinforce the economic success and heritage in town centres. The option sets out annual development rates for both market and affordable dwellings and should be read in the context of other policies in the plan which provide further detail regarding housing mix and size. The option aims to improve access to housing within the town and improve services for its population.	+3
H) Ensuring community health and wellbeing	The option is positive on improving access to housing, expanding employment and improving services for its population and that of the nearby rural areas. The town centre is managed to promote new homes, shops, leisure, offices and key town centre uses. Through these means the policy option allows for community facilities to be enhanced and will help reduce poverty and social exclusion. The policy option does not account for the provision of open space, sport and recreational opportunities, the policy should however accord with other policies in the plan which aim to promote these services and facilities. The policy option does however promote walking and cycling opportunities which will encourage healthy lifestyles. The implementation of the Cullompton Air Quality Action Plan is also supported to reduce air pollution.	+2
I) Delivering the necessary infrastructure	The option considers the delivery of infrastructure through improving access to housing, enhancing walking and cycling opportunities around the town, making necessary improvements to the M5 motorway J28 to maintain highway capacity and safety and promotes further public transport improvements within Cullompton, to other urban centres and access to the rail network. This option is likely to have a positive impact on this objective however; the impact of this option on existing infrastructure, green infrastructure and telecommunications is unknown. This policy option should be read in the context of other policies in the plan which set out the delivery of infrastructure.	+2

Secondary/cumulative/synergistic effects:	The cumulative impact of this policy option will lead to improved access to housing, expanded employment opportunities and improved services for its population. The impact of this option on the existing infrastructure and services is unknown but should be read in the context of other policies in the plan. There is the potential for this option to have a negative impact on the natural environment and the existing services provided.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Construction will occur over the lifetime of the plan. Once delivered the majority of the development will be permanent. Features such as public transport and services may change over time according to market demand.
Spatial extent: (District wide / local)	The policy option for Cullompton will help meet the needs of the local community as well as the housing and employment needs of the district as a whole.

Summary of Recommendations

1. Policy S12 to include reference to biodiversity and green infrastructure, for example, 'Protect areas of biodiversity value and green infrastructure supporting enhancement' to improve sustainability objective A and I.
2. Policy S12 to include a clause to protect the built and historic environment outside of the town centre as well as inside the town centre to enhance sustainability objective B.
3. Policy S12 to make reference to open space, sport, recreation and cultural opportunities to improve sustainability objective H.

Option 3 – Under provision of housing and commercial floorspace

This policy option is an under provision of housing and commercial floorspace to meet the needs of Cullompton in the event that land between J27 and Willand is promoted as the new community which will help meet the needs of the district as a whole.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The option is silent on protecting the natural environment. The impact on the biodiversity and landscape character at and surrounding Cullompton unknown as the level of impact is likely to be dependent on site location and individual proposals. The option should be read in the context of other policies which aim to protect the natural environment. The under provision of development at Cullompton is likely to minimise the impact on the natural environment in the local area.	0
B) Protection and promotion of a quality built and historic environment	The option is likely to have a minor positive impact on this option as it aims to achieve high quality development and aspires to manage the town centre so that economic success and heritage reinforce each other. The option is however silent on the protection and promotion of the built and historic environment outside the town centre and the impact is likely to be dependent on site location and individual proposals and therefore the impact is unknown. The option should be read in the context of other policies which aim to protect and promote the built and historic environment.	+1
C) Mitigating the effects of climate change	The impact of the option on mitigating the effects of climate change is somewhat unknown as this is dependent on individual proposals and site locations. Although similar to the existing policy the option aims to support the Air Quality Action Plan to enhance walking and cycling opportunities. Further public transport improvements within Cullompton are also promoted. The existing policy however enhances the potential for mitigating the effects of climate change by including the clause 'reduce the risk of flooding' in comparison to this option. However the option should be read in the context of other policies which aim to mitigate against the effects of climate change and reduce the risk of flooding. As the option does not proactively mitigate the effects of climate change but can help reduce carbon emissions through sustainable travel and supporting the Air Quality Action Plan, the option is likely to have a minor positive impact on this objective.	+1
D) Safeguarding and	The impact of this option on resources is somewhat unknown as the level of impact will be on a site by site basis, however	0

Sustainability objective	Commentary	Impact
minimising resource use	the scale of the development which under provides the needs of the community in Cullompton will limit the impact on resource use. The option is silent on a number of features regarded in this objective, such as water quality, waste management and resource efficient design; however the policy should be read in the context of other policies in the plan.	
E) Promoting economic growth and employment	This option will have a positive contribution to this objective as it will help provide commercial floorspace, however this only meets approximately 2/3rds of community need in Cullompton. It aims to expand employment opportunities for its population and that of nearby rural areas as well as the district as a whole. It guides high quality development and other investment to ensure that economic success and heritage reinforce each other and promotes shops, leisure, offices and key town centre uses in the town centre.	+2
F) Supporting retail	The option will have a positive contribution in supporting retail through its provision of commercial floorspace. It will enhance the vitality and viability of the town centre of Cullompton by promoting shops and key town centre uses. It does not however meet the need of the community as it under provides.	+2
G) Meeting housing needs	This option under provides housing for the local community and therefore does not meet the needs of the community as a whole. The policy option does however promote new homes in the town centre to reinforce the economic success and heritage in town centres. The policy option sets out annual development rates for both market and affordable dwellings which meets approximately 2/3rds of community need. The policy option should be read in the context of other policies in the plan that provide further detail regarding housing mix and size. The option aims to improve access to housing within the town and improve services for its population and overall will have a positive impact on this .	+2
H) Ensuring community health and wellbeing	The policy option is positive on improving access to housing, expanding employment and improving services for its population and that of the nearby rural areas. The town centre is managed to promote new homes, shops, leisure, offices and key town centre uses. Overall this option is likely to have a minor positive impact as it contributes to this objective however it does not meet the complete needs of the community which suggest that the level of poverty and social exclusion in line with population growth will not be reduced. The policy option also does not account for the provision of open space, sport and recreational opportunities. It should however accord with other policies in the plan which aim to promote these services and facilities. The policy option does however promote walking and cycling opportunities which will encourage healthy lifestyles. The implementation of the Cullompton Air Quality Action Plan is also supported to reduce air pollution.	+1
I) Delivering the necessary infrastructure	The option considers the delivery of infrastructure through improving access to housing, enhancing walking and cycling opportunities around the town, making necessary improvements to the M5 motorway J28 to maintain highway capacity and safety. It also promotes further public transport improvements within Cullompton, to other urban centres and access to the rail network. This option is likely to have a positive impact on this objective however the impact of this option on existing infrastructure, green infrastructure and telecommunications is unknown. This option should be read in the context of other policies in the plan which set out the delivery of infrastructure.	+2

Secondary/cumulative/synergistic effects:	The cumulative impact of this policy option will lead to improved access to housing, expanded employment opportunities and improved services for its population. The impact of this option on the existing infrastructure

	and services is unknown but should be read in the context of other policies in the plan.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Construction will occur over the lifetime of the plan. Once delivered the majority of the development will be permanent. Features such as public transport and services may change over time according to market demand.
Spatial extent: (District wide / local)	The policy option only meets approximately 2/3rds of the housing and employment needs of Cullompton. It will cumulatively help meet the needs of the district as a whole.

Summary of Recommendations

1. Policy S12 to include reference to biodiversity and green infrastructure, for example, 'Protect areas of biodiversity value and green infrastructure supporting enhancement' to improve sustainability objective A and I.
2. Policy S12 to include a clause to protect the built and historic environment outside of the town centre as well as inside the town centre to enhance sustainability objective B.
3. Policy S12 to make reference to open space, sport, recreation and cultural opportunities to improve sustainability objective H.

Policy S13 Crediton

Option 1 – Develop According to need

The strategy aims to improve access to housing within the town, expand employment opportunities and improve the quality of the existing retail provision. The proposal will provide for an average annual development rate of 26 market housing, 14 affordable dwellings and 265 sqm of commercial floor space. Due to the physical constraints of the town's topography, less development was allocated in 2010 than was set out in the Core Strategy (only a total of 413 dwellings and 4,150 square metres employment floorspace). This under-provision of development allocations was considered to be offset by over-provision elsewhere. Option 1 therefore deviates from the Core Strategy by providing sufficient development to meet the town's housing and commercial needs.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	This option sets an average annual development rate of 26 market and 14 affordable dwellings, alongside 265sqm of commercial floor space. Given the lack of suitable development sites within the town and the sensitive landscape of the "Crediton Trough" there is a high likelihood that new development will need to be located on land of high landscape value, a significant negative effect. Criteria within the policy however seek only proposals which respect the setting provided by the open areas of hillside and the adjoining historic parkland, a positive effect. On balance therefore this option is considered to have only a slightly negative impact. The policy should be considered in the context of other policies within the plan including those on biodiversity and landscape.	-1

B) Protection and promotion of a quality built and historic environment	The policy option states that all proposals within the town centre will need to play a positive role in sustaining and enhancing the significance of the areas heritage, a positive effect. The option puts development pressure on the town to expand, potentially into the setting of the nearby historic park lands of Creedy Park, Shobrooke Park and Downs, a negative effect. Criteria within the policy however states that development will be supported only where proposals respect the setting of the adjoining historic park land, a mitigating effect. The policy should be considered in the context of other policies within the plan including those on design and the historic environment. On-balance the option is considered to have a neutral effect.	0
C) Mitigating the effects of climate change	The policy option does not contribute towards minimising the risk of flooding, a slight negative effect. The policy should be considered in the context of other policies within the plan including those on flooding and climate change.	-1
D) Safeguarding and minimising resource use	In directing development towards Crediton, the option maximises the potential use of underused land, a positive effect. The proposed level of growth within the policy will however require some loss of greenfield land, a negative effect. On-balance a neutral effect is considered.	0
E) Promoting economic growth and employment	The strategy option aims to expand employment opportunities by providing 265 sqm commercial floorspace as an annual average development rate. Criteria within the policy seek to enhance the tourism and visitor role of the town and surrounding countryside. Criteria within the policy allows for development that support the economic regeneration of the town centre and commercial development, a significant positive effect. The option will therefore significantly contribute to meeting the employment needs of the community, encourage inwards investment and promote future prosperity.	+3
F) Supporting retail	The strategy aims to improve the quality of the existing retail provision within the town. Criteria within the policy allow for development that support the economic regeneration of the town centre and other key town centre uses which support the town centre's viability and vitality, a significant positive effect. Particular support will be given for proposals which improve the quality of existing retail provision within the town centre. The policy seeks an average development rate of 265 sqm commercial floorspace per annum of which a portion will be expected to be retail. On balance a positive effect is considered given the uncertainty surrounding the retail target.	+2
G) Meeting housing needs	The strategy aims to improve access to housing within the town by setting an average development rate of 26 market and 14 affordable dwellings per annum. This option provides sufficient development to meet the town's housing needs, a significant positive effect. This approach will also improve access to local services and facilities a further positive.	+3
H) Ensuring community health and wellbeing	Historically poor air quality is a factor which has an impact on Crediton's development, with the town being a designated Air Quality Management Area as a result of unacceptably high levels of airborne pollutants in the centre of the settlement. New development may impact on air quality, a negative effect. A criterion in the policy seeks the continuation of measures to support the implementation of the Crediton Air Quality Action Plan, beyond the completion of the Crediton link road if still required. The proposed level of growth at Crediton will improve cultural, sport and recreation opportunities, enable walking and cycling and promote healthy lifestyles, a positive effect. On balance, given the positive and negative effects a neutral effect is considered appropriate.	0
I) Delivering the necessary infrastructure	The policy strategy directs development to Crediton a sustainable settlement helping to reduce the overall need to travel, reducing traffic congestion and increasing access to key services, a significant positive effect. The policy should be considered in the context of other policies within the plan including those on infrastructure.	+3

Secondary/cumulative/synergistic effects:	The policy should be used alongside policies S11-S15.

Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Development will occur throughout the lifetime of the plan up to 2033 and the effect should be considered permanent.
Spatial extent: (District wide / local)	The policy applies to within the settlement limits of Crediton only.

Summary of Recommendations

1. Policy S13 to clarify definition of 'Commercial Floor Space' to specifically reference retail development.
2. Policy S13 to cross reference flooding policy S10 Environment.

Justification: Measures to reduce the risk of flooding are justified in other policies within the plan.

Option 2 – Under provision due to local constraints

The strategy aims to improve access to housing within the town, expand employment opportunities and improve the quality of the existing retail provision. The proposal will provide for an average annual development rate of 16 market housing, 8 affordable dwellings and 208 sqm of commercial floor space. Due to the physical constraints of the town's topography, less development was allocated in 2010 than was set out in the Core Strategy (only a total of 413 dwellings and 4,150 square metres employment floorspace). Option 2 continues the approach set out in the Allocations & Infrastructure DPD by providing less development as a result of the constraint provided by the challenging local topography.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	This option sets an average annual development rate of 16 market and 8 affordable dwellings, alongside 208sqm of commercial floor space. The housing number under Option 2 are calculated based on only including allocated sites that have not yet been built out, and other sites assessed under the SHLAA process (Strategic Housing Land Availability Assessment) that are deliverable without having large landscape and/or visual impacts. The employment figure has been calculated based on existing allocations not yet built out. Given the housing and commercial targets are based on allocations that do not need to compromise the landscape setting of Crediton, a positive effect is considered. Criteria within the policy also seek only proposals which respect the setting provided by the open areas of hillside and the adjoining historic parkland, a further positive effect. The policy should be considered in the context of other policies within the plan including those on biodiversity and landscape.	+2
B) Protection and promotion of a quality built and historic environment	The policy option states that all proposals within the town centre will need to play a positive role in sustaining and enhancing the significance of the areas heritage, a positive effect. The housing number under Option 2 are calculated based on only including allocated sites that have not yet been built out, and other sites assessed under the SHLAA process (Strategic Housing Land Availability Assessment) that are deliverable without having large landscape and/or visual impacts. The employment figure has been calculated based on existing allocations not yet built out. Criteria within the policy state that development will be supported only where proposals respect the setting of the adjoining historic park land, a	0

Sustainability objective	Commentary	Impact
	mitigating effect. The policy should be considered in the context of other policies within the plan including those on design and the historic environment. On-balance the option is considered to have a neutral effect.	
C) Mitigating the effects of climate change	The policy option does not contribute towards minimising the risk of flooding, a slight negative effect. The policy should be considered in the context of other policies within the plan including those on flooding and climate change.	-1
D) Safeguarding and minimising resource use	In directing development towards Crediton, the option maximises the potential use of underused land, a positive effect. The proposed level of growth within the policy will however require some loss of greenfield land, a negative effect. On-balance a neutral effect is considered.	0
E) Promoting economic growth and employment	The strategy option aims to expand employment opportunities by providing 208 sqm commercial floorspace as an annual average development rate. This option provides less development as a result of the constraint provided by the challenging local topography. The employment figure has been calculated based on existing allocations not yet built out. Criteria within the policy seek to enhance the tourism and visitor role of the town and surrounding countryside. Criteria within the policy allows for development that support the economic regeneration of the town centre and commercial development, a significant positive effect. Given this option does not meet all of Crediton's commercial needs a negative effect is anticipated. This option therefore only slightly contributes to meeting the employment needs of the community, encourages inwards investment and promotes future prosperity. On balance a slight positive effect will be experienced.	-2
F) Supporting retail	The strategy aims to improve the quality of the existing retail provision within the town. Criteria within the policy allow for development that support the economic regeneration of the town centre and other key town centre uses which support the town centre's viability and vitality, a significant positive effect. Particular support will be given for proposals which improve the quality of existing retail provision within the town centre. The policy seeks an average development rate of 208 sqm commercial floorspace per annum of which a portion will be expected to be retail. On balance a positive effect is considered given the uncertainty surrounding the retail target.	+2
G) Meeting housing needs	The strategy aims to improve access to housing within the town by setting an average development rate of 16 market and 8 affordable dwellings per annum. This Option provides less development as a result of the constraint provided by the challenging local topography. The housing number under Option 2 has been calculated based on including allocated sites that have not yet been built out, and other sites assessed under the SHLAA process (Strategic Housing Land Availability Assessment) that are deliverable without having large landscape and/or visual impacts. Given this option does not meet all of Crediton's housing need a negative effect is anticipated. This approach will also improve access to local services and facilities a positive effect.	-2
H) Ensuring community health and wellbeing	Historically poor air quality is a factor which has an impact on Crediton's development, with the town being a designated Air Quality Management Area as a result of unacceptably high levels of airborne pollutants in the centre of the settlement. New development may impact on air quality, a negative effect. A criterion in the policy seeks the continuation of measures to support the implementation of the Crediton Air Quality Action Plan, beyond the completion of the Crediton link road if still required. The proposed level of growth at Crediton will improve cultural, sport and recreation opportunities, enable walking and cycling and promote healthy lifestyles, a positive effect. On balance, given the positive and negative effects a neutral effect is considered appropriate.	0
I) Delivering the necessary	The policy strategy directs development to Crediton a sustainable settlement helping to reduce the overall need to travel, reducing traffic congestion and increasing access to key services, a significant positive effect. The policy should be	+3

Sustainability objective	Commentary	Impact
infrastructure	considered in the context of other policies within the plan including those on infrastructure.	

Secondary/cumulative/synergistic effects:	The policy should be used alongside policies S11-S15.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Development will occur throughout the lifetime of the plan up to 2033 and the effect should be considered permanent.
Spatial extent: (District wide / local)	The policy applies to within the settlement limits of Crediton only.

Summary of Recommendations

1. Policy S13 to clarify definition of 'Commercial Floor Space' to specifically reference retail development.
2. Policy S13 to cross reference flooding policy S10 Environment.

Policy S14 Villages

Option

Policy option identifies a list of 22 rural settlements designated as villages and suitable for small scale housing, employment, tourism and leisure, services and facilities and limited development that enhances community vitality or meets local social or economic need. Option deviates from Core Strategy through the identification of Bampton as a rural village. The definition of "rural village" within the supporting text has also been simplified to require settlements to only three key services for inclusion; an education facility, convenience store and transport service. Based on the amended criteria, Holcombe Rogus is identified as an additional settlement. Burlescombe (including Westleigh) did not meet the essential criteria. Yeoford does not meet the essential criteria of the policy as it does not have a shop however it has been included as an exception because of its strong transport links, a bus and daily train service.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	Development is limited to minor proposals within the defined settlement limits, a significant positive effect in protecting the countryside. Hemyock is located in the Blackdown Hills Area of Outstanding Natural Beauty (AONB).	+3
B) Protection and promotion of a quality built and historic environment	The policy makes no reference to the built or historic environment. A large number of the villages have conservation areas.	0
C) Mitigating the	The policy makes no reference to climate change mitigation or flood risk. The option directs some limited growth to villages with	+1

effects of climate change	the most services therefore reducing the need to travel, a minor positive effect.	
D) Safeguarding and minimising resource use	The policy makes no reference to safeguarding or minimising resources.	0
E) Promoting economic growth and employment	Criteria within the policy allow for employment, tourism and leisure development within rural settlements and development that enhances community vitality and social and economic needs, a significant positive effect towards economic growth and employment in the district.	+3
F) Supporting retail	Criteria within the policy allow for services and facilities within rural settlements and development that enhances community vitality and social and economic needs, a significant positive effect towards supporting the self-sufficiency of rural shopping.	+3
G) Meeting housing needs	National planning policy advocates the provision of market housing in rural areas where it would facilitate the delivery of significant affordable housing required to meet housing need. To facilitate the provision of affordable housing in villages across Mid Devon, the supporting text of the policy clarifies that some market housing may be permitted. Rural exception sites will also be considered in line with development management policies and an existing Supplementary Planning Document on Meeting Housing Needs. The policy is supportive of small scale housing, a significant positive effect.	+3
H) Ensuring community health and wellbeing	The option criteria allow for service and facilities serving the locality and other limited development which enhances community vitality or meets a local social or economic need. The policy option contributes towards maintaining and enhancing community facilities, provision of open space and the district's cultural sport and recreation opportunities. This wording directly accords with the SA objective to ensure community health and well-being, a significant positive effect. The supporting text lists transport services as one of the key criteria for defining rural settlements and therefore the list of 22 settlements will be locations most accessible by public transport. The option does not consider light, noise or air pollution, a negative effect. On-balance the policy is considered still to have a significant positive effect.	+3
I) Delivering the necessary infrastructure	The supporting text clarifies that rural settlements should include an education facility, convenience store and transport service to be listed as a sustainable location for development. Burlescombe (including Westleigh) did not meet the essential criteria are are not proposed to be carried forward. Yeoford does not meet the essential criteria of the policy as it does not have a shop however it has been included for its strong transport links with provision of a bus and daily train service, a negative effect. The policy directs development to sustainable locations helping to reduce the overall need to travel, reducing traffic congestion and increasing access to key services, a significant positive effect. As the criteria do not list access to health or social care, this option could be directing development away from the most sustainable locations in respect of health, a negative effect. On-balance the policy option is considered to still have a positive effect.	+2

Secondary/cumulative/synergistic effects:	The policy should be used alongside policies S11-S15. The policy does not prevent the cumulative impact of development within the policy or through other development management policies.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Development will occur throughout the lifetime of the plan up to 2033 and the effect should be considered permanent.
Spatial extent: (District wide / local)	Policy is restricted to land within defined settlement limits of villages.

Summary of Recommendations

1. No recommendations from SA.

Policy S15 Countryside
Option

Policy option restricts development outside the settlements defined by Policies S11-S14 to that which will enhance the character, appearance and biodiversity of the countryside while promoting sustainable diversification of the rural economy. Option deviates from the Core Strategy through a change in the definition of affordable housing which can now include market housing and reference to rural workers rather than agricultural or forestry workers. The option also introduces appropriate residential conversion of existing buildings and amends horse riding establishments to equestrian development. Golf facilities are no-longer specifically mentioned.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The policy option strictly controls development outside of defined settlement boundaries (Policies S11-S14) to a limited number of uses that promote sustainable diversification of the rural economy, a significant positive effect in protecting the countryside. The policy option also requires development to enhance the character, appearance and biodiversity of the Countryside, reinforcing this significant positive effect.	+3
B) Protection and promotion of a quality built and historic environment	The policy options allows for the residential conversion of existing buildings and appropriately scaled and designed extensions and other physical alterations, but does not reference the appropriate use and/or access to buildings of historical / cultural value, a negative effect.	-2
C) Mitigating the effects of climate change	Option allows for renewable energy proposals in the countryside, a significant positive effect towards mitigating the effects of climate change. The policy option does not contribute towards minimising the risk of flooding, a negative effect. The policy should be considered in the context of other policies within the plan including those on flooding and climate change. On balance the option is considered to therefore have a positive effect.	+2
D) Safeguarding and minimising resource use	The policy options allows for the conversion of existing buildings and appropriately scaled and designed extensions and other physical alterations, a significant positive effect towards the re-use of previously developed land and buildings. The policy restricts development in the open countryside minimising the loss of greenfield land. Option supports development such as residential conversions and other uses in rural locations often with few connections to the existing waste water / sewage network, although alternative storage solutions exist, this option is considered to have only a slight negative effect. On balance this option is considered to have a positive effect to the safeguarding and minimising resource use.	+2
E) Promoting economic growth	The policy is particularly supportive of development that promotes the sustainable diversification of the rural economy, a significant positive effect towards economic growth. The policy includes criteria for appropriately scaled, retail, employment, farm	+3

and employment	diversification, agricultural and equestrian development, tourism and leisure related development, a further positive effect. Other criteria include equestrian development, renewable energy and telecommunications which are all actives that can further contribute to the rural economy and inward investment.	
F) Supporting retail	The policy includes criteria for appropriately scaled, retail development that will enhance the self-sufficiency of rural shopping, a significant positive effect.	+3
G) Meeting housing needs	The central aim of the policy is to strictly control development in the open countryside, outside settlement limits to that which will enhance the character, appearance and biodiversity of the countryside while promoting sustainable diversification of the rural economy. The policy significantly restricts market housing in the open countryside therefore reducing access to market housing, a negative effect. The policy is however more supportive of affordable housing to meet local needs, gypsy and traveller accommodation and residential conversions, a significant positive effect. On-balance a neutral effect is considered to best represent the positive and negative effects.	0
H) Ensuring community health and wellbeing	Community facilities, such as education facilities, buildings associated with public open space, transport and infrastructure proposals will be permitted, a significant positive effect towards community health and well-being. The option does not consider light, noise or air pollution a negative effect or encourage sustainable means of travel either through, walking, cycling or public transport, a negative effect. On-balance a minor positive effect is considered.	+1
I) Delivering the necessary infrastructure	Community facilities, such as education facilities, buildings associated with public open space, transport and infrastructure proposals will be permitted, a significant positive effect towards infrastructure provision. This approach provides better access to schools, supports telecommunications, reduces traffic congestion and the unacceptable pressure on existing infrastructure. The option does not specifically reference health facilities, a slight negative effect.	+3

Secondary/cumulative/synergistic effects:	The policy should be used alongside policies S11-S15. The policy does not prevent the cumulative impact of development within the policy or through other development management policies.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Development will occur throughout the lifetime of the plan up to 2033 and the effect should be considered permanent.
Spatial extent: (District wide / local)	The policy applies district wide with the exception of sites within defined settlement limits (Policies S11-S14).

Summary of Recommendations

1. No recommendations from SA.

Tiverton Site Options

Policy TIV1: Eastern Urban Extension

Preferred Option

A site of 153 hectares at Tiverton Eastern Urban Extension is allocated for mixed used development including 1000-1500 dwellings, 35% affordable housing subject to further assessment of viability to include at least five pitches for gypsies and travellers and 35,000-40,000 square metres employment floorspace. Transport provision, environmental protection, community facilities, carbon reduction, agreed phasing and a public Masterplanning exercise are also required.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	6.91ha of the site forms part of Tidcombe Fen which is a SSSI. A number of important trees are in the centre of the site. There are records of common dormice nests, badger setts, otters and water voles within the site. The canal to the south of the site is a conservation area, County Wildlife Site and Local Nature Reserve. The site is typified as being an open, low lying flat landscape which is agriculturally prosperous. Given the presence of an important protected area (SSSI), important trees and biodiversity there is potential for development on this site to negatively impact on species, habitats and sites designated for their nature conservation interests. The policy requires 'environmental protection and enhancement' which will help mitigate against the impact on this objective however the level of development on the site will have an impact on the character of the area.	-2
B) Protection and promotion of a quality built and historic environment	The site contains two listed buildings which are located towards the south. The site also contains some Scheduled Ancient Monuments including one Long Barrow located in the north of the site. There is also an area of archaeological potential. The site contains pockets of housing and other development, school and playing fields. The level of development will be a large urban extension significantly larger than the existing development at post hill. A masterplan could help minimise the impact on the built and historic environment and there is the potential to enhance the built environment through good design, however it is likely that there will be some negative impact on this sustainability objective due to the scale of development proposed and the presence of heritage assets which could be affected by this development. The policy requires a public Masterplanning exercise to be undertaken before any planning application is made and which will improve the quality of the final design of the development.	-2
C) Mitigating the effects of climate change	The majority of the site (152.5ha) is in flood zone 1 with the rest of the site in flood zone 2 and 3, a neutral effect. Energy use in buildings account for nearly half of emissions of carbon dioxide, with more than a quarter coming from the energy used to heat, light and run homes. The policy requires carbon reduction and air quality improvements and will help mitigate the effects of climate change. Transport provision to ensure appropriate accessibility for all modes is also supported. A waste to energy plant is also mentioned in the supporting text as a potential addition to the employment area. This will help minimise the overall carbon footprint of the development. There are no existing services or facilities however the draft policy promotes community facilities to meet local needs arising. Given the scale of the development at this site it is likely some negative impacts will occur with regard to carbon emissions through construction and increased traffic movement, however if the mitigating clauses in the policy are upheld positive impacts will also occur. Taking into account flood risk and	+1

Sustainability objective	Commentary	Impact
	mitigation measures for climate change an overall slight positive effect is considered.	
D) Safeguarding and minimising resource use	The majority of the site is made up of Grade 2 agricultural land based on 1991 mapping data which was surveyed by the resource planning group. It is likely that this site will have a negative impact on this objective due to the scale of development of a site that is predominantly Grade 2 agricultural greenfield land. The supporting text of the policy mentions the potential to include a 'waste-to-energy' plant within the site. The site scores negatively in this objective.	-3
E) Promoting economic growth and employment	The development of this site would not result in the loss of any employment land. The policy for the Eastern Urban Extension allocates 35,000-40,000 m2 of employment floorspace. The site would provide the opportunity to enhance this sustainability objective. The level of employment floorspace allocated is justified by recent evidence provided by the Employment Land Review. Development of this scale would be a boost to local construction firms and associated trades who would benefit from being able to undertake contract work on the site. There would therefore be some positive impact.	+3
F) Supporting retail	The provision for retail is uncertain however the opportunity to provide for retail on-site is provided by the allocation of 35,000-40,000 m2 of employment floorspace. The impact on the town Tiverton town centre is also uncertain as there could be both positive and negative impacts. However overall it is likely there will be a positive impact on the support for retail with a large scale housing development in the largest town in the district.	+2
G) Meeting housing needs	The site allocation will provide for 1000-1500 dwellings which will include 35% affordable housing subject to further assessment of viability and to include at least five pitches for gypsies and travellers. The site therefore will have a significant positive impact on meeting housing needs for the district.	+3
H) Ensuring community health and wellbeing	The site allocation makes note of carbon reduction and air quality improvements which will help minimise pollution and benefit community health and wellbeing. Option will contribute towards light and noise pollution, a slight negative effect. The policy also promotes the delivery of community facilities to meet local needs arising and transport provision to ensure appropriate accessibility for all modes. This suggests that opportunities for sustainable forms of travel may arise. The policy does not mention the provision of open space, sport or recreation or the reduction of crime. It is however noted in the supporting text that the policy for this site will be supplemented by a suite of policies similar to those already adopted. It is therefore likely that this site will have a positive impact on this objective.	+2
I) Delivering the necessary infrastructure	The policy requires an agreed phasing strategy to bring forward development and infrastructure in step and retain the overall viability of development. There are potential highway capacity issues around this site which would require enhancements, for example, to M5 J27 before this site is developed. In general, schools in Tiverton are anticipated to be at or nearing capacity. There is limited capacity to support future development and new primary school provision will be required. It is anticipated the secondary school will need to be expanded but sits within a flood plain and therefore additional land near/adjacent to the existing site needs to be secured, a slight negative effect. Option will support the provision of Green Infrastructure through criteria within the policy. The policy for this site will be supplemented by a suite of policies similar to that already adopted for which currently the supplementary policies include the provision of a new junction to the A361 and a new primary school. Traffic calming and sustainable modes of transport are also supported. The site is therefore likely to deliver the necessary infrastructure for the site which may also benefit the surrounding community.	+2

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon the traffic, put pressure on services and facilities and the current provision of infrastructure should be mitigated by the policy and supplementary policies which are promoted in the supporting text. Overall the development of this site will help meet the housing and commercial needs of Tiverton and the district as a whole.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within the town. The estimated development time of the site is approximately 10 years. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will significantly help meet the housing needs of the district. Development would be focussed as an extension to the biggest town in the district.

Summary of Recommendations

The final policy would be supplemented by a suite of detailed policies on the issues listed below similar to those already adopted (existing Policies AL/TIV/2-7):

1. Transport provision
2. Environmental protection and green infrastructure including Tidcombe Fen SSSI and Grand Western Canal Wildlife site and Local Nature Reserve.
3. Archaeological investigation, protection of listed buildings & Scheduled Ancient Monument (SAM)
4. Flood mitigation & Sustainable Urban Drainage (SUD)
5. Community facilities
6. Carbon reduction & air quality
7. Construction impact and the treatment of waste
8. Masterplanning & phasing

Policy TIV2: Hartnoll Farm

Option

A site of 70 hectares at Hartnoll Farm could be allocated for residential development including 1100 dwellings, 35% affordable housing subject to further assessment of viability. Transport provision, environmental protection, community facilities, carbon reduction, agreed phasing and a public Masterplanning exercise are also required.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The site is located in the open countryside. The site comprises a number of fields which are bounded by mature hedgerows and trees throughout the site. The site is bordered by the Grand Western Canal Conservation Area to the south and east of the site. The canal is also a County Wildlife Site and Local Nature Reserve. The supporting text to the policy states that if the site is allocated, land adjacent to the Grand Western Canal would need to be protected from development and set aside as green infrastructure. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly. Development of the site would have a potential significant visual impact and would impact on the biodiversity and habitats of the area, however the policy requires environmental protection and enhancement which will help mitigate against any negative impact on this objective by the development of this site.	-2
B) Protection and promotion of a quality built and historic environment	The site lies in an area of archaeological potential with the HER recording prehistoric activity here and recent archaeological work has identified prehistoric activity across the wider landscape. A small part of the border is next to residential development and there are farm buildings within the site. The level of development proposed will be significant and therefore would likely impact the built and historic environment. However as there are no protected built or historic assets in or around the site the impact on this objective will be minor. Archaeological investigations should be completed to support any planning application for development here however this is not currently required by the policy. The policy requires a public Masterplanning exercise to be undertaken before any planning application is made and which will improve the quality of the final design of the development.	-1
C) Mitigating the effects of climate change	The entire site is in a low risk area (flood zone 1) being the area of least flood risk. Energy use in buildings account for nearly half of emissions of carbon dioxide, with more than a quarter coming from the energy used to heat, light and run homes. The policy requires carbon reduction and air quality improvements which will help mitigate the effects of climate change. Transport provision to ensure appropriate accessibility for all modes is also supported by the policy and traffic through Halberton and Sampford Peverell is discouraged. There are no existing services, infrastructure or facilities within the site or in close proximity. Given the scale of the development at this site it is likely some negative impacts will occur with regard to carbon emissions through construction and increased traffic movement, however if the mitigating clauses in the policy are upheld positive impacts will also occur. Taking into account flood risk and mitigation measures for climate change an overall slight positive effect is considered.	+1
D) Safeguarding and minimising resource use	The majority of the site 68.7ha (71%) to the NE of the site is Grade 1 agricultural land. It is likely that this site will have a negative impact on this objective due to the scale of development of a site that is predominantly Grade 1 agricultural greenfield land which would be lost if this site is developed. The site will therefore have a significant negative impact on this objective.	-3
E) Promoting economic growth and employment	There are existing employment units on this site which could be retained. The policy option does not propose employment development on this site. Development of this scale would be a boost to local construction firms and associated trades who would benefit from being able to undertake contract work on the site. There would therefore be some positive impact.	+1
F) Supporting retail	The policy contains no retail proposals, however the high street would benefit from the custom of the residents from this	+2

Sustainability objective	Commentary	Impact
	development. There would be a positive effect.	
G) Meeting housing needs	The site allocation will provide for 1100 dwellings which will include 35% affordable housing subject to further assessment of viability. The site therefore will have a significant positive impact on meeting housing needs for the district.	+3
H) Ensuring community health and wellbeing	The site allocation makes note of carbon reduction and air quality improvements which will help minimise pollution and benefit community health and wellbeing. Option will contribute towards light and noise pollution, a slight negative effect. The policy also promotes the delivery of community facilities to meet local needs arising and transport provision to ensure appropriate accessibility for all modes. The policy does not mention the provision of open space, sport or recreation or the reduction of crime. It is therefore likely that this site will have a positive impact on this objective.	+2
I) Delivering the necessary infrastructure	The policy requires an agreed phasing strategy to bring forward development and infrastructure in step and retain the overall viability of development. There are potential highway capacity issues around this site which would require enhancements before this site is developed. In general, schools in Tiverton are anticipated to be at or nearing capacity. There is limited capacity to support future development and new primary school provision will be required. It is anticipated the secondary school will need to be expanded but sits within a flood plain and therefore additional land near/adjacent to the existing site needs to be secured, a slight negative effect. The policy for this site requires a public Masterplanning exercise to be undertaken before any planning application is made. The site is therefore likely to deliver the necessary infrastructure for the site with the potential to also benefit the surrounding community.	+2

Secondary/cumulative/synergistic effects:	The potential cumulative impact of the development of this site on traffic, pressure on local services and facilities and the current provision of infrastructure should be mitigated by the policy criteria. Overall the development of this site will help meet the housing and commercial needs of Tiverton and the district as a whole.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within the town. The estimated development time of the site is approximately 10+ years. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will significantly help meet the housing needs of the district. Development would be focussed as an extension to the biggest town in the district.

Summary of Recommendations

1. Archaeological investigation and appropriate mitigation to enhance sustainability objective B.
2. Land adjacent the Grand Western Canal will need to be protected as Green Infrastructure.

Policy TIV3: Farleigh Meadows
Preferred Option

A site of 11.2 hectares at Farleigh Meadows is allocated for residential development, subject to; 300 dwellings (35% affordable), amenity open space within the flood zone, two vehicular points, cycle and pedestrian routes, protection of TPOs, design and landscaping, Sustainable Urban Drainage (SUD) & mitigation of impact on air quality.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The site has a number of Oak Trees which are protected by TPOs. The Council will review existing species or habitats information held on previously allocated sites and will commission where necessary further site-specific evidence as required. The results will be used to update this sustainability appraisal accordingly. Criteria with the policy seek their protection and incorporation into open space where appropriate, a neutral effect. The policy option also requires careful design and landscaping treatment of the boundary between housing and amenity open space, taking account of impact on views from the north and east.	0
B) Protection and promotion of a quality built and historic environment	No impact.	0
C) Mitigating the effects of climate change	The site is located partly in Flood zone 1 to the west and Flood Zone 2&3 in the east. The policy option notes that 300 dwellings will be on land in flood zone 1. Criteria within the policy seek mitigation measures through retention of land in the floodplain as informal amenity open space and the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off. Given the mitigation measures within policy criteria a neutral effect is considered.	0
D) Safeguarding and minimising resource use	Development option is located on approximately 40% grade 2 agricultural land to the west and 60% of grade 4 agricultural land to the east. Development option is located on greenfield land which would be lost if this site is developed. Overall this has a negative effect on this sustainability objective.	-2
E) Promoting economic growth and employment	Site option does not result in the loss or gain of employment land, a neutral effect. Development of this scale would be a boost to local construction firms and associated trades who would benefit from being able to undertake contract work on the site. There would therefore be some positive impact.	+1
F) Supporting retail	Option is located within walking distance to the town centre. The policy contains no retail proposals, however the high street would benefit from the custom of the residents from this development. There would be a positive effect.	+2
G) Meeting housing needs	Option provides for 300 new dwellings of which 35% should be affordable a contribution towards future housing need, a significant positive effect.	+3
H) Ensuring community health and wellbeing	The site is located within walking distance of Tiverton Town Centre. The policy option requires 3 hectares of informal amenity open space with appropriate security measures to prevent access to and pollution of the Mill Leat. Option will contribute towards light and noise pollution, a slight negative effect.	+2

Sustainability objective	Commentary	Impact
	The option also requires pedestrian and cycle routes and measures to mitigate impact on air quality on Leat Street. Overall this will have a positive impact on this sustainability objective.	
I) Delivering the necessary infrastructure	Criteria within the policy require two vehicular access points and cycle and pedestrian links between Rackenford Road, Higher Loughborough and Washfield Lane, incorporating and enhancing the Exe Valley, a positive effect. In general, schools in Tiverton are anticipated to be at or nearing capacity. There is limited capacity to support future development and new primary school provision will be required. It is anticipated the secondary school will need to be expanded but sits within a flood plain and therefore additional land near/adjacent to the existing site needs to be secured, a slight negative effect. On balance the impact of this development on this sustainability objective will be neutral.	0

Secondary/cumulative/synergistic effects:	The potential cumulative impact of the development of this site on traffic, pressure on local services and facilities and the current provision of infrastructure should be mitigated by the policy criteria. Overall the development of this site will help meet the housing needs including affordable housing of Tiverton and the district as a whole.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	A outline planning application for development at Farleigh Meadows has been resolved to be granted subject to a Section 106 planning obligation being finalised. Within the short term, construction traffic associated with the development will contribute towards traffic congestion within the town. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will significantly help meet the housing needs of the district. Development would within the biggest town in the district and within walking distance to the town centre.

Summary of Recommendations

1. ‘Community facilities to meet local needs arising’ will help ensure that the capacity of primary and secondary schools is not breached.
2. Renewable Energy & Travel Plans.
3. Development Brief.

Policy TIV4: Blundells School

Option

A site of 14 hectares north of Blundells School could be allocated for mixed use development, subject to; 200 dwellings (35% affordable), 7000 square metres B1 or other suitable employment floorspace, 8 hectares of informal green infrastructure, land shaping to raise areas for development above flood zone 3, provision of a

junction on Heathcoat Way, provision and enhancement of cycle and pedestrian links in the area, site contamination assessment, provision of Sustainable Urban Drainage (SUD) and implementation of transport plans.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The site is located within the settlement of Tiverton. There is minimal impact on landscape character and development could improve the current site which comprises of a number of elements including a scrap yard and former poultry handling factory. The Council will review existing species or habitats information held on previously allocated sites and will commission where necessary further site-specific evidence as required. The results will be used to update this sustainability appraisal accordingly.	+3
B) Protection and promotion of a quality built and historic environment	The site lies in an area of archaeological potential with regard to known prehistoric activity in the wider landscape. Development on this site has the potential to have a minor negative impact in contributing towards achieving this objective.	-1
C) Mitigating the effects of climate change	The majority of the site is in flood zone 3 (64.4%). The policy requires land shaping to raise areas for development above flood zone 3, including an allowance for climate change, and to create additional floodplain to compensate for the loss of floodplain. The policy also requires the provision of a sustainable urban drainage scheme to deal with all surface water from the development and arrangements for future maintenance. Energy use in buildings account for nearly half of emissions of carbon dioxide, with more than a quarter coming from the energy used to heat, light and run homes. The policy also requires the implementation of transport plans and other transport measures to minimise carbon footprint and air quality impacts. Taking into account flood risk and mitigation measures for climate change an overall neutral effect is considered.	0
D) Safeguarding and minimising resource use	This site is comprised of brownfield and grade 4 greenfield land. The policy requires a site contamination assessment and remediation to mitigate risks associated with the former and currently land uses. The development of this site would result in both a positive and negative impact on this objective however on balance the site would be reusing a relatively large brownfield site which would overall result in a positive score.	+2
E) Promoting economic growth and employment	The development of this site would results in the loss of vacant industrial land. However the allocation includes 7000 sqm. of B1 or other employment uses resulting in a balanced score. Development of this scale would be a boost to local construction firms and associated trades who would benefit from being able to undertake contract work on the site. There would therefore be some positive impact.	+2
F) Supporting retail	This site would add to housing in a town, close to the town centre. There is potential for this site to support retail in Tiverton.	+2
G) Meeting housing needs	The site allocation will provide for 200 dwellings which will include 35% affordable housing. The site therefore will have a significant positive impact on meeting housing needs for the district.	+3
H) Ensuring community health and wellbeing	The site option requires the provision and enhancement of cycle and pedestrian links in the area. The option policy requires the remediation of contaminated land. It also requires the implementation of transport plans and other transport measures to minimise carbon footprint and air quality impacts. Option will contribute towards light and noise pollution, a slight negative effect. The site is also close to the town centre of Tiverton and therefore is likely to be within walking distance to	+1

Sustainability objective	Commentary	Impact
	services. The development of this site is therefore likely to have a minor positive impact on this objective.	
I) Delivering the necessary infrastructure	The policy requires land shaping to raise areas for development above flood zone 3 and the provision of a junction on Heathcoat Way and road access through the site to form part of a link road with the Eastern Urban Extension (depending on whether the urban extension is enlarged by virtue of Policy Tiv2, Hartnoll Farm option). The policy option requires the provision and enhancement of cycle and pedestrian links in the area. The option also requires implementation of transport plans and other transport measures to minimise carbon footprint and air quality impacts. The option is likely to deliver the necessary infrastructure for the site. In general, schools in Tiverton are anticipated to be at or nearing capacity. There is limited capacity to support future development and new primary school provision will be required. It is anticipated the secondary school will need to be expanded but sits within a flood plain and therefore additional land near/adjacent to the existing site needs to be secured, a slight negative effect. However overall given the enhancement of the cycle and pedestrian links and other transport measures a slight positive effect is considered.	+1

Secondary/cumulative/synergistic effects:	The potential cumulative impact of the development of this site on traffic, pressure on local services and facilities and the current provision of infrastructure should be mitigated by the policy criteria. Overall the development of this site will help meet the housing and commercial needs of Tiverton and the district as a whole.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within the town. The estimated development time of the site is approximately 2-4 years. The scrapyard is only available if an alternative site can be found in the near vicinity.
Spatial extent: (District wide / local)	This site option will help meet the housing and employment needs of the district. Development would be focussed in Tiverton, the largest town in the district.

Summary of Recommendations

1. Archaeological investigation and appropriate mitigation.
2. ‘Community facilities to meet local needs arising’ will help ensure that the capacity of primary and secondary schools is not breached.
3. Remediation of contaminated land.
4. Waste mitigation.
5. Renewable Energy.
6. Development Brief.

Policy TIV5: Howden Court
Preferred Option

A site of 0.47 hectares at Howden Court is allocated for residential development, subject to; 10 dwellings (35% affordable), the setting of Land East of the Grade II Listed Howden Court remains open and includes the provision of Sustainable Urban Drainage (SUD).

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The landscape impact would not be significant as the site is well screened and has significant tree cover, a neutral effect.	0
B) Protection and promotion of a quality built and historic environment	Land is located near to the Grade II Listed Howden Court with development expected to respect its setting to remain open, a neutral effect.	0
C) Mitigating the effects of climate change	The site is located in Flood zone 1 the lowest probability of flooding, a neutral effect. Criteria within the policy seek the provision of sustainable urban drainage schemes to deal with all surface water the development and arrangement of future maintenance.	0
D) Safeguarding and minimising resource use	Development option is located on greenfield land with no agricultural grade, given the sites scale a neutral effect.	0
E) Promoting economic growth and employment	Site option does not result in the loss or gain of employment land, a neutral effect.	0
F) Supporting retail	Option is located within walking distance to the town centre. The policy contains no retail proposals, however the high street would benefit from the custom of the residents from this development. There would be a slight positive effect.	+1
G) Meeting housing needs	Option is well related to the existing built form at Tiverton, a positive effect. Option provides for 10 new dwellings of which 35% should be affordable a contribution towards future housing need, a slight positive effect.	+1
H) Ensuring community health and wellbeing	The site is located within walking distance of Tiverton Town Centre and there are a number of shops, a school, a bus stop and other services close by, a minor positive effect.	+1
I) Delivering the necessary infrastructure	In general, schools in Tiverton are anticipated to be at or nearing capacity. There is limited capacity to support future development and new primary school provision will be required. It is anticipated the secondary school will need to be expanded but sits within a flood plain and therefore additional land near/adjacent to the existing site needs to be secured, a slight negative effect.	-1

Secondary/cumulative/synergistic effects:	The impact of developing this site is expected to be minimal. Density is expected to be low and the level of development is at a level where harm is not expected. The development overall will help add to meeting the housing and the commercial needs of Tiverton and the district as a whole.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within the town. The estimated development time of the site is approximately 1 year. Once developed, development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet some housing needs within Tiverton including the provision of affordable housing. Development would be focussed in Tiverton, the largest town in the district.

Summary of Recommendations

1. 'Community facilities to meet local needs arising' will help ensure that the capacity of primary and secondary schools is not breached.

Policy TIV6: Town Hall / St Andrews Street
Preferred Option

A site of 0.5 hectares at St Andrews Street is allocated for residential development, subject to; 55 dwellings (35% affordable), protection of the character of adjoin listed buildings and enhances the setting of the River Exe, Archaeological investigation, flood evacuation access routes and Sustainable Urban Drainage (SUD).

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	As the site is located within the settlement of Tiverton there would be minimal impact on landscape character. There may be some impact on the setting of the River Exe however the policy option requires design which enhances the setting of the River Exe. Overall this will be a minor positive effect.	+1
B) Protection and promotion of a quality built and historic environment	There are listed buildings adjoining the site. Criteria within the policy seek design which protects the character of the adjoining listed buildings and enhances the setting of the River Exe. The policy option also requires the archaeological investigation and appropriate mitigation. Overall a neutral effect.	0
C) Mitigating the effects of climate change	The site is located partly in Flood zone 1 to the east and Flood Zone 2 & 3 in the west. Criteria within the policy seek mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off, raised ground floors and the provision of flood evacuation access routes. Given the mitigation measures within criteria within the policy a neutral effect is considered.	0
D) Safeguarding and	Development option is located on 'urban' brownfield land. The policy option also incorporates the conversion of buildings	+2

Sustainability objective	Commentary	Impact
minimising resource use	adjoining St Andrew Street, a positive effect.	
E) Promoting economic growth and employment	Site option does not result in the loss or gain of employment land, a neutral effect.	0
F) Supporting retail	Option is located within walking distance to the town centre. The policy contains no retail proposals, however the high street would benefit from the custom of the residents from this development. There would be a slight positive effect.	+1
G) Meeting housing needs	Option provides for 55 new dwellings of which 35% should be affordable a contribution towards future housing need, a positive effect. The site has planning permission for retirement apartments that will contribute towards meeting the needs of the towns aging population.	+2
H) Ensuring community health and wellbeing	The site is located within walking distance of Tiverton Town Centre, a minor positive effect.	+1
I) Delivering the necessary infrastructure	The site is accessible, a neutral effect. In general, schools in Tiverton are anticipated to be at or nearing capacity. There is limited capacity to support future development and new primary school provision will be required. It is anticipated the secondary school will need to be expanded but sits within a flood plain and therefore additional land near/adjacent to the existing site needs to be secured, a slight negative effect. As infrastructure is not noted in the policy criteria overall a minor negative impact is felt.	-1

Secondary/cumulative/synergistic effects:	The development overall will help add to meeting the housing including affordable housing of Tiverton and the district as a whole.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	The site has planning permission for 45 retirement apartments, excluding the 10 dwellings to be provided through conversion of buildings adjoining St Andrew Street. Within the short term, construction traffic associated with the development will contribute towards traffic congestion within the town. Once developed, the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet some housing needs within Tiverton including the provision of affordable housing. Development would be within Tiverton, the largest town in the district.

Summary of Recommendations

1. ‘Community facilities to meet local needs arising’ will help ensure that the capacity of primary and secondary schools is not breached.

Policy TIV7: Roundhill
Preferred Option

A site of 0.4 hectares at Roundhill is allocated for residential development, subject to; 13 affordable dwellings and Sustainable Urban Drainage (SUD).

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The site contains mature hedgerows and trees which for a visual break between the higher and lower parts of the existing development, a neutral effect. Development of the area would result in the loss of hedgerows and trees, a neutral effect.	0
B) Protection and promotion of a quality built and historic environment	There are potential historic mineshafts in the area (which are currently being investigated).	?
C) Mitigating the effects of climate change	The site is located in Flood zone 1 the lowest level of flood risk, a neutral effect. The policy option also requires the provision of a sustainable urban drainage scheme to deal with all surface water from the development and arrangements for future maintenance.	0
D) Safeguarding and minimising resource use	This site is located on brownfield land, a positive effect.	+2
E) Promoting economic growth and employment	Site option does not result in the loss or gain of employment land, a neutral effect.	0
F) Supporting retail	Option is located within walking distance to shops and services. The policy contains no retail proposals, however the high street would benefit from the custom of the residents from this development. There would be a minor positive effect.	+1
G) Meeting housing needs	Option provides for 13 new affordable dwellings a contribution towards future housing need, a slightly positive effect.	+1
H) Ensuring community health and wellbeing	The site is within walking distance to West Exe and the town centre although up a steep gradient and there are bus stops located on Seven Crosses Hill. There are pedestrian footpaths around the site. Given the sites distance from the town centre and public transport connectivity an overall minor positive effect is considered.	+1
I) Delivering the necessary infrastructure	The topography of the site would be a constraint to the deliverability of the site, as well as potential historic mineshafts in the area (which are currently being investigated). There is existing highway access however the loss of the garages may impact on the parking provision for the area, a slight negative effect. In general, schools anticipated to be at or nearing capacity. There is limited capacity to support future development and new primary school provision will be required. It is anticipated the secondary school will need to be expanded but sits within a flood plain and therefore additional land near/adjacent to the existing site needs to be secured, a slight negative effect.	-1

Secondary/cumulative/synergistic effects:	The cumulative impact of developing this site is expected to be minimal. The development overall will help add to meeting the affordable housing needs of Tiverton.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within the town. The estimated development time of the site is approximately 1 year. Once developed, development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet some of the affordable housing need within Tiverton. Development would be focussed in Tiverton, the largest town in the district.

Summary of Recommendations

1. Archaeological investigation and appropriate mitigation.
2. 'Community facilities to meet local needs arising' will help ensure that the capacity of primary and secondary schools is not breached.

Policy TIV8: Hay Park, Canal Hill
Preferred Option

A site of 0.3 hectares at Hay Park, Canal Hill is allocated for residential development, subject to; 13 dwellings (35% affordable), Sustainable Urban Drainage (SUD) and access to be gained from Canal Hill.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The site does contain some mature trees which the criteria within the policy states should be retained. Development on this site would have minimal landscape impact as it is within the built up area of Tiverton, a neutral effect.	0
B) Protection and promotion of a quality built and historic environment	This proposed development area occupies the former settlement of Haypark, first documented in the late 17th century. The site is now occupied with modern housing and any development here may expose archaeological and artefactual deposits associated with this settlement. Archaeological mitigation in the form of a programme of archaeological work undertaken through the application of a standard worded archaeological condition on any consent granted may be required, a slight negative effect. There is a potential minor negative impact on the character of the area.	-1
C) Mitigating the effects of climate change	The site is located in Flood zone 1 the lowest level of flood risk, a neutral effect. The option also requires the provision of a sustainable urban drainage scheme to deal with all surface water from the development and arrangements for future maintenance.	0
D) Safeguarding and minimising resource	Development option is located on greenfield land which has no agricultural grade, a neutral effect.	0

Sustainability objective	Commentary	Impact
use		
E) Promoting economic growth and employment	Site option does not result in the loss or gain of employment land, a neutral effect.	0
F) Supporting retail	The policy contains no retail proposals, however the high street would benefit from the custom of the residents from this development. There would be a slight positive effect.	+1
G) Meeting housing needs	Option provides for 13 new dwellings a contribution towards future housing need, a slight positive effect.	+1
H) Ensuring community health and wellbeing	Option is not located within walking distance to the town centre a slight negative effect. There are bus stops located along Canal Hill and there are shops located close by. There are no cycle paths, but there is a pedestrian footpath into Tiverton Town Centre. Overall a neutral effect is considered.	0
I) Delivering the necessary infrastructure	The topography of the site would be a constraint to development, as would the access. The retention of the character of the existing buildings would be preferable. The policy option states that access should be gained from Canal Hill. In general, schools anticipated to be at or nearing capacity. There is limited capacity to support future development and new primary school provision will be required. It is anticipated the secondary school will need to be expanded but sits within a flood plain and therefore additional land near/adjacent to the existing site needs to be secured, a slight negative effect.	-1

Secondary/cumulative/synergistic effects:	The impact of developing this site is expected to be minimal. The development overall will help add to meeting the housing needs of Tiverton including affordable housing.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within the town. The estimated development time of the site is approximately 1-2 years. Once developed, development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet some of the housing needs within Tiverton including for affordable housing. Development would be focussed in Tiverton, the largest town in the district.

Summary of Recommendations

1. Archaeological investigation and appropriate mitigation.
2. 'Community facilities to meet local needs arising' will help ensure that the capacity of primary and secondary schools is not breached.

Policy TIV9: The Avenue
Preferred Option

A site of 0.4 hectares at The Avenue is allocated for residential development, subject to; 15 dwellings (35% affordable), pavement along the southern boundary and Sustainable Urban Drainage (SUD).

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The impact on the surrounding landscape would be minimal as the site is surrounded by residential development, a neutral effect.	0
B) Protection and promotion of a quality built and historic environment	No impact.	0
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The policy option also requires the provision of a sustainable urban drainage scheme to deal with all surface water from the development and arrangements for future maintenance.	0
D) Safeguarding and minimising resource use	Development option is located on brownfield land, a positive effect.	+2
E) Promoting economic growth and employment	Site option does not result in the loss or gain of employment land, a neutral effect.	0
F) Supporting retail	The policy contains no retail proposals, however the high street would benefit from the custom of the residents from this development. There would be a minor positive effect.	+1
G) Meeting housing needs	Option provides for 15 new dwellings including affordable housing a contribution towards future housing need, a slightly positive effect.	+1
H) Ensuring community health and wellbeing	The site is within walking distance of the town centre but up a steep gradient. Criteria within the policy seek provision of pavement along the southern boundary of the site, a slight positive effect. There is a bus stop on Canal Hill within walking distance.	+1
I) Delivering the necessary infrastructure	The site is located on a poor junction of Canal Hill and The Avenue with poor visibility. It is located on a steep hill and there is no pedestrian access. The policy option requires the provision of a pavement along the southern boundary of the site. In general, schools anticipated to be at or nearing capacity. There is limited capacity to support future development and new primary school provision will be required. It is anticipated the secondary school will need to be expanded but sits within a flood plain and therefore additional land near/adjacent to the existing site needs to be secured, a slight negative effect.	-1

Secondary/cumulative/synergistic effects:	The impact of developing this site is expected to be minimal. The development overall will help add to meeting the housing needs of Tiverton including affordable housing.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within the town. An estimated development time has not been stated by the proposer and is therefore unknown.
Spatial extent: (District wide / local)	This site option will help meet some of the housing needs within Tiverton including for affordable housing. Development would be focussed in Tiverton, the largest town in the district.

Summary of Recommendations

1. 'Community facilities to meet local needs arising' will help ensure that the capacity of primary and secondary schools is not breached.

Policy TIV10: Tidcombe Hall

Option

A site of 8.4 hectares at Tidcombe Hall allocated for residential development, subject to; 200 dwellings (35% affordable), two vehicular access points from Canal Hill and improvement s to Tidcombe Lane, protection of the setting of the Grand Western Canal Conservation Area and Tidcombe Hall and Sustainable Urban Drainage (SUD).

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The site contains mature hedgerows and trees and the canal is also a defined County Wildlife Site & Local Nature Reserve. At this stage, the Council is not aware of the presence of protected species. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly. The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. There is a potential, but localised impact on character as the site is reasonably well contained within the landscape. There would be some impact arising from development, though this would be against the backdrop of the existing built environment to the west, a slight negative effect. The policy option also requires the protection of the setting of the Grand Western Canal Conservation Area.	-1
B) Protection and promotion of a quality built and historic environment	The site is located on the south eastern edge of Tiverton and is close to the Grand Western Canal Conservation Area with 1.6ha of the site is within the Grand Western Canal Conservation Area (19% northern part). This site includes the site of the medieval chapel of St Lawrence and Tidcombe Hall. Archaeological mitigation in the form of a programme of archaeological work undertaken through the application of a standard worded archaeological condition on any consent granted may be required. The site lies just to the west of Tidcombe Farmhouse which contains Tidcombe Hall, a 19th century house that was formerly a rectory. There is also a record of a domestic chapel at this site that was licensed in the early 15th century. A desk-	0

Sustainability objective	Commentary	Impact
	based assessment followed by appropriate archaeological mitigation would be required. The policy criteria seek the protection of the setting of the Grand Western Canal Conservation Area and of Tidcombe Hall.	
C) Mitigating the effects of climate change	The site is located in Flood zone 1 the lowest level of flood risk. However the proximity of the site to, and within, the Grand Western Canal Conservation Area, the problems of accessing the site and the high percentage of flooding all constrain the appropriateness and deliverability of this site, a neutral effect.	0
D) Safeguarding and minimising resource use	The site is made up of a variation of land which has a number of different grades, including urban land and grade 1 agricultural land. Development option is located partly on greenfield land which would be lost if this site is developed. As approximately 75% of the site is made up of Grade 1 and Grade 2 agricultural land, development of this site will have a significant negative impact on this objective.	-3
E) Promoting economic growth and employment	Site option does not result in the loss or gain of employment land, a neutral effect. Development of this scale would be a boost to local construction firms and associated trades who would benefit from being able to undertake contract work on the site. There would therefore be some positive impact.	+1
F) Supporting retail	The policy contains no retail proposals, however the high street would benefit from the custom of the residents from this development. There would be a positive effect.	+2
G) Meeting housing needs	Option provides for 200 new dwellings a contribution towards future housing need and includes provision for affordable housing, a significant positive effect.	+3
H) Ensuring community health and wellbeing	There are shops along Canal Hill which are easily accessible, but the site is not within walking distance of Tiverton town Centre, a slight negative effect. There are bus stops located on Tidcombe Lane and a footpath on the opposite site of Tidcombe Lane leading to Canal Hill.	-1
I) Delivering the necessary infrastructure	Criteria within the policy seek two vehicular access points from Canal Hill and improvements to Tidcombe Lane northwards from the site, a slight positive effect. In general, schools anticipated to be at or nearing capacity. There is limited capacity to support future development and new primary school provision will be required. It is anticipated the secondary school will need to be expanded but sits within a flood plain and therefore additional land near/adjacent to the existing site needs to be secured, a slight negative effect.	-1

Secondary/cumulative/synergistic effects:	The development overall will help meet the housing needs of Tiverton including affordable housing.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within the town. An estimated development time has not been stated by the proposer and is therefore unknown.
Spatial extent: (District wide / local)	This site option will help meet the housing needs within Tiverton including for affordable housing. Development would be focussed in Tiverton, the largest town in the district.

Summary of Recommendations

1. 'Community facilities to meet local needs arising' will help ensure that the capacity of primary and secondary schools is not breached.
2. Waste mitigation.
3. Archaeological investigation.
4. Renewable energy.
5. Development Brief.

Policy TIV11: Wynnards Mead, Bakers Hill

Option

A site of 5.8 hectares at Wynnards Mead, Bakers Hill, subject to; 100 dwellings (35% affordable), design that minimises impact to landscape character and setting of the adjoining listed building and the provision of Sustainable Urban Drainage (SUD).

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly. This site falls within the 'River valley slopes and coombes' landscape character area. This area typically falls within the River Exe valley and often has steep, wooded sides and a strong sense of enclosure within a lush valley landscape. The site is elevated, and therefore is visible from a number of viewpoints, including Seven Crosses Road to the south. Accordingly, there would be some impact from development in this location, however the policy requires design which minimises impact to the landscape character, overall a minor negative impact with this mitigation measure.	-1
B) Protection and promotion of a quality built and historic environment	The site, which lies to the west of Tiverton, consists of the grounds of a large house called Wynnards Mead, including some associated agricultural land and two cottages. Gotham Farm adjoins the site to the west. The site is in close proximity to a listed building to the immediate west of the site. Criteria within the policy requires design which protects the character and setting of the adjoining listed buildings, a neutral effect.	0
C) Mitigating the effects of climate change	The site is set on the north side of the Cottey Brook, sloping down north to south. The largest portion of the site, 5.8ha (92% North) is located in Flood zone 1, the lowest risk of flooding. 0.5ha of the site (8% South) is located in Flood zones 2 and 3. The policy option requires the provision of a sustainable urban drainage scheme to deal with all surface water from the development and arrangements for future maintenance. On balance it is felt that development of this site would have a neutral effect.	0
D) Safeguarding and	2.1ha (33% S and W) of the site is located on Grade 3 very good quality agricultural land, 4.2ha (67% NE) of the site is located	-1

Sustainability objective	Commentary	Impact
minimising resource use	on unclassified agricultural grade and a small area of contaminated land (historic quarry, 0.06ha in north). On balance development of this site would result a minor negative impact on this objective.	
E) Promoting economic growth and employment	Site option does not result in the loss or gain of employment land, a neutral effect. . Development of this scale would be a boost to local construction firms and associated trades who would benefit from being able to undertake contract work on the site. There would therefore be some positive impact.	+1
F) Supporting retail	The policy contains no retail proposals, however the high street would benefit from the custom of the residents from this development. There would be a positive effect.	+2
G) Meeting housing needs	Option provides for 100 new dwellings a contribution towards future housing need including affordable housing, a significant positive effect.	+3
H) Ensuring community health and wellbeing	The services and facilities of Tiverton lie some 1.2 km distant. The site is located within walking distance to Tiverton town centre and is close to a bus service into Tiverton.	+1
I) Delivering the necessary infrastructure	An adequate site access is achievable however the existing carriageway and footway links to Tiverton are very steep. In general, schools anticipated to be at or nearing capacity. There is limited capacity to support future development and new primary school provision will be required. It is anticipated the secondary school will need to be expanded but sits within a flood plain and therefore additional land near/adjacent to the existing site needs to be secured, a slight negative effect.	-1

Secondary/cumulative/synergistic effects:	The development overall will meet the housing needs of Tiverton including affordable housing.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within the town. The estimated development time for this site is 3 years. Once developed, development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing needs within Tiverton including for affordable housing. Development would be focussed in Tiverton, the largest town in the district. The provision of 100 dwelling will help meet the housing needs of the district as a whole.

Summary of Recommendations

1. ‘Community facilities to meet local needs arising’ will help ensure that the capacity of primary and secondary schools is not breached.
2. Waste mitigation.
3. Renewable Energy.

Policy TIV12: Land at Moorhayes Park

Option

A site of 0.4 hectares at Brickhouse Lane subject to; 12 dwellings (35% affordable), access from Hayne Court, archaeological investigation and Sustainable Urban Drainage (SUD).

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	An outline planning application for eight dwellings on the site was submitted in August 2013 (ref 13/01149/MOUT). The Wildlife Survey that accompanies the outline planning application concludes, after having undertaken a preliminary ecological appraisal notes that the site is of limited ecological value. This site falls within the built up area of Tiverton and as a result there will be no landscape impact, a neutral effect.	0
B) Protection and promotion of a quality built and historic environment	This site lies in an area where there is known prehistoric activity. The policy option requires archaeological investigation and appropriate mitigation. It is therefore likely that this will have a neutral impact.	0
C) Mitigating the effects of climate change	The site is located in Flood zone 1 the lowest level of flood risk. The policy option also requires the provision of a sustainable urban drainage scheme to deal with all surface water from the development and arrangements for future maintenance, a neutral effect.	0
D) Safeguarding and minimising resource use	The site is located on Grade 2 very good quality agricultural land, a negative effect. 50% of the site is contaminated land, without mitigation noted in the policy this is a negative impact.	-2
E) Promoting economic growth and employment	Site option does not result in the loss or gain of employment land, a neutral effect.	0
F) Supporting retail	The policy contains no retail proposals, however the high street would benefit from the custom of the residents from this development. There would be a minor positive effect.	+1
G) Meeting housing needs	Option provides for 12 new dwellings including 35% affordable housing a contribution towards future housing need in Tiverton, a slight positive effect.	+1
H) Ensuring community health and wellbeing	Services are available on Lea Road and Tiverton town centre is relatively close, a slight positive effect.	+1
I) Delivering the necessary infrastructure	As existing access from Hayne Court is adequate and the site is well connected within Moorhayes with pedestrian and cycle routes throughout, a positive effect. The policy option notes that access will be provided from Hayne Court. In general, schools anticipated to be at or nearing capacity. There is limited capacity to support future development and new primary school provision will be required. It is anticipated the secondary school will need to be expanded but sits within a flood plain and therefore additional land near/adjacent to the existing site needs to be secured, a slight negative effect.	0

Sustainability objective	Commentary	Impact
	Given the site access is adequate and the site is well connected but education capacity is nearing its limitation, an overall neutral effect is considered.	

Secondary/cumulative/synergistic effects:	The development will help meet the housing needs in Tiverton including affordable housing.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	The estimated development time for this site is 1 year. A developer has applied to build on the site although for a lower number of houses; nevertheless the timescale of this development is likely to be short. Once developed, development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing needs within Tiverton including for affordable housing. Development would be focussed in Tiverton, the largest town in the district.

Summary of Recommendations

1. Incorporate remediation of contaminated land within the policy option.
2. 'Community facilities to meet local needs arising' will help ensure that the capacity of primary and secondary schools is not breached.

Policy TIV13: Exeter Hill Option

A site of 1.8 hectares at Exeter Hill is allocated for residential development subject to; 20 dwellings (35% affordable), access from Devonshire Rise and Sustainable Urban Drainage (SUD).

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The site is bounded by hedges and trees and there are wide views across Tiverton and to the ridges to the north. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly. This site falls within the 'River valley slopes and coombes' landscape character area. This area typically falls within the River Exe valley and often has steep, wooded sides and a strong sense of enclosure within a lush valley landscape. Development on this site would extend the built form of Tiverton further up this hillside. The site is steeply sloping, with large views of Tiverton and would be highly visible from town. The site is currently open and tranquil, and has views to the north, east and west and there would be a landscape impact of locating housing within this area. Although the level of development is relatively low this would result in a negative effect on this objective due to the context of the site.	-2
B) Protection and	Archaeological work here has identified the presence of earthwork features across this site that may be indicative of	-1

Sustainability objective	Commentary	Impact
promotion of a quality built and historic environment	archaeological activity. Archaeological mitigation in the form of a programme of archaeological work undertaken through the application of a standard worded archaeological condition on any consent granted may be required, a slight negative effect.	
C) Mitigating the effects of climate change	The site is located in Flood zone 1 the lowest level of flood risk. The policy option also requires the provision of a sustainable urban drainage scheme to deal with all surface water from the development and arrangements for future maintenance. Overall development of this site will have a neutral effect on this objective.	0
D) Safeguarding and minimising resource use	3.4ha (68% South) of the site is located on Grade 3 good / moderate quality agricultural land and 1.6ha (32% North is located on unclassified agricultural grade, an overall slight negative effect.	-1
E) Promoting economic growth and employment	Site option does not result in the loss or gain of employment land, a neutral effect.	0
F) Supporting retail	The policy contains no retail proposals, however the high street would benefit from the custom of the residents from this development. There would be a minor positive effect.	+1
G) Meeting housing needs	Option provides for 20 new dwellings including 35% of affordable housing a contribution towards future housing need, a positive effect.	+2
H) Ensuring community health and wellbeing	Tiverton town centre lies in reasonably close proximity and a bus service is available on Canal Hill but there is no footway on Exeter Hill which is very steep. Overall this is a neutral impact.	0
I) Delivering the necessary infrastructure	The Highway Authority feel that there are difficulties to access the site due to the substandard nature of the junction with Canal hill and the gradient and topography of the site as well as lack of footways to Tiverton. The Highway Authority note potential opportunities to access the site with the area however the area itself is nearing capacity. The policy option requires access from Devonshire rise. In general, schools anticipated to be at or nearing capacity. There is limited capacity to support future development and new primary school provision will be required. It is anticipated the secondary school will need to be expanded but sits within a flood plain and therefore additional land near/adjacent to the existing site needs to be secured, a slight negative effect. Given the access and connectivity issues and education capacity, an overall negative effect is considered.	-2

Secondary/cumulative/synergistic effects:	The development will help meet the housing needs in Tiverton including affordable housing.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within the town. The estimated development time for this site is 1 year. A developer has applied to build on the site although for a lower number of houses; nevertheless the timescale of this development is likely to be short. Once developed, development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing needs within Tiverton including for affordable

	housing. Development would be focussed in Tiverton, the largest town in the district.

Summary of Recommendations

1. Design which minimises impact to the landscape character.
2. To include as a policy criteria 'archaeological investigation and appropriate mitigation'.
3. There may be potential to amend policy criteria b) 'Access from Devonshire Rise' to reflect advice from Highways. I.e. two access points are suggested from Devonshire Rise and an access point from Butterleigh Drive for emergency access and footway/cycleway.

Policy TIV14: Leat Street

Option

A site of 0.2 hectares at 29-31 Leat Street could be allocated for residential development subject to; 8 dwellings (35% affordable), improvements to access onto Leat Street, investigation of increased flood risk, archaeological interest and site contamination, design which respects and enhances the character of the Conservation Area and Sustainable Urban Drainage (SUD).

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The site falls within the centre of Tiverton and there will be no impact on landscape character, neutral effect.	0
B) Protection and promotion of a quality built and historic environment	The site is located within the Tiverton Conservation Area, however the policy requires design which respects and enhances the character of the Conservation area. This site also lies within the historic core of the town and in an area shown by historic maps to have been occupied by Sewards Court. These buildings appear to have been demolished sometime in the late 20th century. Any development here has the potential to expose archaeological and artefactual deposits associated with these dwellings. The policy option requires the investigation of archaeological interest with mitigation as appropriate. Overall development of this site would have a neutral effect on this sustainability objective.	0
C) Mitigating the effects of climate change	The site is located in Flood zone 2, however the policy option requires the investigation of increased flood risk with mitigation as appropriate. The policy option also requires the provision of a sustainable urban drainage scheme to deal with all surface water from the development and arrangements for future maintenance. With the mitigation requirements of the policy option development of this site will have a neutral effect on this objective.	0
D) Safeguarding and minimising resource use	Development option is located on brownfield land. Potential for contaminated land at the site although an enhanced pollution survey (dating back to 1999) stated the site was free of contamination. Nevertheless the policy option requires the investigation of site contamination with mitigation as appropriate. As this option is on brownfield land and could improve	+2

Sustainability objective	Commentary	Impact
	potentially contaminated land, a positive effect is felt.	
E) Promoting economic growth and employment	The garage towards the back of the site is currently in use, while the showroom and forecourt are currently vacant. Development of the site will result in the loss of employment land, a negative effect.	-2
F) Supporting retail	The policy contains no retail proposals, however the high street would benefit from the custom of the residents from this development. There would be a minor positive effect.	+1
G) Meeting housing needs	Option provides for 8 new dwellings including 35% affordable housing, a contribution towards future housing need, a slight positive effect.	+1
H) Ensuring community health and wellbeing	Tiverton town centre lies in reasonably close proximity and there are footpaths along both sides of Leat Street as well as on-road cycle links, a positive effect.	+2
I) Delivering the necessary infrastructure	There is an existing access directly onto Leat Street. The policy option requires improvement to the access onto Leat Street, a positive effect. In general, schools anticipated to be at or nearing capacity. There is limited capacity to support future development and new primary school provision will be required. It is anticipated the secondary school will need to be expanded but sits within a flood plain and therefore additional land near/adjacent to the existing site needs to be secured, a slight negative effect. Given the availability of an access and connectivity issues but the potential issue around educational capacity, an overall slight positive effect is considered.	+1

Secondary/cumulative/synergistic effects:	The development will help meet the housing needs in Tiverton including affordable housing.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within the town. The estimated development time for this site is 1 year. Once developed, development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing needs within Tiverton including for affordable housing. Development would be focussed in Tiverton, the largest town in the district.

Summary of Recommendations

1. To incorporate an element of employment.
2. 'Community facilities to meet local needs arising' will help ensure that the capacity of primary and secondary schools is not breached.

Policy TIV15: Palmerston Park Option

A site of 0.9 hectares at Palmerston Park could be allocated for residential development subject to; 15 affordable dwellings and the provision of Sustainable Urban Drainage (SUD).

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	There are a number of tall trees on the eastern boundary and the site is elevated above the road. The site currently comprises trees and scrubland. The Council will review existing species or habitats information held on previously allocated sites and will commission where necessary further site-specific evidence as required. The results will be used to update this sustainability appraisal accordingly. The site falls within the 'River valley slopes and coombes' landscape character area. The area often has steep, wooded sides and a strong sense of enclosure with a lush valley landscape. There is a potential impact on the landscape character due to the lack of trees on the elevated part of the site. The site is visible from the east side of the River Exe. As the site will be small scale this will have a minor negative impact on this sustainability objective.	-1
B) Protection and promotion of a quality built and historic environment	No impact.	0
C) Mitigating the effects of climate change	The site is located in Flood zone 1 the lowest level of flood risk. The policy option also requires the provision of a sustainable urban drainage scheme to deal with all surface water from the development and arrangements for future maintenance.	0
D) Safeguarding and minimising resource use	The site is located on greenfield land which has no agricultural land class. There are potential mine shafts in the vicinity of the site, which are currently being investigated, a minor negative effect.	-1
E) Promoting economic growth and employment	Site option does not result in the loss or gain of employment land, a neutral effect.	0
F) Supporting retail	The policy contains no retail proposals, however the high street would benefit from the custom of the residents from this development. There would be a minor positive effect.	+1
G) Meeting housing needs	Option provides for 15 affordable dwellings, a contribution to future housing needs. A slight positive effect.	+1
H) Ensuring community health and wellbeing	Development of this site would result in the loss of the current use as a park. There are pedestrian footpaths leading into the town centre and a bus stop at Palmerston Park. The site is within walking distance to West Exe shops and services within Tiverton Town Centre. On balance development of this site is felt to have a neutral effect.	0
I) Delivering the necessary infrastructure	The topography of the site would be a major constraint as it is very steep where it is adjacent to the road. There is no current access to the site. In general, schools anticipated to be at or nearing capacity. There is limited capacity to support future development and new primary school provision will be required. It is anticipated the secondary school will need to be expanded but sits within a flood plain and therefore additional land near/adjacent to the existing site needs to be secured.	-2

Sustainability objective	Commentary	Impact
	Overall due to the lack of infrastructure development of this site may have a negative effect.	

Secondary/cumulative/synergistic effects:	The development will help meet the affordable housing needs in Tiverton.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within the town. The estimated development time for this site is 1 year. Once developed, development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the affordable housing needs within Tiverton. Development would be focussed in Tiverton, the largest town in the district.

Summary of Recommendations

1. Design which minimises impact to the landscape character.
2. 'Community facilities to meet local needs arising' will help ensure that the capacity of primary and secondary schools is not breached.

Policy TIV16: Phoenix Lane Option

A site of 1 hectare at Phoenix Lane is allocated for redevelopment as a high quality shopping, leisure and residential area with accessible public space including 60 dwellings with 35% affordable housing and 9,300 square metres of mixed commercial floorspace.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	This is a town centre site located within an existing built up area, with no anticipated impact on landscape character, a neutral effect.	0
B) Protection and promotion of a quality built and historic environment	The site is within the conservation area, and contains a number of listed buildings including a number of listed buildings in close proximity to the site. The site also includes a War Memorial. The policy option requires outstanding design that announces the southern entrance to Tiverton's primary shopping area while enhancing the character and appearance of the Conservation Area and avoiding significant adverse impact to listed buildings. On balance although the development would impact the conservation area and listed buildings, enhancement of the site would have a minor positive impact on this sustainability objective.	+1
C) Mitigating the effects of climate change	The site is located in Flood zone 1 the lowest level of flood risk, a neutral effect.	0

Sustainability objective	Commentary	Impact
D) Safeguarding and minimising resource use	This site is located on brownfield land, a positive effect.	+2
E) Promoting economic growth and employment	Development of this site may result in the loss of some employment space however the policy provides for 9,300 square metres of mixed commercial floorspace including retail, office and leisure uses. On balance this would have a significant positive effect on this sustainability objective through the provision of employment space and enhancement of the site.	+3
F) Supporting retail	The site is located within the town centre. The policy option requires outstanding design that announces the southern entrance to Tiverton's primary shopping area, therefore helping to enhance the vitality and viability of the town centre, a significant positive effect.	+3
G) Meeting housing needs	The policy option requires 60 dwellings including 35% affordable housing. This helps to meet the housing needs of Tiverton including affordable housing, a positive effect.	+2
H) Ensuring community health and wellbeing	The site currently includes the bus station. The policy option requires the redesign and enhancement of the bus station. The site is in a town centre location where there are a wide range of services. The development of this site may impact on the pedestrianized public space which includes a war memorial garden. The policy option requires improved pedestrian access between Phoenix Lane and Pannier Market, and between Phoenix Lane and the multi-storey car park. The policy option also requires adequate parking and service areas to serve the needs of existing the proposed uses. Overall development of this site would have a positive impact on this sustainability objective.	+2
I) Delivering the necessary infrastructure	Phoenix Lane pedestrianized walk currently provides access from Phoenix Lane to Fore Street. The far north of the site includes land which connects the Fore Street from the Market Walk to the market itself. In general, schools anticipated to be at or nearing capacity. There is limited capacity to support future development and new primary school provision will be required. It is anticipated the secondary school will need to be expanded but sits within a floodplain and therefore additional land near/adjacent to the existing site needs to be secured. The policy option requires the redesign and enhancement of the bus station. Improved pedestrian access between Phoenix Lane and the Pannier market, and between Phoenix Lane and the multi-storey car park. Adequate parking and service areas to serve the needs of existing and proposed uses. Overall some enhancement of the infrastructure of the site will be provided and will therefore have a minor positive impact on this sustainability objective.	+1

Secondary/cumulative/synergistic effects:	The development will help meet the housing needs including affordable housing in Tiverton. The development also adds to mixed commercial floorspace which will enhance Tiverton town centre, the largest town in the district.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	During construction there may be some short term temporary interruptions to some services. The estimated development time for this site currently unknown. Once developed, development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing needs including affordable housing within

	Tiverton. Development would be focussed in Tiverton, the largest town in the district. Development of the town centre has the potential to benefit the surrounding area of Tiverton who use Tiverton town centre for shopping and retail.

Summary of Recommendations

1. Relocation or safeguarding of the memorial garden and war memorial.

Policy TIV17: Land at Bampton Street / William Street Car Park

Option

A site of 1 hectare at William Street could be allocated for redevelopment as a high quality shopping, leisure and residential area with accessible public space including 60 dwellings with 35% affordable housing and 9,300 square metres of mixed commercial floorspace.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	This is a town centre site located within an existing built up area, with no anticipated impact on landscape character, a neutral effect.	0
B) Protection and promotion of a quality built and historic environment	The site is located in the conservation area and is adjacent to a number of listed buildings. The policy option requires design that respects and enhances the character and appearance of the Conservation Area. On balance development of this site may have a minor negative impact as although the Conservation Area is protected in policy, there is no similar clause to protect the listed buildings in the vicinity.	-1
C) Mitigating the effects of climate change	The site is located in Flood zone 1 the lowest level of flood risk, a neutral effect.	0
D) Safeguarding and minimising resource use	This site is located on brownfield land, a positive effect.	+2
E) Promoting economic growth and employment	Development of this site may result in the loss of some employment space however the policy provides for 9,300 square metres of mixed commercial floorspace including retail, office and leisure uses. On balance this would have a significant positive effect on this sustainability objective through the provision of employment space and enhancement of the site.	+3
F) Supporting retail	The site is located within the town centre therefore helping to enhance the vitality and viability of the town centre, a significant positive effect.	+3
G) Meeting housing	The policy option requires 60 dwellings including 35% affordable housing. This helps to meet the housing needs of Tiverton	+2

Sustainability objective	Commentary	Impact
needs	including affordable housing, a positive effect.	
H) Ensuring community health and wellbeing	The site is within the town centre and close to existing bus service provision and a wide range of service. Development of the site could result in the loss of the 'New Hall' and Constitutional Club, the policy option requires the appropriate relocation of New Hall and Constitutional Club. Development of the site would also result in the loss of the Post Office Depot. The policy option currently does not require the relocation of this service. Overall due to the close relationship of the development to service and facilities but the potential loss of the Post Office Depot the development of the site would have a minor positive impact on this sustainability objective.	+2
I) Delivering the necessary infrastructure	Part of the site is currently used as a public car park. The policy option requires the retention of a public car park and adequate parking and service areas to serve the needs of existing and proposed uses. The policy does not require infrastructure as part of the development, although this will likely be provided at a planning application stage the policy option overall would result in a neutral effect on this sustainability objective.	0

Secondary/cumulative/synergistic effects:	The development will help meet the housing needs including affordable housing in Tiverton. The development also adds to mixed commercial floorspace which will enhance Tiverton town centre, the largest town in the district.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	During construction there may be some short term temporary interruptions to some services. The estimated development time for this site currently unknown. Once developed, development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing needs including affordable housing within Tiverton. Development would be focussed in Tiverton, the largest town in the district. Development of the town centre has the potential to benefit the surrounding area of Tiverton who use Tiverton town centre for shopping and retail.

Summary of Recommendations

1. Avoidance of significant adverse impact to listed buildings.
2. Relocation of the Post Office depot.
3. Requirement of necessary infrastructure.

Cullompton Site Options

Policy CU1 North West Cullompton
Preferred Option

A site of 74.8 hectares to the North West of Cullompton is allocated for mixed use development subject to; 1100 dwellings (35% affordable), 5 pitches for gypsies and travellers, 10,000 sqm of commercial floor space, transport provision, environmental protection, community facilities, air quality improvements, phasing strategy and master planning exercise.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	There are a number of protected trees and hedgerows within the site, along field boundaries. The Council will review existing species or habitats information held on previously allocated sites and will commission were necessary further site-specific evidence. The results will be used to update this sustainability appraisal accordingly. This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. The landscape is undulating, with the higher parts more sensitive to change and development. Developing this area will extend the built up area of the town, from an agricultural landscape, which will be a significant change. However, the visibility from elsewhere varies across the site. The more elevated parts of the site (such as St Andrews Hill and Rull Hill) are more sensitive to development because of their visibility in the landscape (particularly on north and west facing slopes). Other parts of the site are relatively contained by the topography and development in these locations would have only a medium impact. Criteria within the policy seek mitigation measures through environmental protection and enhancement, a positive effect. Given some higher parts of the site are sensitivity to change and development so overall a slight negative effect is anticipated.	-1
B) Protection and promotion of a quality built and historic environment	The site adjoins a roman fort on St Andrew's Hill (a scheduled ancient monument). There are a number of listed buildings within the cemetery and farmyards adjoining the site. The site lies in an area of high archaeological potential to the north of the Roman fort at St Andrew's Hill and contains evidence of prehistoric activity identified through aerial photography and findspots of flint tools. Recent archaeological investigations in this area have demonstrated the presence of extensive and significant prehistoric and Romano- British sites. Criteria within the policy seek mitigation measures through environmental protection and enhancement, a slight negative effect. The policy requires a public Masterplanning exercise to be undertaken before any planning application is made and which will improve the quality of the final design of the development.	-1
C) Mitigating the effects of climate change	72ha (96%) of the site falls within Flood Zone 1 with a remaining 2ha (3% central and east part of site) within Flood zone 2 and 3 and 0.8ha (1% central and west part of site) connected to flood zone 2 and 3. The northern boundary of site is adjacent to the flood plain. The site is largely outside the highest areas of flood risk, a neutral effect. Criteria within the policy seek mitigation measures through environmental protection and enhancement. Energy use in buildings account for nearly half of emissions of carbon dioxide, with more than a quarter coming from the energy used to heat, light and run homes. Criteria within the policy seek carbon reduction and air quality improvements, this is required to minimise the overall carbon footprint of the development and ensure the impact of the site on air quality is acceptable, a slight positive effect.	+1

	Taking into account flood risk and mitigation measures for climate change an overall slight positive effect is considered.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land, which is considered to be negative impact on resource use. 56.8ha (76% northern and southern parts) of the site is located on Grade 1 agricultural land of the highest quality, whilst 18ha (24% central part of the site) is located on Grade 4, poor quality agricultural land. Grade 1 agricultural land in Mid Devon amounts to 32.4 square kilometres, only 3.5% of the district. Given the loss of the highest grade agricultural land, a negative effect is considered.	-3
E) Promoting economic growth and employment	Option provides 10,000 sqm of commercial floorspace reflecting the recommendation of the Employment Land Review (2012) helping to diversify the economy and encourage inward investment, a significant positive effect. Development of this scale would be a boost to local construction firms and associated trades who would benefit from being able to undertake contract work on the site. Providing employment sites near where to people live would provide the opportunity to reduce out-commuting, levels of which are high within the district. There would therefore be a positive impact.	+3
F) Supporting retail	The policy contains no retail proposals. Though the high street and supermarket are not within easy walking distance of all parts of the site, it is still anticipated that they would benefit from the custom of the residents from this development. Therefore a positive impact has been assumed.	+2
G) Meeting housing needs	Option is well related to existing housing development and services forming a logical extension to the north west of Cullompton, a positive effect. The mix of dwellings to be achieved on site is already specified within a supplementary planning document, and will be tailored to achieve the appropriate balance. The option provides for 1,100 new dwellings of which 35% should be affordable and 5 gypsy and traveller sites making a significant contribution towards future housing need, a positive effect.	+3
H) Ensuring community health and wellbeing	There is a medical centre located adjacent to the east side of the northern element of the site and a number of rights of way/bridleways run through the site. Criteria within the policy seek community facilities to meet local needs arising, which is considered to be a positive effect. The option will have an impact on Cullompton Air Quality Management area which will require some mitigation, with the policy seeking measures through environmental protection and enhancement, carbon reduction and air quality, which is considered to be a positive effect. The existing site allocation for North West Cullompton includes the provision of a road linking Tiverton Road to Willand Road. This, along with delivery of the Eastern Relief Road, is intended to significantly reduce the amount of traffic in the town centre. This should in turn improve the air quality and town centre vitality (as it would direct traffic away from the high street) and is at the heart of the long term development strategy for Cullompton. The option will contribute towards the provision of open space, sport and recreation facilities, which is also considered to be a positive impact.	+2
I) Delivering the necessary infrastructure	The policy requires an agreed phasing strategy to bring forward development and infrastructure in step and retain the overall viability of development. There are potential highway capacity issues around this site which would require enhancements, for example, to M5 J28 before this site is developed. The policy requires masterplanning to take place to ensure that the necessary infrastructure is delivered at a rate to support the additional development without placing unacceptable demands on existing capacity. A road link between Tiverton Road and Willand Road will be delivered as part of bringing the site forward, whilst the site will contribute towards the cost of the Eastern Relief Road, a key element of local infrastructure. Part of the site is close to St. Andrew's Primary School; however the quantum of development will require an additional school to be built to meet identified need. Criteria within the policy seek community facilities to meet local needs arising and the site is of a sufficient scale for infrastructure improvements within and outside of the site, a positive effect. The policy also contains provision for strategic scale green infrastructure to be delivered in tandem with the site. Overall, provision of the necessary infrastructure, which is to be determined by the masterplan, is considered a positive impact arising from the policy.	+2

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site and the other possible options in the plan within Cullompton have the potential to impact upon traffic, put pressure on services and facilities. Development could contribute towards traffic in the town with consequential impact on air quality within the town centre and capacity issues at Junction 28 of the M5.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within the town. The estimated development time of the site is approximately 15 years. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will significantly help meet the housing needs of the district. Development would be focussed as an extension to the second town in the district.

Summary of Recommendations

The final policy would be supplemented by a suite of detailed policies on the issues listed below similar to those already adopted (existing Policies AL/CU/2-7):

1. Transport provision
2. Environmental protection and green infrastructure
3. Archaeological investigation & protection of listed buildings
4. Provision of Sustainable Urban Drainage (SUD)
5. Community facilities
6. Carbon reduction & air quality
7. Construction impact and the treatment of waste
8. Masterplanning & phasing

Policy CU2 Growen Farm Option

A site of 23 hectares at Growen Farm could be allocated for mixed use development as an extension to CU1 (North West Cullompton), subject to; 400 dwellings (35% affordable), transport provision, environmental protection, community facilities, air quality improvements, phasing strategy and master planning exercise.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. Developing the site would result in further expansion of Cullompton to the north west. The site is a within a bowl, particularly the eastern part, and as a result landscape impact could be lower than the west if this element is developed. Some views from Rull Lane to the north and from the bridleway. Little other impact as not visible from Tiverton Road. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly. Criteria within the policy seek mitigation measures through environmental protection and enhancement, a positive effect. Some landscape impacts would arise as a result of developing the site. Overall a negative impact has been assumed.	-1
B) Protection and promotion of a quality built and historic environment	There is a listed building to the north of the site which could be affected by developing in this location. The site lies in an area of archaeological potential to the north-west of the Roman fort at St Andrew's Hill and to the south of a possible prehistoric enclosure identified through aerial photography. Any planning application for development here must be supported by the results an appropriate level of archaeological works to allow the significance of the heritage asset to be understood along with the impact of any development upon it. Criteria within the policy seek mitigation measures through environmental protection and enhancement, a slight negative effect. The policy requires a public Masterplanning exercise to be undertaken before any planning application is made and which will set criteria to guide the quality of the final design of the development. Overall, given the potential for negative impacts on heritage assets, but positive criteria in terms of design, a neutral score has been assumed.	0
C) Mitigating the effects of climate change	A stream runs along the eastern boundary of the site and therefore a flood risk assessment may be required to determine whether there would be any impact from developing the site, even though the site is located in Flood zone 1 and is therefore located largely outside the highest areas of flood risk. Criteria within the policy seek mitigation measures through environmental protection and enhancement. Energy use in buildings account for nearly half of emissions of carbon dioxide, with more than a quarter coming from the energy used to heat, light and run homes. Criteria within the policy seek carbon reduction and air quality improvements, this is required to minimise the overall carbon footprint of the development and ensure the impact of the site on air quality is acceptable, a slight positive effect. Taking into account flood risk and mitigation measures for climate change an overall slight positive effect is considered.	+1
D) Safeguarding and minimising resource use	Development option is located on greenfield land, a negative effect. Site is located on Grade 2 very good quality agricultural land, a negative effect. Only 11% of land within the district is grade 2.	-2
E) Promoting economic growth and employment	Site option does not result in the loss or gain of employment land, a neutral effect. Development of this scale could be a boost to local construction firms and associated trades who would benefit from being able to undertake contract work on the site. There would therefore be some positive impact.	+1
F) Supporting retail	Option is located beyond easy walking distance to the town centre or supermarket. Whilst the policy contains no retail proposals, the high street would benefit from the custom of the residents from this development. There would be a positive effect.	+1
G) Meeting housing needs	The site is currently separate from the existing built extent at Cullompton, however this has been addressed by ensuring that it is brought forward in a phased manner with the adjoining preferred option CU1 North West Cullompton, a positive effect. The mix of	+3

	dwellings to be achieved on site is already specified within a supplementary planning document, and will be tailored to achieve the appropriate balance. Option provides for 400 new dwellings of which 35% should be affordable a contribution towards future housing need, a significant positive effect.	
H) Ensuring community health and wellbeing	Option will have an impact on Cullompton Air Quality Management area which will require some mitigation. There could also be light and noise pollution from developing the site. Therefore criteria within the policy seek mitigation measures through environmental protection and enhancement, carbon reduction and air quality, which is considered to be a positive effect. The option will contribute towards the provision of open space, sport and recreation facilities. Development of this scale alongside North West Cullompton is likely to bring a bus service nearer to the site. Overall, it is considered that there are a variety of impacts, but overall the effect is considered to be neutral against this objective.	0
I) Delivering the necessary infrastructure	The policy requires an agreed phasing strategy to bring forward development and infrastructure in step and retain the overall viability of development. There are potential highway capacity issues around this site which would require enhancements, for example, to M5 J28 before this site is developed. Access to the site could only be via CU1 'North West Cullompton', with the phasing set out in an accompanying strategy as stipulated by the policy.	+2

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site and the other possible options in the plan within Cullompton have the potential to impact upon traffic, put pressure on services and facilities. Development could contribute towards traffic in the town with consequential impact on air quality within the town centre and capacity issues at Junction 28 of the M5.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within the town. The estimated development time of the site is approximately 7 years. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will significantly help meet the housing needs of the district. Development would be focussed as an extension to the second town in the district.

Summary of Recommendations

The final policy, is selected as an extension to CU1 'North West Cullompton' would be supplemented by a similar suite of detailed policies on the issues listed below.

1. Transport provision
2. Environmental protection and green infrastructure
3. Archaeological investigation and protection of listed buildings
4. Provision of Sustainable Urban Drainage (SUD)

5. Community facilities
6. Carbon reduction and air quality
7. Construction impact and the treatment of waste
8. Development brief for the site.

Policy CU3 Knowle Lane
Preferred Option

A site of 9.8 hectares at Knowle Lane is allocated for residential development, subject to; 235 dwellings (35% affordable), transport provision, Green Infrastructure, environmental improvements, Sustainable Urban Drainage (SUD), transport plans, two points of vehicular access, pedestrian links and air quality improvements.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The site is in close proximity to a number of protected trees (in the adjoining north eastern field). The Council will review existing species or habitats information held on previously allocated sites and will commission were necessary further site-specific evidence. The results will be used to update this sustainability appraisal accordingly. However, criteria have been included within the policy to seek measures to protect and strengthen trees, hedgerows and other environmental features which contribute to the character and biodiversity, maintaining a wildlife network within the site and linking to the surrounding countryside. This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. The site can be viewed from Knowle Lane (to the south) and Ponsford Lane to the north. The land rises to the west, though there are few public viewing points. Housing to the east would provide a level of mitigation, though does extend the built environment into the countryside. Overall, the site is relatively well contained within the landscape, and impacts are not likely to be significant. Overall, the mitigation measures will reduce much of the impact, and therefore only a slight negative impact has been assumed.	-1
B) Protection and promotion of a quality built and historic environment	The site lies to the west of the Roman fort (a Scheduled Monument) and to the south of a possible road leading west from the fort. A geophysical survey undertaken in support of a planning application for this area identified anomalies within the proposed development site that may represent archaeological features, some of which may be indicative of industrial activity. In the light of the results of the geophysical survey and the presence of prehistoric as well as 18/19th century industrial activity recorded to the east in the adjacent development site, any groundworks associated with the development of this area have the potential to expose and destroy archaeological deposits associated with the known archaeological activity in the vicinity. Archaeological mitigation in the form of a programme of archaeological work undertaken through the application of a standard worded archaeological condition on any consent granted may be required. Given the recent findings above a slight negative effect is considered.	-1

C) Mitigating the effects of climate change	9.5ha (77% north and south parts) of the site lies within Flood zone 1 with the remaining 2.8ha (23% through centre of site, from east to west) within Flood zone 2 and 3. The site is therefore largely outside the highest areas of flood risk although a portion does fall within flood zones 2 & 3. Criteria within the policy however seek retention of land in the floodplain as informal amenity open space and the provision of a sustainable urban drainage scheme to deal with surface water from the development and arrangements for future maintenance, with a neutral effect therefore anticipated. Energy use in buildings account for nearly half of emissions of carbon dioxide, with more than a quarter coming from the energy used to heat, light and run homes. Criteria within the policy seek transport plans, carbon reduction and air quality improvements, this is required to minimise the overall carbon footprint of the development and ensure the impact of the site on air quality is acceptable, which overall should address potential negative impacts. Taking into account flood risk and mitigation measures for climate change an overall neutral impact is considered.	0
D) Safeguarding and minimising resource use	Development option is located on greenfield land, which would be lost if this site is developed, a negative effect. 3.3ha (27% N and S) of the site is located on Grade 1 high quality agricultural land and 9ha (73% central strip of site running east to west) of the site is located on Grade 4 poor quality agricultural land. Grade 1 agricultural land in Mid Devon amounts to 32.4 square kilometres, only 3.5% of the district. The loss of any grade 1 land is considered to be a negative effect, given its scarcity in the district.	-2
E) Promoting economic growth and employment	Site option does not result in the loss or gain of employment land, a neutral effect. Development of this scale may be a boost to local construction firms and associated trades who would benefit from being able to undertake contract work on the site. There would therefore be some positive impact.	+1
F) Supporting retail	Option is located within walking distance to the town centre. The policy contains no retail proposals, however the high street would benefit from the custom of the residents from this development. There would be a positive effect.	+1
G) Meeting housing needs	Option is well related to the existing built form at Cullompton, a positive effect. The mix of dwellings to be achieved on site is already specified within a supplementary planning document, and will be tailored to achieve the appropriate balance. The option provides for 235 new dwellings of which 35% should be affordable a contribution towards future housing need, a significant positive effect.	+3
H) Ensuring community health and wellbeing	Criteria with the policy seek the provision of 2.7 hectares of Green Infrastructure, to include the retention of land in the floodplain as informal amenity open space; as well as provision of appropriate links to the adjacent development to the east of the site, a slight positive effect. Development at this site will have an impact on Cullompton Air Quality Management area, and could contribute towards noise and light pollution. However, mitigation measures have been proposed within the policy which should address some of these concerns. Overall, given the positive impacts of providing green infrastructure and public open space, and the potential negative impacts of other effects, a neutral score has been assumed.	0
I) Delivering the necessary infrastructure	Criteria within the policy seek at least two access points to the site from adjoining development not from Ponsford Lane, a slightly positive effect on the local road network. The policy requires appropriate links to adjoining development, and the provision of cycle and pedestrian links. The site may impact on the capacity of J28 of the M5. However, the Highways Agency have lifted their holding direction on already allocated sites within Cullompton now that improvements works to the junction have now been agreed with Devon County Council. Overall, the policy ensures sufficient level of infrastructure is upgraded to account for the site. A slight positive impact.	+1

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site and the other possible options in the plan within Cullompton have the potential to impact upon traffic, put pressure on services and facilities. Development could contribute towards traffic in the town with consequential impact on air quality within the town centre and capacity issues at Junction 28 of the M5.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within the town. The estimated development time of the site is approximately 5 years. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will significantly help meet the housing needs of the district. Development would be focussed as an extension to the second town in the district.

Summary of Recommendations

1. No recommendations following SA.

Policy CU4 Land South of Tiverton Road

Option

A site of 1.9 hectares south of Tiverton Road could be allocated for residential development, subject to; 45 dwellings (35% affordable), a road linking Tiverton Road to Willand Road (a requirement under policy CU1 'North West Cullompton), archaeological investigation, transport plan, air quality improvements and Sustainable Urban Drainage (SUD).

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. The site is fairly enclosed by hedgerows and the land at the bottom of the site rises, with the land beyond rising further. The site at present is viewable from some low distant ridges in the west, and developing it would raise the prominence of the built environment to the west of Cullompton. However, this will be mitigation by the adjacent allocations once built out. Given the small size of the site, its low visibility and mitigation of by the adjacent allocated sites, a neutral effect is anticipated. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly.	0
B) Protection and promotion of a quality built and historic environment	The St. Andrew's Hill roman fort (a scheduled ancient monument) lies to the east. The site lies in an area of archaeological potential to the west of the Roman fort at St Andrew's Hill and in an area where Roman finds have been recorded. Given the archaeological potential of the site, any planning application for development here must be supported by the results an appropriate level of archaeological works to allow the significance of the heritage asset to be understood along with the impact of any development upon it. Criteria within the policy seek archaeological investigation and mitigation, which should reduce the impact. Until the	-1

	Council these investigations have taken place, a slight negative impact has been assumed.	
C) Mitigating the effects of climate change	Site is located within flood zone 1. Criteria within the policy seek the provision of a sustainable urban drainage scheme to deal with surface water from the development and arrangements for future maintenance, a neutral effect is considered.	0
D) Safeguarding and minimising resource use	Development option is located on greenfield land which would be lost if this site is developed. Option would result in the loss of Grade 1 high quality agricultural land, a negative effect. Grade 1 agricultural land in Mid Devon amounts to 32.4 square kilometres, only 3.5% of the district. Therefore, a negative impact of developing the site has been assumed, despite the small size of the site.	-2
E) Promoting economic growth and employment	Site option does not result in the loss or gain of employment land, a neutral effect.	0
F) Supporting retail	Option is located some distance from the town centre. The policy contains no retail proposals, however the high street would benefit from the custom of the residents from this development. There would be a slight positive effect.	+1
G) Meeting housing needs	Option is not currently well related to the existing built form at Cullompton, but could form an extension to other adjacent sites once they are built out. The mix of dwellings to be achieved on site is already specified within a supplementary planning document, and will be tailored to achieve the appropriate balance. Option provides for 45 new dwellings of which 35% should be affordable - a contribution towards future housing need, a positive effect.	+2
H) Ensuring community health and wellbeing	Site option does not result in the loss or gain of community facilities or open space, a neutral effect. The option will have an impact on Cullompton Air Quality Management area which will require some mitigation, whilst there could be light and noise pollution impacts. The policy requires implementation of a transport plan and other measures to minimise air quality impacts.	0
I) Delivering the necessary infrastructure	The site has no suitable access to the highway, and the existing roads are not ideal at present as they are constricted, a negative effect. Widening of existing adjacent roads would be necessary. There are issues with Tiverton Road, however an adequate site access is achievable. The policy has been written so that development should only come forward once local infrastructure being delivered by an adjacent site is compelted. Given this inclusion, there is not considered to be a negative impact on local infrastructure.	0

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site and the other possible options in the plan within Cullompton have the potential to impact upon traffic, put pressure on services and facilities. Development could contribute towards traffic in the town with consequential impact on air quality within the town centre and capacity issues at Junction 28 of the M5.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	The impact of this site is likely to be medium-long term, given it cannot come forward before local infrastructure has been completed. Once developed, development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing needs within Cullompton including for affordable housing. Development would be focussed in Cullompton, the second town in the district.

Summary of Recommendations

1. Renewable and low carbon energy will be expected to provide a proportion of the sites energy use.
2. Measures to mitigate construction impact and the treatment of waste.

Policy CU5 Ware Park and Footlands

Option

A site of 2.1 hectares at Ware Park and Footlands could be allocated for residential development, subject to; 38 dwellings (35% affordable), access from the Knowle Lane development, archaeological investigation, transport plan, air quality improvements and provision of a Sustainable Urban Drainage scheme (SUDs).

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. The site is flat, and bounded by established hedgerows. These screen the site from views from the south, whilst the adjacent site to be developed at the north will mitigate views from the north. Given these factors it is not considered that there will be a very limited landscape and visual impact. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly. Overall, a neutral impact is considered.	0
B) Protection and promotion of a quality built and historic environment	A geophysical survey undertaken in support of a planning application for this area identified anomalies within the proposed development site that may represent archaeological features, some of which may be indicative of industrial activity. In the light of the results of the geophysical survey and the presence of prehistoric as well as 18/19th century industrial activity recorded to the east in the adjacent development site, any groundworks associated with the development of this area have the potential to expose and destroy archaeological deposits associated with the known archaeological activity in the vicinity. Archaeological mitigation in the form of a programme of archaeological work undertaken through the application of a standard worded archaeological condition on any consent granted may be required. Until further investigation provides more information, a slight negative effect must be assumed.	-1
C) Mitigating the effects of climate change	The site is located in flood zone 1 which has the lowest probability of flooding. However, a stream runs to the north, and the impact may need to be considered via a flood risk assessment. Criteria within the policy seek the provision of a sustainable urban drainage scheme to deal with surface water from the development and arrangements for future maintenance; overall, a neutral effect is considered.	0
D) Safeguarding and minimising resource use	Development option is located on greenfield land which would be lost if this site is developed, a negative effect. The option would result in the loss of a small area of 0.7ha (33% SE) grade 1 high quality agricultural land and 1.4ha (67% NW) Grade 4 poor quality agricultural land, a slight negative effect. Grade 1 agricultural land in Mid Devon amounts to 32.4 square kilometres, only 3.5% of	-1

	the district, hence the overall negative score.	
E) Promoting economic growth and employment	Site option does not result in the loss or gain of employment land, a neutral effect.	0
F) Supporting retail	Option is located some distance from the town centre. The policy contains no retail proposals, however the high street could benefit from the custom of the residents from this development. There would be a slight positive effect.	+1
G) Meeting housing needs	Option is not well related to the current built extent of the town though it would form a natural extension to the Knowle Lane site. The option provides for 38 new dwellings of which 35% should be affordable a contribution towards future housing need, a positive effect. The mix of dwellings to be achieved on site is already specified within a supplementary planning document, and will be tailored to achieve the appropriate balance. Given the contribution to housing need an overall large positive effect is considered.	+2
H) Ensuring community health and wellbeing	Site option does not result in the loss or gain of community facilities or open space, a neutral effect. There could be an impact on Cullompton Air Quality Management area which will require some mitigation. The option will contribute towards light and noise pollution, a slight negative effect. The policy requires the implementation of a transport plan and measures to mitigate air quality impacts. Given this is a small site, a slight negative impact has been assumed.	-1
I) Delivering the necessary infrastructure	Development of this site would depend upon delivery of the existing Knowle Lane allocation. Knowle Lane itself, by reason of its width and alignment, is unsuitable to accommodate addition traffic, but if the existing allocated site is developed first then access will be sought through that site, given the limitations of Tiverton Road. Overall, therefore, the impact on infrastructure is considered to be neutral.	0

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site and the other possible options in the plan within Cullompton have the potential to impact upon traffic, put pressure on services and facilities. Development could contribute towards traffic in the town with consequential impact on air quality within the town centre and capacity issues at Junction 28 of the M5.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	The site is only likely to come forward once Knowle Lane is built out, the impact is likely to be medium-long term. Once developed, development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing needs within Cullompton including for affordable housing. Development would be focussed in Cullompton, the second town in the district.

Summary of Recommendations

1. Renewable and low carbon energy will be expected to provide a proportion of the sites energy use.
2. Provision of a flood risk assessment given the proximity of a stream in close proximity to the site
3. Measures to mitigate construction impact and the treatment of waste.

Policy CU6 Court Farm
Preferred Option

A site of 1.4 hectares at Court Farm is allocated for residential development, subject to; 35 dwellings (35% affordable), transport plan, air quality improvements and Sustainable Urban Drainage (SUD).

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The remaining area is largely surrounded by existing development, visual and landscape impacts are considered minimal, a neutral effect. Much of the remaining area is previously developed, so impacts on biodiversity are expected to also be minimal. However, the Council will review existing species or habitats information held on previously allocated sites and will commission were necessary further site-specific evidence. The results will be used to update this sustainability appraisal accordingly.	0
B) Protection and promotion of a quality built and historic environment	There are no listed buildings within or adjoining the site. The Cullompton Conservation Area adjoins the site to the south but there is no anticipated impact, a neutral effect. This site has already been subject to a programme of archaeological investigation and no further work is required on this site, a further neutral effect. Most of the site is comprised of existing commercial buildings, in various states of use and repair. Redeveloping the site offers the opportunity to improve the local built environment. Therefore a positive impact is assumed.	+2
C) Mitigating the effects of climate change	The river and floodplain to the north of the site while this remaining part of the larger allocation is located in flood zone 1 the lowest probability of flooding, a neutral effect (particularly as the policy includes SUDs provision).	0
D) Safeguarding and minimising resource use	0.2ha is contaminated land as a result of textile manufacturing, whilst 0.4ha is from factory work. Developing the site would require the remediation of the soil, which is considered to be a positive impact. The site is located on previously developed land and will not result in the loss of greenfield sites, which is also considered a positive effect.	+2
E) Promoting economic growth and employment	Redeveloping the site will result in the loss of a small number of employment units within the south west corner of the site, a negative effect. These are units which are used, but not of the highest quality. A minor negative impact is therefore associated with their loss.	-1
F) Supporting retail	The site is located close to the town centre and Tesco supermarket. The policy contains no retail proposals, however the high street would benefit from the custom of the residents from this development. There would be a small positive effect.	+1
G) Meeting housing needs	Option is well related to the existing built form being located within an existing built up area - positive effect. The option provides for 35 new dwellings of which 35% should be affordable a contribution towards future housing need, a further significant positive effect. The mix of dwellings to be achieved on site is already specified within a supplementary planning document, and will be tailored to achieve the appropriate balance.	+2
H) Ensuring community health and wellbeing	The site is located close to the town centre, a medical centre and Tesco superstore and there is pedestrian and cycle access to the site from Willand Road, a positive effect. Site option does not result in the loss or gain of community facilities or open space, a neutral effect. Developing the site could have an impact on Cullompton Air Quality Management area which will require some mitigation, as set out in the policy. Given the positive effect of the sites location near to local facilities and application of	+1

	mitigation, an overall positive impact has been assumed.	
I) Delivering the necessary infrastructure	There is an existing access, however the multiple landowners would need to come forward together to see this delivered. This could hamper efforts to bring the site forward. Potentially a negative effect.	-1

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site and the other possible options in the plan within Cullompton have the potential to impact upon traffic, put pressure on services and facilities. Development could contribute towards traffic in the town with consequential impact on air quality within the town centre and capacity issues at Junction 28 of the M5.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Advice given to the Council suggests this site could take time to come forward, therefore the temporal impacts are likely to be medium to long-term. Once built the effects are permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing needs within Cullompton including for affordable housing. Development would be focussed in Cullompton, the second town in the district.

Summary of Recommendations

1. Renewable and low carbon energy will be expected to provide a proportion of the sites energy use.
2. Measures to mitigate construction impact and the treatment of waste.
3. Remediation of contaminated land within the site.

Policy CU7 Land at Exeter Road
Preferred Option

A site of 1.4 hectares at Exeter Road could be allocated for residential development, subject to; 35 dwellings (35% affordable), archaeological investigation, transport plan, air quality improvements and Sustainable Urban Drainage scheme (SUD).

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	There is an important oak tree on the boundary with the road (covered with a temporary Tree Preservation Order). The Council will review existing species or habitats information held on previously allocated sites and will commission were necessary further site-specific evidence. The results will be used to update this sustainability appraisal accordingly. The site falls within the 'Upper farmed and wooded valley slopes' landscape character area. These areas are typified by having a steeply rolling landform, being a lush and fertile land which gives rise to extensive tracts of medium-scale fields of permanent pasture. The site is highly visible from B3181 a negative effect, further south there is dense tree cover which should screen wider views. Views into the site are generally short, a	-1

	neutral effect. Development of the site does extend the built nature of Cullompton further to the south. Given there will be some visual impact, an overall negative effect is considered.	
B) Protection and promotion of a quality built and historic environment	This site lies in an area of archaeological potential with regard to known prehistoric and Roman activity in the vicinity. Archaeological mitigation in the form of a programme of archaeological work undertaken through the application of a standard worded archaeological condition on any consent granted may be required. Criteria within the policy seek mitigation measures through archaeological investigation, a slight negative effect.	-1
C) Mitigating the effects of climate change	The Cole Brook runs to the north of the site on the opposite side of Exeter Road and a flood risk assessment may therefore be required to determine any potential impact. The site is located in flood zone 1 the lowest probability of flooding, and the policy requires the inclusion of a sustainable urban drainage scheme, therefore a neutral effect is anticipated.	0
D) Safeguarding and minimising resource use	Development option consists of some residential land as well as a limited amount of greenfield (which is grade 3 agricultural land). The loss of this land is considered to be a minor negative effect of developing the site.	-1
E) Promoting economic growth and employment	Site option does not result in the loss or gain of employment land, a neutral effect.	0
F) Supporting retail	Option is located some distance from the town centre. The policy contains no retail proposals, however the high street and other local retail could benefit from the custom of the residents from this development. There would be a slight positive effect.	+1
G) Meeting housing needs	Option provides for 35 new dwellings of which 35% should be affordable a contribution towards future housing need, a large positive effect. The mix of dwellings to be achieved on site is already specified within a supplementary planning document, and will be tailored to achieve the appropriate balance.	+2
H) Ensuring community health and wellbeing	The site is located 800 metres from the town centre, but closer to local shopping, leisure and school provision. The site has access to a footpath along the road into Cullompton. Option will have an impact on Cullompton Air Quality Management area which will require some mitigation. Overall therefore, a neutral impact is considered.	0
I) Delivering the necessary infrastructure	The site has a possible conflict with access to hospital (on opposite sides of the road) that will need addressing. There are two possible access options to the site, either through Swalcliffe site (the most northerly house), or jointly through Springbourne (the southerly house) in combination with the adjoining agricultural land. The site adjoins the good bus route along Exeter Road although there is no stop immediately adjacent the site. Overall a neutral effect.	0

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site and the other possible options in the plan within Cullompton have the potential to impact upon traffic, put pressure on services and facilities. Development could contribute towards traffic in the town with consequential impact on air quality within the town centre and capacity issues at Junction 28 of the M5.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	The estimated development time for this site is two years, and could come forward in the short term. Once developed, its impact will be permanent.

Spatial extent: (District wide / local)	This site option will help meet the housing needs within Cullompton including for affordable housing. Development would be focussed in Cullompton, the second town in the district.

Summary of Recommendations

1. Renewable and low carbon energy will be expected to provide a proportion of the sites energy use.
2. Measures to mitigate construction impact and the treatment of waste.

Policy CU8 Bradninch Road

Option

A site of 1.1 hectares at Bradninch Road could be allocated for residential development, subject to; 25 dwellings (35% affordable), access from Exeter Road, archaeological investigation, transport plan, air quality improvements and Sustainable Urban Drainage (SUD).

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	This sites falls within the 'Upper farmed and wooded valley slopes' landscape character area. These areas are typified by having a steeply rolling landform, being a lush and fertile land which gives rise to extensive tracts of medium-scale fields of permanent pasture. The site slopes steeply and development would be very prominent, with large potential for visual impact. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly.	-2
B) Protection and promotion of a quality built and historic environment	This site lies in an area of archaeological potential with regard to known prehistoric and Roman activity in the vicinity. Archaeological mitigation in the form of a programme of archaeological work undertaken through the application of a standard worded condition on any consent granted may be required. Criteria within the policy seek mitigation measures through archaeological investigation – however the potential for a slight negative effect exists.	-1
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest probability of flooding, however, given the steeply sloping nature of the site there is the potential for surface water run-off to cause impacts elsewhere. The policy does include sustainable urban drainage to mitigate any impact, therefore a neutral effect is anticipated.	0
D) Safeguarding and minimising resource use	Development option is located on greenfield land which would be lost if this site is developed, a negative effect. Option would result in the loss of grade 3 good to moderate quality agricultural land, a slight negative effect.	-1
E) Promoting economic growth	Site option does not result in the loss or gain of employment land, a neutral effect.	0

and employment		
F) Supporting retail	Option is located some distance from the town centre. The policy contains no retail proposals, however the high street would benefit from the custom of the residents from this development. There would be a slight positive effect.	+1
G) Meeting housing needs	Option provides for 35 new dwellings of which 35% should be affordable a contribution towards future housing need, a large positive effect. The mix of dwellings to be achieved on site is already specified within a supplementary planning document, and will be tailored to achieve the appropriate balance.	+2
H) Ensuring community health and wellbeing	The site is located 800 metres from the town centre. Option will have an impact on Cullompton Air Quality Management area which will require some mitigation. The neighbouring use to the site is housing but at a lower level, therefore there may be some issues with overlooking. A frequent bus service is available nearby. Considering all impacts, a balanced (and therefore neutral) impact is considered.	0
I) Delivering the necessary infrastructure	Access to the site would only be possible through land at Exeter Road site CU7, which has access difficulties. Overall a slight negative effect is possible.	-1

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site and the other possible options in the plan within Cullompton have the potential to impact upon traffic, put pressure on services and facilities. Development could contribute towards traffic in the town with consequential impact on air quality within the town centre and capacity issues at Junction 28 of the M5.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	The estimated development time for this site is two years, and it could come forward in the short term. Once developed, development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing needs within Cullompton including for affordable housing. Development would be focussed in Cullompton, the second town in the district.

Summary of Recommendations

1. Renewable and low carbon energy will be expected to provide a proportion of the sites energy use.
2. Measures to mitigate construction impact and the treatment of waste.
3. Development should reduce opportunities for overlooking of any adjacent residential properties

Policy CU9 Land at Colebrook

Option

A site of 16.6 hectares could be allocated for residential development, subject to; 300 dwellings (35% affordable), no development until road linking Tiverton Road to Willand Road is approved, two points of access from Siskins Chase and upgrading of Colebrook Lane to accommodate additional traffic, 2.7 ha of green

infrastructure and retention of the land in the flood plain for open space, environmental measures, archaeological investigation, transport plan, air quality improvements and Sustainable Urban Drainage (SUD).

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The central band of the site falls within the 'Sparsely settled farmed valley floors' landscape character area. This area is typified by the presence of rivers or streams and related flat or gently sloping valley bottoms within the low lying areas of the district. The north and south portions of the site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. The site is reasonably enclosed closer to Colebrook Lane, and is part of a rolling landscape. There is limited wider landscape impact, but a more localised impact if the site is developed. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly. Criteria within the policy seek measures to protect and strengthen environmental features which contribute towards the character and biodiversity of the surrounding countryside and mitigation through 2.7ha of green infrastructure including the protection of amenity local space. Given the mitigation measures but localised impact a slight negative effect is considered.	-1
B) Protection and promotion of a quality built and historic environment	This site occupies a large area in a landscape with evidence of prehistoric and Roman activity in the vicinity. Any planning application for development here will need to be supported by the results an appropriate level of archaeological works to allow the significance of the heritage asset to be understood along with the impact of the development upon it. Criteria within the policy seek mitigation measures through archaeological investigation but there is the potential for a slight negative effect.	-1
C) Mitigating the effects of climate change	Kia Ora Farm and fishing lakes to west of site. The Cole Brook runs from the east, circling the bottom half of site, and then parallel to boundary (on south east side). 16.7ha (87%) of the site falls within flood zone 1 with the remaining 3 1.6ha (8%, following Cole Brook) in flood zone 2 & 3 and 1ha (5%, following Cole Brook) in the functional floodplain. Criteria within the policy seek mitigation measures through retention of land in the floodplain as informal amenity open space and the provision of sustainable urban drainage schemes to deal with surface water run-off. Given the mitigation measures within criteria within the policy a neutral effect is considered. Energy use in buildings account for nearly half of emissions of carbon dioxide, with more than a quarter coming from the energy used to heat, light and run homes. Criteria within the policy seek carbon reduction and air quality improvements, this is required to minimise the overall carbon footprint of the development and ensure the impact of the site on air quality is acceptable, a slight positive effect. Taking into account flood risk and mitigation measures for climate change an overall slight positive effect is considered.	+1
D) Safeguarding and minimising resource use	Development option is located on greenfield land which would be lost if this site is developed, a negative effect. Option would result in the loss of 0.2ha (1% N) of grade 1 excellent quality agricultural land, 14.8ha (77% SE) of grade 2 very good agricultural land and 4.3ha (22% SW) of grade 3 good to moderate quality agricultural land, a negative effect. Grade 1 agricultural land in Mid Devon amounts to 32.4 square kilometres, only 3.5% of the district. Only 11% of land within the district is grade 2.	-2
E) Promoting economic growth	Site option does not result in the loss or gain of employment land, a neutral effect. Development of this scale may be a boost to local construction firms and associated trades who would benefit from being able to undertake contract work on the site. There	+1

and employment	would therefore be some positive impact.	
F) Supporting retail	Option is located some distance from the town centre. The policy contains no retail proposals, however the high street could benefit from the custom of the residents from this development. There would be a slight positive effect.	+1
G) Meeting housing needs	Option provides for 300 new dwellings of which 35% should be affordable a contribution towards future housing need, a significant positive effect. The mix of dwellings to be achieved on site is already specified within a supplementary planning document, and will be tailored to achieve the appropriate balance.	+3
H) Ensuring community health and wellbeing	The site is located some distance from the town centre. The option will have an impact on Cullompton Air Quality Management area which will require some mitigation (which has been included within the policy). The option could contribute towards light and noise pollution, a slight negative effect. The site includes 2.7ha of informal open space, allowing opportunities for outdoor play. Balancing all factors, a slight negative impact has been assumed.	-1
I) Delivering the necessary infrastructure	The width of Colebrook Lane from Swallow Way may present difficulties with access and would need to be substantially upgraded. Development in this location would increase traffic on Tiverton Road, so would not be permissible until a new road linking Tiverton Road to Willand Road has been provided under Policy CU1. Criteria within the policy state that Colebrook Lane should be upgraded to accommodate additional traffic arising from the development and provision of two points of access from Siskins Close. Further mitigation criteria within the policy state that no development should occur until the Eastern Relief Road has been provided. Given the mitigation measures set out in criteria within the policy and the fact that infrastructure would need to be in place prior to development beginning, an overall neutral impact has been assumed.	0

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site and the other possible options in the plan within Cullompton have the potential to impact upon traffic, put pressure on services and facilities. Development could contribute towards traffic in the town with consequential impact on air quality within the town centre and capacity issues at Junction 28 of the M5.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within the town. However, as the site could only come forward once the Eastern Relief Road is in place, development is only likely to take place in the medium-long term. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will significantly help meet the housing needs of the district. Development would be focussed as an extension to the second town in the district.

Summary of Recommendations

1. Renewable and low carbon energy will be expected to provide a proportion of the sites energy use.
2. Measures to mitigate construction impact and the treatment of waste.
3. Opportunity to include a local centre within the site.

Policy CU10 Land at East of Culm Farm

Option

A site of 5.31 hectares at East Culm Farm could be allocated for residential development, subject to; 120 dwellings (35% affordable), improved pedestrian and cycle links, retention of floodplain as green infrastructure and amenity open space, archaeological investigation, transport plan, air quality improvements and Sustainable Urban Drainage (SUD).

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	Most of the site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. A small sliver of land in the north west of the site falls within the 'Sparsely settled farmed valley floors' landscape character area. This area is typified by the presence of rivers or streams and related flat or gently sloping valley bottoms within the low lying areas of the district. The site is mostly flat and surrounded by high hedges, which largely screens it from views from the south and west. The impact of having housing on the site is likely to be no more effect than the existing glasshouse use on the landscape, a neutral effect. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly.	0
B) Protection and promotion of a quality built and historic environment	The proposed development site lies in a landscape where prehistoric and Roman activity is recorded in the Historic Environment Record. The northern part of the site has probably been disturbed by the construction of the greenhouses, but the southern part still has potential for containing archaeological deposits. Archaeological mitigation in the form of a programme of archaeological work undertaken through the application of a standard worded archaeological condition on any consent granted may be required. Criteria within the policy seek mitigation measures through archaeological investigation, a slight negative effect. The site is partly occupied with a large number of derelict glasshouses and associated buildings and infrastructure. Redevelopment of the site would be a positive effect, as otherwise, the site is likely to deteriorate further, with potential negative impacts on the neighbouring residential properties. Therefore, an overall positive impact has been assumed.	+2
C) Mitigating the effects of climate change	The floodplain of the River Culm lies to the west of the site. 5.3ha of the site falls within flood zone 1 the lowest probability of flood risk with the remaining 0.6ha (10% of site, western portion) part of the site falling within flood zone 2. Criteria within the policy seek mitigation measures through retention of land in the floodplain as informal amenity open space and the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off. Given the mitigation measures within criteria within the policy a neutral effect is considered, given that the policy specifies the retention of land within the floodplain. Energy use in buildings account for nearly half of emissions of carbon dioxide, with more than a quarter coming from the energy used to heat, light and run homes. Criteria within the policy seek carbon reduction and air quality improvements, this is required to minimise the overall carbon footprint of the development and ensure the impact of the site on air quality is acceptable, a positive effect. Taking into account flood risk and mitigation measures for climate change an overall slight positive effect is considered.	+1
D) Safeguarding and minimising	Development option is located on greenfield land to the south and horticultural land (the glass houses) to the north of the site. Loss of the greenfield land would be a negative impact; the glasshouses land, while not technically brownfield land, has existing buildings on site, and therefore the impact of redeveloping it would be positive, as the site has been derelict for a number of	0

resource use	years. Of the greenfield land the option would result in the loss of 1.5ha (25% east) of grade 1 excellent quality agricultural land and 4.4ha (75% to the west) of grade 4 poor quality agricultural land, a negative effect. Grade 1 agricultural land in Mid Devon amounts to 32.4 square kilometres, only 3.5% of the district. Overall, there are positive and negative impacts, therefore a neutral effect has been assumed.	
E) Promoting economic growth and employment	Though the site has previously been used for horticulture, this is not technically classed as employment land. Neither has any employment activity taken place on the site for the last ten years. Therefore, no impact has been assumed for employment.	0
F) Supporting retail	Option is located some distance from the town centre. The policy contains no retail proposals. No impact.	0
G) Meeting housing needs	Option provides for 120 new dwellings of which 35% should be affordable a contribution towards future housing need, a significant positive effect. The mix of dwellings to be achieved on site is already specified within a supplementary planning document, and will be tailored to achieve the appropriate balance.	+2
H) Ensuring community health and wellbeing	The site is located some distance from the town centre and remote from Cullompton town services/facilities. The option will have an impact on Cullompton Air Quality Management area which will require some mitigation. The site is in very close proximity to the motorway, the noise from which may negatively impact on residential amenity, a negative effect. Given the impact from the motorway, and separate from the main element of the town, an overall negative impact has been assumed.	-2
I) Delivering the necessary infrastructure	The north section of the site is the subject of a current planning application (now granted) where access could achieved, although junction capacity may be an issue. There is a bus service between one and four journeys per day available on the A373. Criteria within the policy seek the provision of a pedestrian and cycle link to the town centre across the motorway and implementation of a transport plan. There may be capacity issues with the M5 from allocating further development on the east side of the motorway (hence the negative overall score) and more information will be required from the Highways Agency before a site can be allocated. Delivery of the site could be brought forward in conjunction with the strategic East Cullompton Site (CU11), and the infrastructure requirements will change if that option is pursued. Its scoring therefore, reflects it coming forward as a sole site at present.	-1

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site and the other possible options in the plan within Cullompton have the potential to impact upon traffic, put pressure on services and facilities. Development could contribute towards traffic in the town with consequential impact on air quality within the town centre and capacity issues at Junction 28 of the M5.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Part of the site now has planning permission and could come forward in the short term.
Spatial extent: (District wide / local)	This site option will help meet the housing needs within Cullompton including for affordable housing. Development would be focussed in Cullompton, the second town in the district.

Summary of Recommendations

1. Appropriate noise mitigation and sound proofing to minimise the impact of the adjacent motorway
2. Renewable and low carbon energy will be expected to provide a proportion of the sites energy use.
3. Measures to mitigate construction impact and the treatment of waste.

Policy CU11 East Cullompton Urban Extension Option

A site of 200 hectares to the east of Cullompton could be allocated for mixed use development, subject to; 3,000 dwellings (35% affordable), 54,000 square metres of mixed commercial floor space, 50 ha of green infrastructure comprising mixed open space, sports pitches, allotments and natural habitats, improvements to junction 28 of the M5 and pedestrian and cycle links to the town centre, environmental protection, community facilities, air quality improvements, phasing strategy and masterplanning.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	There is a 1 ha unclassified wildlife site close to the western edge of the proposed urban extension, a slight negative effect. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly. The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. The site is large and predominantly flat. The landscape of the surrounding area is also largely flat, offering limited views into the site. However, given the scale of the site, and there may well be variations in topography, and if the site were to be put through, a full Landscape and Visual Impact Assessment would need to be undertaken to determine impacts. Criteria within the policy seek mitigation measures through environmental protection and enhancement and provision of 50 ha of strategic green infrastructure comprising a mix of public open space, sports pitches, allotments and natural habitats, a positive effect. Given the scale of the site and need for a full landscape and visual impact assessment an uncertain effect is considered.	?
B) Protection and promotion of a quality built and historic environment	This site occupies a significant area within a landscape that has evidence of prehistoric and Roman activity recorded in the County Historic Environment Record. To the west, recent archaeological work has demonstrated the presence of prehistoric and Roman settlement in and around Cullompton. While no such sites are recorded within the area under consideration (though this may just reflect the absence of any formal archaeological work in this area) the Historic Environment Team would regard, due to the area of the proposed allocation and the known prehistoric and Roman activity in the wider landscape, that there is potential for the site contain archaeological deposits associated with the known prehistoric and Roman activity in the vicinity. The Historic Environment Team would therefore advise that any planning application for the development of this area should be supported by the results of an appropriate programme of archaeological work to allow the archaeological potential of the site to be understood along with the	+1

	impact of any development upon the heritage assets in the site. This would be in accordance with Local and National Policy on planning and the historic environment. Criteria within the policy seek mitigation measures through environmental protection and enhancement, but there is the potential for negative impacts on heritage until more information is known. The policy requires a public masterplanning exercise to be undertaken before any planning application is made to ensure the quality of the final design of the development, which is considered to be a large positive impact. Overall, therefore, a small positive impact has been assumed.	
C) Mitigating the effects of climate change	Approximately 10% of site in these zones, primarily through the centre of the site and in the north west and east of the site lies within Flood zones 2 and 3, a negative effect. Criteria within the policy seek mitigation measures through retention of land in the floodplain as informal amenity open space. Given the mitigation measures within criteria within the policy a neutral effect is considered. Energy use in buildings account for nearly half of emissions of carbon dioxide, with more than a quarter coming from the energy used to heat, light and run homes. Criteria within the policy seek carbon reduction and air quality improvements, this is required to minimise the overall carbon footprint of the development and ensure the impact of the site on air quality is acceptable, a slight positive effect. Taking into account flood risk and mitigation measures for climate change an overall slight positive effect is considered.	+1
D) Safeguarding and minimising resource use	Development option is located largely on greenfield land although there are a number of farms within the site and approximately 8.4ha of contaminated land located in the western side of the site. Option would result in the loss of 63.2ha (west) of Grade 1 excellent quality agricultural land, 131.2ha (east) of grade 3 good to moderate quality agricultural land and 6.7ha (west) Grade 4 poor quality agricultural land, a significant negative effect. Grade 1 agricultural land in Mid Devon amounts to 32.4 square kilometres, only 3.5% of the district. Given the loss of a significant amount of Grade 1 agricultural land an overal significant negative effect is considered.	-3
E) Promoting economic growth and employment	There are a number of farms on which a small number of B class employment units are situated. These could be incorporated into the site, or replaced with other employment units as part of a mixed use approach for the whole site. The policy seeks the provision of 54,000 square metres of mixed commercial floor space bringing with it a large number of jobs into the town a significant positive effect. Development of this scale would be a boost to local construction firms and associated trades who would benefit from being able to undertake contract work on the site. There would therefore be some positive impact.	+3
F) Supporting retail	Option is located some distance from the town centre. The policy seeks the provision of 54,000 square metres of mixed commercial floor space including retail, bringing with it a large number of jobs into the town. Criteria in the policy state that this is subject to impact assessment which demonstrates no adverse impacts on existing retail uses within Cullompton Town Centre, an overall positive effect.	+2
G) Meeting housing needs	Option provides for 3,000 new dwellings of which 35% should be affordable a contribution towards future housing need, a significant positive effect. The mix of dwellings to be achieved on site is already specified within a supplementary planning document, and will be tailored to achieve the appropriate balance. Given the site is of such a scale to generate a critical mass of self-sustaining development and the option significantly contributes towards housing development an overall significant positive effect is considered.	+3
H) Ensuring community health and wellbeing	The site is located some distance from the town centre and remote from Cullompton town services/facilities. Criteria within the policy seek provision of a dedicated pedestrian and cycle route to the town centre. Option will have an impact on Cullompton Air Quality Management area which will require some mitigation. Option will contribute towards light and noise pollution, a slight	0

	negative effect. The western portion of the site is in very close proximity to the motorway, the noise from which may negatively impact on residential amenity, a negative effect. The nearest primary school has limited spare capacity to support future development and is on a constrained site and not easily expanded. A development of this scale is likely to generate approximately 1200 primary age pupils, requiring the provision of new primary school provision within the development site. Potentially, this would require two sites of 2.9ha each (including nursery provision). Secondary school is at capacity and will need to be expanded to support increased children in and around area. Criteria within the policy seek community facilities to meet local needs arising from the development, a neutral effect. In balancing the distance of the development from the town centre and the severance caused by the M5 motorway, alongside the corresponding light, noise and air pollution as well as education requirements against proposed mitigation measures an overall neutral effect is considered.	
I) Delivering the necessary infrastructure	The policy requires an agreed phasing strategy to bring forward development and infrastructure in step and retain the overall viability of development. There are potential highway capacity issues around this site which would require enhancements, for example, to M5 J28 before this site is developed. There are no local facilities on the east side of the M5 and a development in this location and of the size proposed would have significant implications for the operation of J28 and the M5 mainline. The junction already operates at capacity at times with queues on the off-slips extending back onto the M5 mainline. This causes serious road safety concerns. Devon County Council is currently working towards an improvement aimed at accommodating current growth proposals as set out in the Core Strategy. Further improvement would be needed to the junction to accommodate traffic arising from the SHLAA proposal and are very likely to be significant in scale, i.e. a second over bridge. Consideration would also have to be given to the ability of the M5 mainline to accommodate the forecast traffic flows and measures identified, if necessary, to ensure that demand for traffic movements along the M5 remains within the capacity of the mainline to accommodate it. The Highways Agency has reservations about the impact on the strategic road network. The site is of a sufficient scale for infrastructure improvements to be necessary within and outside of the site. Criteria within the policy seek transport provision to ensure appropriate accessibility for all modes, improvements to Junction 28 of the M5 motorway and provision of a dedicated pedestrian and cycle route to the town centre. Option will support the provision of 50 ha Green Infrastructure through criteria within the policy which is considered to be a positive effect. Given the capacity limitations for junction 28 of the M5; traffic implications for the Honiton Road and lead in time for delivery of a large urban extension against proposed mitigation measures an uncertain effect is considered until appropriate studies / modelling work can confirm that access can be achieved and suitable junctions designed. The size of the development would also need considerable planning and design works and criteria within the policy seek a phasing strategy and public masterplanning exercise.	?

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon the traffic, put pressure on services and facilities and the current provision of infrastructure should be mitigated by the policy and supplementary policies which are promoted in the supporting text. Development could contribute towards traffic in the town with consequential impact on air quality within the town centre and capacity issues at Junction 28 of the M5. Overall the development of this site will help meet the housing needs of Cullompton and the district as a whole.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15	Development will occur during the later period of the plan, and then will continue throughout the remaining lifetime , (therefore likely to only be taking place in the long-term). Once developed, the effects will be permanent.

years) Long (15+ years)	
Spatial extent: (District wide / local)	The policy set seek to meet the development needs of the whole district.

Summary of Recommendations

The final policy would be supplemented by a suite of detailed policies on the issues listed below:

9. Transport provision
10. Environmental protection and green infrastructure
11. Landscape and Visual Impact Assessment
12. Archaeological investigation & protection of listed buildings
13. Flood mitigation & Sustainable Urban Drainage (SUD)
14. Community facilities
15. Carbon reduction & air quality
16. Construction impact and the treatment of waste
17. Masterplanning & phasing

Policy CU12 Week Farm
Preferred Option

A site of 10.7 hectares at Week Farm is allocated for employment development, subject to; 15,000 sq metres of employment floorspace within use classes B2 & B8, vehicular link from the Kingsmill employment area to Honiton Road, development should not to commence until the completion of the necessary improvements to M5 Junction 28, Sustainable Urban Drainage (SUD), 2 ha of green infrastructure including the retention of land in the flood plain and protection of existing public rights of way.

Sustainability objective	Commentary	Impact
A) Protection of	The site is visible from the far ridge to the east and west. The site falls within the 'Lowland plains' landscape character area and is	-1

the natural environment	typified as being an open, low lying flat landscape which is agriculturally prosperous. Given the site is located in an area less sensitivity to change and development only a slight negative effect is considered. The Council will review existing species or habitats information held on previously allocated sites and will commission were necessary further site-specific evidence. The results will be used to update this sustainability appraisal accordingly.	
B) Protection and promotion of a quality built and historic environment	This site lies within a landscape that has evidence of prehistoric and Roman activity recorded in the County Historic Environment Record. To the west, recent archaeological work has demonstrated the presence of prehistoric and Roman settlement in and around Cullompton. While no such sites are recorded within the area under consideration (though this may just reflect the absence of any formal archaeological work in this area) the Historic Environment Team would regard there to be potential for the site contain archaeological deposits associated with the known prehistoric and Roman activity in the vicinity. The Historic Environment Team would therefore advise that any planning application for the development of this site should be supported by the results of an appropriate programme of archaeological work to allow the archaeological potential of the site to be understood along with the impact of any development upon the heritage assets in the site. There is the potential therefore for a slight negative impact as a result.	-1
C) Mitigating the effects of climate change	The site is bounded to the west by the River Ken and its associated floodplain. Development of the area of floodplain should be avoided. 8.7ha (east) of the site is located in Flood zone 1 the lowest probability of flooding with the remaining 2ha (west) in Flood Zone 2 and 1.4ha (east) within Flood zone 3. Criteria within the policy seek the provision of Sustainable Urban Drainage Scheme to deal with surface water from the development and future maintenance and the retention of 2 ha of green infrastructure to include the retention of land in the flood plain, a neutral effect is considered.	0
D) Safeguarding and minimising resource use	Development option is located on greenfield land which would be lost if this site is developed, a negative effect. Option would result in the loss of 5.4ha (east) of Grade 1 excellent quality agricultural land, 2.8ha (north) of Grade 3 good to moderate quality agricultural land and 2.5ha (west) Grade 4 poor quality agricultural land, a negative effect. Grade 1 agricultural land in Mid Devon amounts to 32.4 square kilometres, only 3.5% of the district.	-2
E) Promoting economic growth and employment	Proposed policy will help deliver 15,000 square meters of employment floorspace within use classes B2 and B8 that will contribute towards bringing jobs into the area, a significant positive effect. Development of this scale would be a boost to local construction firms and associated trades who would benefit from being able to undertake contract work on the site. There would therefore be some positive impact.	+3
F) Supporting retail	Site option does not result in the loss or gain of retail land, a neutral effect.	0
G) Meeting housing needs	Site option does not result in the loss or gain of housing land, a neutral effect.	0
H) Ensuring community health and wellbeing	The site is located some distance from the main part of Cullompton, potentially reducing opportunities for walking to work. However, given the scheme is to permit heavier industries such as B2 and B8 uses, the location, adjacent to existing employment land is appropriate. The policy also requires the protection and enhancement of the existing public rights of way. Development at this location could have an impact on air quality, particularly given the type of vehicles (i.e. HGVs) which would be associated with B2/B8 uses.	-1
I) Delivering the necessary	Highways Agency have a holding direction on significant development until improvements have been made to J28 of the M5. The policy requirement is for no development to commence until necessary improvement works to J28 (M5) have been completed.	0

infrastructure	There is potential access onto the site via Honiton Road, and Saunders Way through the existing adjoining serviced employment land. Adjoining land was allocated in a previous Local Plan and is serviced land, readily available for development. Criteria within the policy seek a vehicular link from Kingsmill employment area to Honiton Road, a positive effect. Given the capacity limitations for junction 28 of the M5 and traffic implications for the Honiton Road alongside proposed mitigation measures a neutral effect is considered.	

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon the traffic, put pressure on services and facilities and the current provision of infrastructure should be mitigated by the policy and supplementary policies which are promoted in the supporting text. Development could contribute towards traffic in the town with consequential impact on air quality within the town centre and capacity issues at Junction 28 of the M5. Overall the development of this site will help meet the housing needs of Cullompton and the district as a whole.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Once developed, development will be permanent. The site could come forward in the short-medium term, given that improvements to J28 are due to take place in the near future.
Spatial extent: (District wide / local)	Development would be focussed in Cullompton, the second town in the district with good connections to the M5 strategic road corridor, but the employment here could have a wider draw across the district and beyond.

Summary of Recommendations

1. Any development here must be supported by the results of an appropriate level of archaeological works to allow the significance of the heritage asset to be understood along with the impact of any development upon it.
2. Mitigation measures to reduce air quality impacts

Policy CU13(A, B & C) Venn Farm, Land adj Venndale, NW Kingsmill Industrial Estate

Option

A site of 13.7 hectares comprised of three sites could be allocated for employment development, subject to; a suitable amount of floorspace (potential for 30,000 sq metres of employment floorspace), vehicular access, no development until necessary improvements to M5 Junction 28, Sustainable Urban Drainage (SUD), retaining of areas within flood plain and Green Infrastructure.

Sustainability	Commentary	Impact

objective		
A) Protection of the natural environment	The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. The site is flat and can only be viewed from very distant ridgelines, a slight negative effect. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly.	-1
B) Protection and promotion of a quality built and historic environment	This site lies in an area of archaeological potential and within a floodplain of the River Culm. Ground disturbance in this area may expose archaeological and palaeo-environmental deposits, a slight negative effect. The Historic Environment Team would therefore advise that any planning application for the development of this site should be conditional upon an appropriate programme of archaeological work being undertaken in mitigation for the impact of the development upon the heritage assets that may be affected by development within the site.	-1
C) Mitigating the effects of climate change	Development in the area of floodplain should be avoided including 0.9ha (north) in the functional flood plain, 5.2ha northwest in flood zone 2 and 0.9ha (northwest) in flood zone 3. The remaining 8.5ha is located in flood zone 1 and should be the only area considered developable. Criteria within the policy seek the provision of sustainable urban drainage schemes to deal with all surface water the development and arrangement of future maintenance and the retention of area within the flood plain as green infrastructure, a neutral effect.	0
D) Safeguarding and minimising resource use	Development option is located on greenfield land which would be lost if this site is developed, a negative effect. The option would result in the loss of 12.8ha of Grade 3 good to moderate quality agricultural land, a negative effect.	-2
E) Promoting economic growth and employment	Proposed policy will help deliver 30,000 square metres of employment floorspace that will contribute towards bringing jobs into the area, a significant positive effect. Criteria within the policy seek a suitable amount of employment floor space, a positive effect. Development of this scale would be a boost to local construction firms and associated trades who would benefit from being able to undertake contract work on the site. There would therefore be some positive impact.	+3
F) Supporting retail	Site option does not result in the loss or gain of retail development, a neutral effect.	0
G) Meeting housing needs	Site option does not result in the loss or gain of housing land, a neutral effect.	0
H) Ensuring community health and wellbeing	The site is located some distance from the main part of the town, which would reduce opportunities for walking to work. The option may have an impact on Cullompton Air Quality Management area which will require some mitigation not currently set out in a policy.	-2
I) Delivering the necessary infrastructure	There are capacity issues at J28 however improvement works are planned. Suitable highways access is unknown. Criteria within the state that the development cannot come forward until improvement works to J28 have taken place. This ensures no negative impacts on the local road infrastructure.	0

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon the traffic, put pressure on services and facilities and the current provision of infrastructure should be mitigated by the policy and supplementary policies which are promoted in the supporting text. Development could contribute towards traffic in the town with

	consequential impact on air quality within the town centre and capacity issues at Junction 28 of the M5. Overall the development of this site will help meet the housing needs of Cullompton and the district as a whole.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Once developed, development will be permanent. The site could come forward in the short-medium term, given that improvements to J28 are due to take place in the near future.
Spatial extent: (District wide / local)	Development would be focussed in Cullompton, the second town in the district with good connections to the M5 strategic road corridor, but the employment here could have a wider draw across the district and beyond.

Summary of Recommendations

1. The topography of the site would result in the need for sensitively located development. Introduce measures to protect and strengthen trees, hedgerows and other environmental features which contribute to the character and biodiversity, maintaining a wildlife network.
2. Any development here must be supported by the results of an appropriate level of archaeological works to allow the significance of the heritage asset to be understood along with the impact of any development upon it.
3. Inclusion of measures to mitigate air quality impacts

Policy CU13(D) NE Part of Kings Mill Option

A site of 3.3 hectares at Kings Mill Industrial Estate could be allocated for employment development, subject to; a suitable amount of floorspace (potential for 11550 sq metres of employment floorspace), vehicular access, no development until necessary improvements to M5 Junction 28, Sustainable Urban Drainage (SUD), retaining of areas within flood plain and Green Infrastructure.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. There is a view from the distant ridgeline to the east, a slight negative effect. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly.	-1
B) Protection and promotion of a quality built and historic environment	This site lies in an area of archaeological potential. Ground disturbance in this area may therefore expose archaeological deposits, a slight negative effect. The Historic Environment Team would therefore advise that any planning application for the development of this site should be conditional upon an appropriate programme of archaeological work being undertaken in mitigation for the impact of the development upon the heritage assets that may be affected by development within the site.	-1

C) Mitigating the effects of climate change	The south east boundary of the site is adjacent to flood zone 2 and 3. Revised Environment Agency mapping may show more of the site in the floodplain. Criteria within the policy seek the provision of sustainable urban drainage schemes to deal with all surface water the development and arrangement of future maintenance, an overall neutral effect.	0
D) Safeguarding and minimising resource use	Development option is located on greenfield land which would be lost if this site is developed, a negative effect. The option would result in the loss of 3.3ha of Grade 3 good to moderate quality agricultural land, a negative effect.	-2
E) Promoting economic growth and employment	This site has planning permission for B1, B2 and B8 uses, equating to 22,064 square metres of employment floorspace. One unit to the northwest (adjoining the site) has been built under a separate consent. Road access is in place but there are no serviced plots on the remaining land as yet. Proposed policy will help deliver 22,064 square meters of employment floorspace that will contribute towards bringing jobs into the area, a significant positive effect. Criteria within the policy seek a suitable amount of employment floor space, a positive effect.	+3
F) Supporting retail	Site option does not result in the loss or gain of retail development, a neutral effect.	0
G) Meeting housing needs	Site option does not result in the loss or gain of housing land, a neutral effect.	0
H) Ensuring community health and wellbeing	The site is located some distance from the town centre but within walking distance of a bus route, a slight negative effect. Option will have an impact on Cullompton Air Quality Management area which will require some mitigation.	-1
I) Delivering the necessary infrastructure	There are capacity issues at J28 however improvement works are planned. Suitable highways access is unknown. Criteria within the state that the development cannot come forward until improvement works to J28 have taken place. This ensures no negative impacts on the local road infrastructure.	0

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon the traffic, put pressure on services and facilities and the current provision of infrastructure should be mitigated by the policy and supplementary policies which are promoted in the supporting text. Development could contribute towards traffic in the town with consequential impact on air quality within the town centre and capacity issues at Junction 28 of the M5. Overall the development of this site will help meet the housing needs of Cullompton and the district as a whole.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Once developed, development will be permanent. The site could come forward in the short-medium term, given that improvements to J28 are due to take place in the near future.
Spatial extent: (District wide / local)	Development would be focussed in Cullompton, the second town in the district with good connections to the M5 strategic road corridor, but the employment here could have a wider draw across the district and beyond.

Summary of Recommendations

1. The topography of the site would result in the need for sensitively located development. Introduce measures to protect and strengthen trees, hedgerows and other environmental features which contribute to the character and biodiversity, maintaining a wildlife network.
2. Any development here must be supported by the results of an appropriate level of archaeological works to allow the significance of the heritage asset to be understood along with the impact of any development upon it.
3. Inclusion of measures to mitigate air quality impacts

Policy CU13(E) Land South of Springbourne, East of Exeter Road Option

A site of 1.7 hectares at land south of Springbourne could be allocated for employment development, subject to; a suitable amount of floorspace (potential for 5950 sq metres of employment floorspace), vehicular access, no development until necessary improvements to M5 Junction 28, Sustainable Urban Drainage (SUD), retaining of areas within flood plain and Green Infrastructure.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	This sites falls within the 'Upper farmed and wooded valley slopes' landscape character area. These areas are typified by having a steeply rolling landform, being a lush and fertile land which gives rise to extensive tracts of medium-scale fields of permanent pasture. The site slopes steeply from the west to the east and contains a number of mature trees around the edge of the site. The site overlooks an adjacent property and it broken up into two agricultural fields. The site can be viewed from the west and the east and has a high visual impact, a negative effect. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly.	-2
B) Protection and promotion of a quality built and historic environment	There is no anticipated archaeological impact, a neutral effect.	0
C) Mitigating the effects of climate change	The site is located in Flood zone 1 the lowest probability of flooding, a neutral effect. Criteria within the policy seek the provision of sustainable urban drainage schemes to deal with all surface water the development and arrangement of future maintenance, an overall neutral effect.	0
D) Safeguarding and minimising	Development option is located on greenfield land which would be lost if this site is developed, a negative effect. Option would result in the loss of 1.7ha of Grade 3 good to moderate quality agricultural land, a slight negative effect.	-2

resource use		
E) Promoting economic growth and employment	Proposed policy will help deliver 5,900 square meters of employment floorspace that will contribute towards bringing jobs into the area, a positive effect. Criteria within the policy seek a suitable amount of employment floor space, a positive effect.	+2
F) Supporting retail	Site option does not result in the loss or gain of retail development, a neutral effect.	0
G) Meeting housing needs	Site option does not result in the loss or gain of housing land, a neutral effect.	0
H) Ensuring community health and wellbeing	The site is located adjacent to the Cullompton Bowling Club however there is no anticipated loss of this facility, a neutral effect. The site does not have access to a designated foot/cycle path and is located some distance from the town centre, a slight negative effect. Option will have an impact on Cullompton Air Quality Management area which will require some mitigation, and there are concerns that certain types of employment in this location could draw additional HGVs through the town centre.	-2
I) Delivering the necessary infrastructure	Suitable highways access is unknown, hence inclusion of criteria within the policy which seek a suitable vehicular access, a neutral effect. The policy requires that the site cannot come forward until improvement works to J28 have been made, ensuring no short term impact on infrastructure as a result.	0

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon the traffic, put pressure on services and facilities and the current provision of infrastructure should be mitigated by the policy and supplementary policies which are promoted in the supporting text. Development could contribute towards traffic in the town with consequential impact on air quality within the town centre and capacity issues at Junction 28 of the M5. Overall the development of this site will help meet the housing needs of Cullompton and the district as a whole.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Once developed, development will be permanent. The site could come forward in the short-medium term, given that improvements to J28 are due to take place in the near future.
Spatial extent: (District wide / local)	Development would be focussed in Cullompton, the second town in the district with good connections to the M5 strategic road corridor, but the employment here could have a wider draw across the district and beyond.

Summary of Recommendations

1. The topography of the site would result in the need for sensitively located development. Introduce measures to protect and strengthen trees, hedgerows and other environmental features which contribute to the character and biodiversity, maintaining a wildlife network.
2. Inclusion of measures to mitigate air quality impacts

3. Extension of the existing footpath along the B3181 to connect up to the site

Policy CU14 Eastern Relief Road
Preferred Option

An eastern relief road linking Station Road to Meadow Lane will be provided subject to; public consultation on its proposed route, provision of replacement open space and sporting facilities within the Cullompton Community Association Fields and elsewhere, footpaths and cycle ways, Sustainable Urban Drainage (SUD) & Environmental measures.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The Eastern Relief Road route will link Station Road to Meadow Lane via the Cullompton Community Association Fields. The route of the Relief road could lead to the severance of wildlife corridors and wildlife networks, a negative effect. Criteria within the policy seek measures to protect and strengthen trees, hedgerows and other environmental features which contribute to the character and biodiversity, maintain wildlife networks within the site and surrounding countryside, a positive effect. The site is also designated as a priority habitat, which may be negatively affected by the development, requiring mitigation or alternative provision.	-2
B) Protection and promotion of a quality built and historic environment	Site option does not impact positively or negatively on the quality of the built or historic environment, a neutral effect. The inclusion of a criterion within the policy for a public consultation exercise before the route is determined should help in the selection of the most appropriate design solution. Hence, a slight positive impact has been scored.	+1
C) Mitigating the effects of climate change	The proposed route of the Cullompton Eastern Relief Road crosses flood zone 3, a negative effect. Road infrastructure is classed as essential infrastructure and must pass the sequential test and exception test if in flood zone 3a or 3b. The sequential and exception tests are passed as Devon County Council confirms this is the only option that can deal with air quality within the town. Criteria within the policy seek the provision of sustainable urban drainage scheme to deal with all surface water from the development and arrangement for future maintenance, a positive effect. An overall neutral effect is considered.	0
D) Safeguarding and minimising resource use	The land is greenfield, with some used for sports and recreation purposes. The agricultural classification is grade 4, some of the lowest quality, and its loss is therefore considered only a slight negative impact.	-1
E) Promoting economic growth and employment	Site option does not result in the loss or gain of employment land, a neutral effect. The Eastern Relief Road is expected to provide traffic relief to the town centre, thereby allowing for environmental improvements, better facilities for pedestrians and economic benefits for business, a positive effect.	+2
F) Supporting retail	Site option does not result in the loss or gain of retail development, a neutral effect. The Eastern Relief Road is expected to provide traffic relief to the town centre, thereby allowing for environmental improvements, better facilities for pedestrians and economic benefits for business, a positive effect.	+2
G) Meeting	Site option does not result in the loss or gain of residential land, a neutral effect	0

housing needs		
H) Ensuring community health and wellbeing	Cullompton is a declared Air Quality Management Area. It has an approved Air Quality Action Plan. The Action Plan identifies a number of measures to improve air quality, including the provision of a relief road. There are air quality problems through Nitrogen Dioxide in parts of Station Road, Higher Street and Fore Street. The source of this is road traffic. The completion of the relief road system with associated traffic management measures will reduce the level below those that have an adverse effect. In addition it will provide traffic relief to the Town Centre, thereby allowing for environmental improvements, better facilities for pedestrians and economic benefits for business. The evidence in 2010 concluded that a new road to the east of the town centre is essential if the objectives of traffic relief, air quality improvement and with it town centre enhancement, are to be achieved. The Eastern Relief Road is an integral part of the existing development strategy for Cullompton, designed to relieve traffic through the town centre in conjunction with a road through the North West Urban Extension to link Tiverton Road to Willand Road, a significant positive effect on air quality within the town centre. The Eastern Relief Road route will link Station Road to Meadow Lane via the Cullompton Community Association Fields. The construction of the road is likely to have an impact on the on the area of open space and recreation value, a negative effect. Careful consideration will therefore need to be taken in finalising the route and the aim will be to cause minimum impact on the CCA fields. Criteria within the policy seek provision of replacement open space and sporting facilities within Cullompton Community Association Fields or elsewhere in Cullompton, enhancement of the existing footpath to form a shared use foot and cycleway and a public consultation exercise before the route is determined. Given the potential for impact on the CCA fields but the proposed mitigation measures and significant improvements to air quality, an overall positive effect is considered.	+2
I) Delivering the necessary infrastructure	The Eastern Relief Road is an integral part of the existing development strategy for Cullompton, designed to relieve traffic through the town centre, a positive effect. The proposed route of the Eastern Relief Road will likely have an impact on the area of open space and recreation value (Green Infrastructure), a negative effect. Additional housing development has now taken place at Knowle Lane and Tiverton Road, contributing to Junction 28 improvements and funding for the Eastern Relief Road, but work on the Eastern Relief Road has not yet commenced. The delivery of the road depends upon the delivery of the North West urban extension (preferred option Policy CU1). The Council will also seek external sources of funding to pay for the road. Overall the Eastern Relief Road is a key piece of local infrastructure and its delivery will have a significant local impact.	+3

Secondary/cumulative/synergistic effects:	This policy supports many of the other Cullompton policies and is a necessary piece of local infrastructure which is required to mitigate traffic and air quality impacts associated with existing and future developments in the town.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Development will only take place once sufficient Community Infrastructure Levy monies have been collected and therefore is not likely to happen in the short term. Once built out, development will be permanent.
Spatial extent: (District wide / local)	The Eastern Relief Road will improve travel movements for Cullompton.

Summary of Recommendations

1. No recommendations following SA.

Policy CU15 Cullompton Infrastructure
Preferred Option

The policy safeguards the Cullompton Railway Station and Car Park and seeks Community Infrastructure Levy (CIL) and planning obligations to deliver; the provision of the Eastern Relief Road and other measures in the Cullompton Air Quality Action Plan, improvements to increased capacity at M5 Junction 28 and town centre regeneration and enhancement.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The Eastern Relief Road route will link Station Road to Meadow Lane via the Cullompton Community Association Fields. The route of the relief road could lead to the severance of wildlife corridors and wildlife networks, a negative effect. The proposed location of the train station is not anticipated to have a wildlife impact, however at this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly.	-2
B) Protection and promotion of a quality built and historic environment	The town centre regeneration and enhancement measures are anticipated to have a positive effect on the Cullompton Conservation Area. The policy will also seek funds to support the enhancement and regeneration of the town centre.	+2
C) Mitigating the effects of climate change	The proposed route of the Cullompton Eastern Relief Road crosses flood zone 3, a negative effect. Road infrastructure is classed as essential infrastructure and must pass the sequential test and exception test if in flood zone 3a or 3b. The sequential and exception tests are passed as Devon County Council confirm this is the only option that can deal with Air Quality within the town, an overall neutral effect. The reopening of a train station at this location, could enable local residents to commute to work by train, rather than by car – particularly to Exeter, where a large number of the town's residents work. This would have a significant impact on reducing carbon emissions and take a number of cars off the road network.	+2
D) Safeguarding and minimising resource use	The site identified for the railway station is currently comprised of brownfield land, whilst the area of search for the Eastern Relief Road is grade 4 agricultural land (low quality land). Overall, a slight positive impact has been assumed.	+1
E) Promoting economic growth and employment	The Eastern Relief Road is expected to provide traffic relief to the town centre, thereby allowing for environmental improvements, better facilities for pedestrians and economic benefits for business, a positive effect. Junction 28 of the M5 motorway to the east of Cullompton has been identified as being at close to capacity during peak hours and therefore has limited capacity to accommodate additional development. The delivery of Junction improvements will unlock housing and employment capacity within Cullompton, a positive effect.	+2
F) Supporting retail	The Eastern Relief Road is expected to provide traffic relief to the town centre, thereby allowing for environmental improvements, better facilities for pedestrians and economic benefits for business, a positive effect. The policy will also ensure funds are collected	+2

	to go towards town centre regeneration and enhancement.	
G) Meeting housing needs	Junction 28 of the M5 motorway to the east of Cullompton has been identified as being at close to capacity during peak hours and therefore has limited capacity to accommodate additional development. The delivery of Junction improvements will unlock housing capacity within Cullompton, a positive effect.	+2
H) Ensuring community health and wellbeing	The Eastern Relief Road route will link Station Road to Meadow Lane via the Cullompton Community Association Fields. The construction of the road is likely to have an impact on the on the area of open space and recreation value, a negative effect. The Eastern Relief Road is an integral part of the existing development strategy for Cullompton, designed to relieve traffic through the town centre in conjunction with a road through the North West Urban Extension to link Tiverton Road to Willand Road, a significant positive effect on air quality within the town centre. Overall, there is a balancing act between these effects, a neutral effect has been assumed.	0
I) Delivering the necessary infrastructure	The Council plans to use the Community Infrastructure Levy to secure funding for offsite infrastructure delivery in the majority of cases, but there will be circumstances where it is still appropriate to use a planning obligation. The Council's strategic infrastructure policy is set out earlier in this document under Policy S9, but there are infrastructure requirements specific to Cullompton that are listed under Policy CU15. The Council will use the Community Infrastructure Levy and other sources of funding to deliver the infrastructure listed, and where planning obligations are sought, this policy will be the basis for negotiation. • The Local Transport Plan includes a long-term aspiration to reopen Cullompton Railway Station. A broad location south of Station Road is now identified as a possible site for the new station. The Local Plan protects land for a car park associated with any reopening of the station, a positive effect. • The Cullompton Air Quality Action Plan identifies a number of additional measures that will contribute towards improved Air Quality in the town centre. The Eastern Relief Road is an integral part of the existing development strategy for Cullompton, designed to relieve traffic through the town centre, significant a positive effect. • Junction 28 of the M5 motorway to the east of Cullompton has been identified as being at close to capacity during peak hours and therefore has limited capacity to accommodate additional development. In consultation with Devon County Council, the Highways Agency has agreed a scheme for the improvement of the junction to increase its capacity, a significant positive effect. • The Cullompton Air Quality Action Plan (AQAP) and the Cullompton Conservation Area Management Plan (CAMP) identify a number of potential opportunities for the enhancement of the town centre, through their delivery a positive effect to the town centre is anticipated. • The improvement to walking and cycling links are identified as action plan measures in the Cullompton Air Quality Action Plan. The provision of shared use surface between Honiton Road and Old Hill Road at Last Bridge has the potential to enhance access to employment opportunities. This improvement also aims to help to reduce car trips between the town and the major industrial area to the east of the M5 motorway, a positive effect. In combination this policy is considered to contribute towards an overall significant positive effect towards Cullomptons infrastructure requirements.	+3

Secondary/cumulative/synergistic effects:	This policy supports many of the other Cullompton policies and collects funds towards necessary pieces of local infrastructure. This infrastructure is required to mitigate traffic

	and air quality impacts associated with existing and future developments in the town, and provide opportunities to reduce carbon emissions by providing access to sustainable modes of transport.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	The policy will have impacts over the lifetime of the plan, as monies will be gathered during all periods with development only likely to take place in the longer term.
Spatial extent: (District wide / local)	The impacts of the policy are likely to be wider than just Cullompton – as they are likely to provide means to improve transportation infrastructure which will facilitate commuting within the district and across the district's boundary.

Summary of Recommendations

1. No recommendations following SA.

Crediton Site Options

Policy CRE1 Wellparks
Preferred Option

A site of 22.9 hectares at Wellparks, A377, is allocated for residential development, including 185 dwellings, with 35% affordable housing, 15 hectares of green infrastructure, landscaping which reflects the sloping and visible nature of the site and which protects the setting of Downes Historic Park and Garden, and the provision of a sustainable urban drainage scheme.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The site falls within the 'Lowland plains' landscape character area which is typified by being open, low lying and agriculturally prosperous. The site sits on a slope, rising to the north away from the A377. Development of the site would result in the loss of the agricultural fields which are visible on the right when approaching Crediton from the Exeter direction. The more northerly parts of the site are most elevated, and therefore are most sensitive to development. To reflect this, the northern area of the site is designated as green infrastructure within the policy, and is not proposed for development. In terms of wider landscape impacts, the adjoining development to the south will provide a degree of mitigation. The Council will review existing species or habitats information held on previously allocated sites and will commission where necessary further site-specific evidence as required. The results will be used to update this sustainability appraisal accordingly. A small but negative impact on the natural environment is anticipated as a result of developing this site.	-1
B) Protection and promotion of a quality built and historic environment	The site sits between the Crediton Conservation Area (to the west) and the local historic park and garden of the Downes Estate (to the east). A number of listed buildings also adjoin the south east corner of the site. The policy contains provisions that development should respect the setting of Downes, with the design of the development required to be locally distinctive. Whilst the conservation area lies to the west, the site is largely screened from views from within the conservation area by the steep topography immediately to the west of the site. The impact on the built and historic environment is considered to be neutral.	0
C) Mitigating the effects of climate change	The entirety of the site falls within flood zone 1, being the area of least flood risk. The sloping nature of the site means that surface water run-off could be problematic once the site is developed. This has been addressed through the requirement for the scheme to provide a sustainable urban drainage scheme to deal with all surface water. Overall, the inclusion of a Sustainable Urban Drainage (SUD) scheme is thought to mitigate any negative impacts on local flood risk.	0
D) Safeguarding and minimising resource use	This is a greenfield site which is currently within an agricultural use. The whole site is grade 3 agricultural land, which would be lost if the site was developed. Though not the highest quality agricultural land, development of the site would have a negative impact on this indicator.	-2
E) Promoting economic growth and employment	The policy contains no commercial development proposals, however, there is an economic benefit associated with the delivery of sites for housing. Development of this scale would be a boost to local construction firms and associated trades who would benefit from being able to undertake contract work on the site. There would therefore be some positive impact.	+1
F) Supporting retail	The policy contains no retail proposals, however the supermarket and high street are both in relative close proximity to the site, and would benefit from the custom of the residents from this development. There would be a small positive effect.	+1

G) Meeting housing needs	Crediton is a town with challenging topography, with few sites likely to be able to contribute towards meeting the housing need. This site would be able to meet a large proportion of Crediton's estimated housing need over the plan period. The policy also includes provision for 35% affordable housing, thereby providing a significant proportion of new housing within the town for those unable to access housing via other means. Overall, the impact of the policy is very positive.	+3
H) Ensuring community health and wellbeing	Crediton has a wide variety of services, including doctor's surgeries, schools and a non-emergency hospital. Crediton is currently designated as an Air Quality Management Area, due to poor air quality within the town centre. Option will contribute towards light and noise pollution, a slight negative effect although this is likely to be considerably alleviated once the new link road is complete. This housing site will be accessed via the link road, with residents bound for Tiverton or Exeter not needing to drive through the town centre. Development of the site is therefore unlikely to have a negative impact on existing air quality within the town centre. The delivery of green infrastructure as part of the site will be accessible by residents, and could include a mixture of play equipment, footpaths amongst other features and could therefore be considered to have a slight positive impact on the health of residents.	+1
I) Delivering the necessary infrastructure	The provision of the Crediton Link Road represents a significant upgrade to the local road network. It will direct traffic away from the town centre and the canyon-like Exeter Road. Crediton primary schools are at capacity but have room to expand. Community Infrastructure Levy money generated from the site can be used to fund these improvements, with such proposals needing to be included within the Infrastructure Delivery Plan, which will be finalised in mid-2014. Overall, the infrastructure is already in place, or nearing completion. The delivery of this site may put the primary schools under short-term pressure, but the development could support their longer-term expansion. The overall impact is therefore considered to be neutral.	0

Secondary/cumulative/synergistic effects:	The development will help meet the housing needs in Crediton including affordable housing. Development of the relief road contributes towards reducing traffic in the town with a consequential positive impact on air quality within the town centre.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within the town. The estimated development time for this site is 4 years. Once developed, development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing needs within Crediton including for affordable housing. Development would be focussed in Crediton, the third town in the district.

Summary of Recommendations

1. Renewable and low carbon energy will be expected to provide a proportion of the sites energy use. Measures should include Travel Plan and infrastructure for low emission vehicles.
2. Measures to mitigate construction impact and the treatment of waste.

Policy CRE2 Red Hill Cross
Preferred Option

A site of 3.1 hectares at Red Hill Cross is allocated for residential development, including provision of 135 dwellings (of which 35% are to be affordable), landscaping to reflect the sloping nature of the site, a footpath link to Old Tiverton Road, extension to the cemetery and provision of a sustainable urban drainage scheme.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The site sits on the border of two landscape character areas, the 'Lowland plains', and 'Sparsely settled valley floors'. This reflects the site's position above but in relatively close proximity to the flood zone around the River Creedy. It is on rising land, and is visible when approaching Crediton along the A3072. There will be a visual impact when heading into the settlement, as only a limited amount of housing is visible, when heading in this direction at present. Therefore a slight negative impact has been scored. . The Council will review existing species or habitats information held on previously allocated sites and will commission where necessary further site-specific evidence as required. The results will be used to update this sustainability appraisal accordingly.	-1
B) Protection and promotion of a quality built and historic environment	There are no heritage designations in close proximity to this site. The policy seeks a layout, design and landscaping that reflect the local distinctiveness, the visibility of the site and its sloping nature. A neutral impact is therefore anticipated.	0
C) Mitigating the effects of climate change	The site is located in flood zone 1, but is in very close proximity to the floodplain. Its elevated nature means that it is unlikely to be at risk of flooding, but surface water run-off from the site could exacerbate periodic flooding of the nearby River Creedy. The inclusion of a sustainable urban drainage scheme within the policy has been included to address this concern as such a scheme would ensure the retention of rain-water on-site. There are no specific criteria within the policy regarding the inclusion of renewable energy developments. Overall, the inclusion of a Sustainable Urban Drainage (SUD) scheme is considered to mitigate any negative impacts on flood risk, and therefore a neutral impact has been anticipated..	0
D) Safeguarding and minimising resource use	The site is grade 2 land, being high quality agricultural land. Approximately only 11% of land within the district is within the grade 2 category. Therefore, the loss of this land has a negative impact on this indicator.	-2
E) Promoting economic growth and employment	The policy contains no commercial development proposals, however, there is an economic benefit associated with the delivery of sites for housing. Development of this scale would be a boost to local construction firms and associated trades who would benefit from being able to undertake contract work on the site. There would therefore be some positive impact.	+1
F) Supporting retail	The policy contains no retail proposals. Future residents of the site may undertake their shopping within the town centre, providing it with an additional customer base. The town centre is walkable, but is some distance from the site. Whilst there may be some small positive benefit to local retail, overall the site has been scored as neutral for this indicator.	0
G) Meeting housing needs	This site makes a significant contribution towards meeting the housing needs of the population of Crediton. The policy contains a requirement for 35% affordable housing. The mix of dwellings to be achieved on site is already specified within a supplementary planning document, and will be tailored to achieve the appropriate balance. The site sits adjacent to existing bus routes ensuring	+3

	that residents who do not own a car can access services and facilities within the town.	
H) Ensuring community health and wellbeing	Crediton has a wide variety of services, including doctors surgeries, schools and a non-emergency hospital. Crediton is currently designated as an Air Quality Management Area, due to poor air quality within the town centre. This is likely to be considerably alleviated once the new link road is complete. Residents living at the new development will not be required to drive through the town centre when accessing Exeter or Tiverton, thereby minimising any potential negative impact on local air quality. Overall, the impact is considered to be neutral.	0
I) Delivering the necessary infrastructure	The provision of the Crediton Link Road represents a significant upgrade to the local road network. It will direct traffic away from the town centre and the canyon-like Exeter Road. Crediton primary schools are at capacity but have room to expand. Community Infrastructure Levy money generated from the site can be used to fund these improvements, with such proposals needing to be included within the Infrastructure Delivery Plan, which will be finalised in mid-2014. Overall, the infrastructure is already in place, or nearing completion. The delivery of this site may put the primary schools under short-term pressure, but the development could support their longer-term expansion. The overall impact is therefore considered to be neutral.	0

Secondary/cumulative/synergistic effects:	At present the extent of the built environment is relatively well contained within the landscape and is not often visually prominent. Allocation of edge of town of sites will help to meet Crediton's housing need but would likely have landscape impacts given the surrounding steep local topography. The development will help meet the housing needs in Crediton including affordable housing. Development could contribute towards traffic in the town with consequential impact on air quality within the town centre. .
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within the town. The estimated development time for this site is 4 years. Once developed, development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing needs within Crediton including for affordable housing. Development would be focussed in Crediton, the third town in the district.

Summary of Recommendations

1. Renewable and low carbon energy will be expected to provide a proportion of the sites energy use. Measures should include Travel Plan and infrastructure for low emission vehicles.

2. Measures to mitigate construction impact and the treatment of waste.

Policy CRE3 Cromwells Meadow
Preferred Option

A site of 1.3 hectares at Cromwells Meadow is allocated for residential development including provision of 50 dwellings (of which 35% are to be affordable) and the provision of a sustainable urban drainage scheme. The development is not permitted to commence until the new link road is operational.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The site sits on the border of two landscape character areas, the 'Lowland plains', and 'Sparsely settled valley floors'. This reflects the site's position above but in relatively close proximity to the flood zone around the River Creedy. It is on higher ground than the nearby floodplain, and is partially visible when approaching Crediton along the A3072. There will be some visual impact when heading into the settlement, but some housing is already visible from the existing Cromwells Meadow estate, which is on higher ground than the proposed site, and which thereby mitigates against any impact. The Council will review existing species or habitats information held on previously allocated sites and will commission where necessary further site-specific evidence as required. The results will be used to update this sustainability appraisal accordingly.	-1
B) Protection and promotion of a quality built and historic environment	There are no heritage designations in close proximity to this site. A neutral impact is therefore anticipated.	0
C) Mitigating the effects of climate change	The site is located in flood zone 1, but is in very close proximity to the floodplain, with a small proportion of the north east corner falling within zones 2 and 3. The majority of the site is on rising ground and is unlikely to be at risk of flooding, but surface water run-off from the site could exacerbate periodic flooding of the nearby River Creedy. The inclusion of a sustainable urban drainage scheme within the policy has been included to address this concern as such a scheme would ensure the retention of rain-water on-site. There are no specific criteria within the policy regarding the inclusion of renewable energy developments. Overall, a given the mitigating impact of the Sustainable Urban Drainage (SUD) scheme, a neutral impact is anticipated.	0
D) Safeguarding and minimising resource use	Almost all the site (97%) is grade 3 agricultural land, which is the most common grade found throughout the district (approximately 64% of all land within the district is classed as grade 3). The loss of this land, which is not the most productive, is not considered to have a large negative impact.	-1
E) Promoting economic growth and employment	The policy contains no commercial development proposals, however, there is an economic benefit associated with the delivery of sites for housing. Development of this scale would be a boost to local construction firms and associated trades who would benefit from being able to undertake contract work on the site. There would therefore be some positive impact.	+1
F) Supporting retail	The policy contains no retail proposals. Future residents of the site may undertake their shopping within the town centre, providing it with an additional customer base. The town centre is walkable, but is some distance from the site, but buses do pass by the adjoining main road. Whilst there may be some small positive benefit to local retail, overall the site has been scored as neutral for this indicator.	0
G) Meeting housing needs	This site makes a large contribution towards meeting the housing needs of the population of Crediton. The policy contains a requirement for 35% affordable housing. The mix of dwellings to be achieved on site is already specified within a supplementary	+2

	planning document, and will be tailored to achieve the appropriate balance. The site sits adjacent to existing bus routes ensuring that residents who do not own a car can access services and facilities within the town.	
H) Ensuring community health and wellbeing	Crediton has a wide variety of services, including doctors surgeries, schools and a non-emergency hospital. The town services are walkable, but some are a distance from the site. Crediton is currently designated as an Air Quality Management Area, due to poor air quality within the town centre. This is likely to be considerably alleviated once the new link road is complete. The policy requires that the development does not start until the link road is complete, thereby ensuring there is not a short term impact on air quality. Once complete, residents living at the new development will not be required to drive through the town centre when accessing Exeter or Tiverton, as other routes will be available, thereby minimising any potential negative impact on local air quality. Overall, the impact is considered to be neutral.	0
I) Delivering the necessary infrastructure	The provision of the Crediton Link Road represents a significant upgrade to the local road network. It will direct traffic away from the town centre and the canyon-like Exeter Road. Crediton primary schools are at capacity but have room to expand. Community Infrastructure Levy money generated from the site can be used to fund these improvements, with such proposals needing to be included within the Infrastructure Delivery Plan, which will be finalised in mid-2014. Overall, the infrastructure is already in place, or nearing completion. The delivery of this site may put the primary schools under short-term pressure, but the development could support their longer-term expansion. The overall impact is therefore considered to be neutral.	0

Secondary/cumulative/synergistic effects:	At present the extent of the built environment is relatively well contained within the landscape and is not often visually prominent. Allocation of edge of town of sites will help to meet Crediton's housing need but would likely have landscape impacts given the surrounding steep local topography. The development will help meet the housing needs in Crediton including affordable housing. Development could contribute towards traffic in the town with consequential impact on air quality within the town centre. .
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within the town. The estimated development time for this site is 2 years. Once developed, development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing needs within Crediton including for affordable housing. Development would be focussed in Crediton, the third town in the district.

Summary of Recommendations

1. Requirement for screening along the north east boundary (as part of the SUDs) to minimise visual impact when viewed from the A3072 along the approach to Crediton.

Policy CRE4 George Hill
Preferred Option

A site of 0.96 hectares at George Hill is allocated for residential development including the provision of 19 dwellings (of which 35% are to be affordable), retention of the existing dwelling of 'Trenavin', appropriate highway improvements and the provision of a sustainable drainage scheme.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The site lies within the settlement, being located within the grounds of a large house, 'Trenavin'. Given the location within the settlement there are not anticipated to be any landscape impacts. There are a number of protected trees within the site, which will be affected by the development. The recent planning officer report for the planning application on the site notes that though these trees will be affected, they can all be incorporated into the new scheme. Overall, therefore, the impact is considered to be negative. The Council will review existing species or habitats information held on previously allocated sites and will commission where necessary further site-specific evidence as required. The results will be used to update this sustainability appraisal accordingly.	-1
B) Protection and promotion of a quality built and historic environment	There are no heritage designations in close proximity to this site. The original house, 'Trenavin', is not listed, but was considered to be of heritage value within the planning officer's report, and could be added to the Council's Heritage Assets Register as a locally listed heritage asset. The policy has been updated from that included within the Allocations and Infrastructure Development Plan Document to ensure the original dwelling to be retained. This is considered to be a slight positive impact.	+1
C) Mitigating the effects of climate change	The site is located in flood zone 1, and is not in close proximity to the floodplain. It is located on a slope, with the potential that surface water run-off could increase as a result of developing the site and increase flood risk within other areas of the town. However, the Environment Agency noted within their representation to the recent planning application that the reduced number of dwellings (19 were proposed within the application, as opposed to the policy requirement of 25) would enable the accommodation of suitable soakaways as part of the sustainable urban drainage scheme. The policy therefore now only requires delivery of 19, rather than 25 as proposed under the previous policy, in light of this advice. There are no specific criteria within the policy regarding the inclusion of renewable energy developments, however all new housing would be required to adhere to the sustainable design policy elsewhere in the document. Overall, a given the mitigating role of the Sustainable Urban Drainage (SUD) scheme, a neutral impact is anticipated.	0
D) Safeguarding and minimising resource use	The site is comprised of garden land associated with residential property. Development of the site will not result in the loss of quality agricultural land. Overall, there is a neutral impact.	0
E) Promoting economic growth and employment	The policy contains no commercial development proposals, however, there is an economic benefit associated with the delivery of sites for housing. Housing development can boost local construction firms and associated trades who would benefit from being able to undertake contract work on the site. However, this is a relatively small scale, and therefore only a neutral impact on this indicator has been scored.	0
F) Supporting retail	The policy contains no retail proposals. Future residents of the site may undertake their shopping within the town centre, providing it with an additional customer base. The town centre is walkable, but is some distance from the site. Whilst there may	0

	be some small positive benefit to local retail, overall the site has been scored as neutral for this indicator.	
G) Meeting housing needs	This site makes a contribution towards meeting the housing needs of the population of Crediton. The policy contains a requirement for 35% affordable housing. The mix of dwellings to be achieved on site is already specified within a supplementary planning document, and will be tailored to achieve the appropriate balance.	+1
H) Ensuring community health and wellbeing	Crediton has a wide variety of services, including doctors surgeries, schools and a non-emergency hospital. The Upper School is in close proximity to the site, which should enable children to walk to school. Crediton is currently designated as an Air Quality Management Area, due to poor air quality within the town centre. This is likely to be considerably alleviated once the new link road is complete. This is only a small development, with the Highway Authority not anticipating a significant impact on the road network.	0
I) Delivering the necessary infrastructure	The provision of the Crediton Link Road represents a significant upgrade to the local road network. Crediton primary schools are at capacity but have room to expand. Community Infrastructure Levy money generated from the site can be used to fund these improvements, with such proposals needing to be included within the Infrastructure Delivery Plan, which will be finalised in mid-2014. Overall, the infrastructure is already in place, or nearing completion. The delivery of this site may put the primary schools under short-term pressure, but the development could support their longer-term expansion. The overall impact is therefore considered to be neutral.	0

Secondary/cumulative/synergistic effects:	The development will help meet the housing needs in Crediton including affordable housing. Development could contribute towards traffic in the town with consequential impact on air quality within the town centre. .
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within the town. The estimated development time for this site is 1 year. Once developed, development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing needs within Crediton including for affordable housing. Development would be focussed in Crediton, the third town in the district.

Summary of Recommendations

1. Retention of the protected trees.

Policy CRE5 The Woods Group, Exeter Road
Preferred Option

A site of 0.17 hectares is allocated for eight residential dwellings, including 35% affordable housing, with mitigation for air quality issues. The proposal includes provision of a sustainable urban drainage system.

Sustainability objective	**Commentary**	**Impact**

A) Protection of the natural environment	The site lies within the settlement, within an already developed central location. There will be no landscape impacts. Given its highly urbanised nature, it is not anticipated that developing the site will have any negative impact on the natural environment.	0
B) Protection and promotion of a quality built and historic environment	There is a listed building to the north of the site, and the whole site is within the conservation area. The site at present is run-down, and detracts from the quality of some of the nearby older buildings. Generally, redevelopment of the site has the potential to enhance the local street scene and positively impact on the quality of the conservation area.	+1
C) Mitigating the effects of climate change	The site is located in flood zone 1, and is not in close proximity to the floodplain. The policy requires the inclusion of a sustainable urban drainage scheme to reduce the impact of surface water run-off. The mitigating effect as a result of the inclusion of a Sustainable Urban Drainage (SUD) scheme has led to a neutral scoring.	0
D) Safeguarding and minimising resource use	This is a previously developed site, consisting of a number of low quality buildings. Redevelopment of this site is considered a positive outcome (even though the number of potential dwellings is low), reducing the reliance on the release of green field sites elsewhere.	+2
E) Promoting economic growth and employment	The policy contains no commercial development proposals, however, there is an economic benefit associated with the delivery of sites for housing. Housing development can boost local construction firms and associated trades who would benefit from being able to undertake contract work on the site. However, this is a small scale proposal, and therefore only a neutral impact on this indicator has been scored.	0
F) Supporting retail	The policy contains no retail proposals. Future residents of the site may undertake their shopping within the town centre, providing it with an additional customer base. The town centre is in close proximity, as is the supermarket at the southern end of the town. However, this is a small site, and whilst there may be some positive benefits, overall the site has been scored as neutral for this indicator.	0
G) Meeting housing needs	This site makes a contribution towards meeting the housing needs of the population of Crediton. The policy contains a requirement for 35% affordable housing. The mix of dwellings to be achieved on site is already specified within a supplementary planning document, and will be tailored to achieve the appropriate balance. It is only a small scale proposal, therefore only a minor positive score has been proposed.	+1
H) Ensuring community health and wellbeing	Crediton has a wide variety of services, including doctor's surgeries, schools and a non-emergency hospital. Crediton is currently designated as an Air Quality Management Area, due to poor air quality within the town centre. The site is located on Exeter Road, which is one of the areas of highest air quality concern. This is likely to be considerably alleviated once the new link road is complete. However, the policy does stipulate that there should be on-site air quality mitigation to ensure quality of life for new residents. Therefore, it is anticipated that there will be no negative impact associated with developing the site.	0
I) Delivering the necessary infrastructure	The provision of the Crediton Link Road represents a significant upgrade to the local road network. Crediton primary schools are at capacity but have room to expand. Community Infrastructure Levy money generated from the site can be used to fund these improvements, with such proposals needing to be included within the Infrastructure Delivery Plan, which will be finalised in mid-2014. Overall, the infrastructure is already in place, or nearing completion. The delivery of a site of this size is unlikely to have a large impact on school places. The overall impact is therefore considered to be neutral.	0

Secondary/cumulative/synergistic effects:	The development will help meet the housing needs in Crediton including affordable housing. Development could contribute towards traffic in the town with consequential impact on air quality within the town centre. .
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within the town. The estimated development time for this site is 1 year. Once developed, development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing needs within Crediton including for affordable housing. Development would be focussed in Crediton, the third town in the district.

Summary of Recommendations

1. No recommendations following SA.

Policy CRE6 Pedlerspool

Option

A site of 23.5 hectares at Pedlerspool could be allocated for a mixed use comprising 165 dwellings (including 35% affordable housing and at least five gypsy and traveller pitches), 21,000 square metres of employment floorspace, relocation of Crediton Rugby Club, landscaping and green infrastructure to reflect its sloping nature and to protect the setting of the wider area. The policy also stipulates the inclusion of a sustainable urban drainage scheme, employment delivery rates and that the scheme should not come forward until the link road is complete.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The site sits astride the boundary of two landscape character areas. The south western part falls within the 'lowland plains' area which is typified as being open, low lying, flat and agriculturally prosperous. The north east falls within the 'sparsely settled farmed valley floors' an area typified by the presence of rivers or streams and related flat or gently sloping valley bottoms. Development of the whole site would have a large impact on the landscape character of the area. Views to the site from the north and east are far reaching. The site would also extend the built area of Crediton further to the north and east. At present the north-eastern boundary of the site is relatively well contained, shielding the built environment from being visible to the north and east. A significant amount of landscaping and green infrastructure is proposed as part of the policy, in order to protect the upper slopes and shield parts of the site from inward views. The part of the site closest to the river is also designated as a priority habitat, being 'coastal and floodplain grazing marsh'. A number of protected trees are sited within the centre of the site. To mitigate the impacts on the landscape the policy includes provision for a significant amount of landscaping, with protection afforded for the most elevated and visible slopes to the south west of the site. Nevertheless, it is acknowledged that there will be impacts as a result of developing this site.	-2
B) Protection and promotion of a	The site sits to the east of Creedy Country Park, a locally important historic park and garden. The park shares a boundary running north-east to south-west with this site. The further to the north east, where the site is flatter, the park is already well screened	-1

quality built and historic environment	from views from the east due to the presence of walls and continual tree cover along the boundary. To the south west of the boundary, the landscape is more open, and much more elevated. The potential impact along this section is therefore greater. The policy contains provisions that the setting of the upper slopes should be used for landscaping and green infrastructure accordingly. It is possible, however, that there may still be an impact on the adjoining park. The policy seeks layout, design and landscaping, including planting on the riverside that reflects the local distinctiveness and its sloping nature.	
C) Mitigating the effects of climate change	The 23.5 hectares of the site are all located in flood zone 1, however to the east is the floodplain of the River Creedy. The policy requires the inclusion of a sustainable urban drainage scheme to ensure retention of all surface water from the site, to avoid increasing the risk of flooding. The inclusion of a Sustainable Urban Drainage (SUD) scheme is considered to mitigate against an increase in flood risk, therefore an overall neutral impact has been scored.	0
D) Safeguarding and minimising resource use	This is a large greenfield site, which is currently made up of a mixture of grade 2 and 3 agricultural land, of which 10.1ha is grade 2. Much of the farmland within the district is grade 3, however only approximately 11% of land falls with grade 2. The loss of the 10.1 hectares of productive land is a negative outcome of developing the site.	-2
E) Promoting economic growth and employment	The policy contains provisions for 21,000 square metres of commercial floorspace. Crediton has had very little employment development in recent years, and the provision of this quantity would ensure sufficient land for many years to come. Due to the topography of the town, there are few other sites which are suitable for employment. Many parts of the site are flat, and therefore are more appropriate to the needs of various types of employment. A site of this scale could provide a significant number of jobs for the town, potentially reducing out-commuting and increasing self-containment. No other site in the town offers the same level of employment potential.	+3
F) Supporting retail	The policy contains no retail proposals. Future residents of the site may undertake their shopping within the town centre, providing it with an additional customer base. Residents may make use of the town centre and supermarkets, thereby providing an added boost to local shopping. A small positive impact is anticipated as a result.	+1
G) Meeting housing needs	This site would make a significant contribution towards meeting the housing needs of the population of Crediton. The policy contains a requirement for 35% affordable housing and would also meet the needs of gypsies and travellers by providing at least five pitches. The mix of dwellings to be achieved on site is already specified within a supplementary planning document, and will be tailored to achieve the appropriate balance. It is a large scale proposal, and scores highly as a result.	+3
H) Ensuring community health and wellbeing	Crediton has a wide variety of services, including doctors surgeries, schools and a non-emergency hospital. Crediton is currently designated as an Air Quality Management Area, due to poor air quality within the town centre. This is likely to be considerably alleviated once the new link road is complete. Though traffic generated by the site would not need to enter the town centre if travelling to Tiverton or Exeter, to ensure there are not adverse impacts on the town centre air quality, the site is only proposed to come forward once the link road has been completed. The policy also contains provision for the relocation of the rugby club, and open space and other sports provision as part of the green infrastructure. This is considered to be a positive outcome.	+2
I) Delivering the necessary infrastructure	The provision of the Crediton Link Road represents a significant upgrade to the local road network. Crediton primary schools are at capacity but have room to expand. Community Infrastructure Levy money generated from the site can be used to fund these improvements, with such proposals needing to be included within the Infrastructure Delivery Plan, which will be finalised in mid-2014. The delivery of this site may put the primary schools under short-term pressure, but the development could support their longer-term expansion. The overall impact is therefore considered to be neutral.	0

Secondary/cumulative/synergistic effects:	At present the extent of the built environment is relatively well contained within the

	landscape and is not often visually prominent. Allocation of edge of town of sites will help to meet Crediton's housing need but would likely have landscape impacts given the surrounding steep local topography. The development will help meet the housing needs in Crediton including affordable housing. Development could contribute towards traffic in the town with consequential impact on air quality within the town centre.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within the town. The estimated development time for this site is 4 years. Once developed, development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing needs within Crediton including for affordable housing. Development would be focussed in Crediton, the third town in the district.

Summary of Recommendations

1. Retention of protected trees
2. Include provision of small retail unit to serve development
3. Green infrastructure on land within the flood plain.

Policy CRE7 Sports field, Exhibition Road

Option

A site of 2.8 hectares at the sports field on Exhibition Road could be allocated for 50 dwellings (including 35% affordable housing). The proposal would include relocation of the rugby club, archaeological investigation, implementation of a Transport Plan and provision of a sustainable urban drainage scheme.

Sustainability objective	**Commentary**	**Impact**
A) Protection of the natural environment	This is a site that lies within the settlement, and therefore any impact on landscape character would be minimal. There are no known priority habitats or records of protected species nearby. The impact on the natural environment is likely to be neutral.	0
B) Protection and promotion of a quality built and historic environment	There are no known heritage assets in close proximity, however the site does lie within an area of archaeological potential. Archaeological investigation could reveal more about the history of this site, though the subsequent development of the site would result in the permanent loss of any undiscovered archaeological remains. The policy therefore requires archaeological mitigation prior to development of the site, in order to better understand the significance of the site's heritage. Overall, the application of this mitigation has resulted in a reduced but slightly negative impact on the historic environment.	-1
C) Mitigating the effects of climate change	The site is located in flood zone 1, and is not in close proximity to the floodplain. The policy requires the inclusion of a sustainable urban drainage scheme to reduce the impact of surface water run-off. Overall the inclusion of the Sustainable Urban Drainage (SUD) scheme should mitigate against any wider flood risk impact, and therefore a neutral impact has been scored.	0

D) Safeguarding and minimising resource use	Though this site is used for recreational purposes, notionally it is a green field site, with potential to be used for agricultural purposes. Approximately 36% of the site falls within the grade 2 category, therefore being quality agricultural land. The remainder of the site is not categorised. Though notionally grade 2 in part, such a site, separated from other farmland, is unlikely to return to farming use unless there are significant demand changes within the industry. A minor negative outcome is therefore anticipated.	-1
E) Promoting economic growth and employment	The policy contains no commercial development proposals, however, there is an economic benefit associated with the delivery of sites for housing. Housing development can boost local construction firms and associated trades who would benefit from being able to undertake contract work on the site. However, a site of this size would have some positive impact on local building trades, and therefore a minor positive impact on this indicator has been scored.	+1
F) Supporting retail	The policy contains no retail proposals. Future residents of the site may undertake their shopping within the town centre, providing it with an additional customer base. The town centre is in close proximity. However, this is a medium sized site, and whilst there may be some positive benefits to retail, overall the site has been scored as neutral for this indicator.	0
G) Meeting housing needs	This site makes a contribution towards meeting the housing needs of the population of Crediton. The policy contains a requirement for 35% affordable housing. The mix of dwellings to be achieved on site is already specified within a supplementary planning document, and will be tailored to achieve the appropriate balance.	+2
H) Ensuring community health and wellbeing	Crediton has a wide variety of services, including doctor's surgeries, schools and a non-emergency hospital. The town services are walkable, but some are a distance from the site. Crediton is currently designated as an Air Quality Management Area, due to poor air quality within the town centre. This is likely to be considerably alleviated once the new link road is complete. However, the policy does stipulate the requirement for the implementation of a Transport Plan to minimise air quality impacts. Development of this site will only be able to take place once the rugby club (who currently make use of the site) have been relocated. This is stipulated within the policy, to ensure that there is no net loss to sports provision within the town. Therefore, it is anticipated that there will be no negative impact associated with developing the site.	0
I) Delivering the necessary infrastructure	The provision of the Crediton Link Road represents a significant upgrade to the local road network. Crediton primary schools are at capacity but have room to expand. Community Infrastructure Levy money generated from the site can be used to fund these improvements, with such proposals needing to be included within the Infrastructure Delivery Plan, which will be finalised in mid-2014. Overall, the infrastructure is already in place, or nearing completion. The delivery of a site of this size may have some impact on school places in the short term, but should be able to fund their longer-term expansion. The overall impact is therefore considered to be neutral.	0

Secondary/cumulative/synergistic effects:	The development will help meet the housing needs in Crediton including affordable housing. Development could contribute towards traffic in the town with consequential impact on air quality within the town centre. .
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within the town. The estimated development time for this site is 4 years. Once developed, development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing needs within Crediton including for affordable housing. Development would be focussed in Crediton, the third town in the district.

Summary of Recommendations

1. No recommendations following SA.

Policy CRE8 Land at Barn Park

Option

A site of 1.64 hectares at Hunniver's Lane could be allocated for 20 dwellings, including 35% affordable housing, with vehicular access being off Barn Park. The policy also includes provision of a sustainable urban drainage system.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	This sites lies adjacent to the south west side of the settlement. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly. It falls within the 'lowland plains' landscape character area which is typified as being open, low lying, flat and agriculturally prosperous. The site abuts the existing built development off Barn Park, but the land slopes away to the south west offering wide views. However, this is a small development which would be mitigated by the adjacent housing, and landscape impacts therefore are considered to be minimal.	0
B) Protection and promotion of a quality built and historic environment	There are no known heritage designations in close proximity. Overall, impact against this indicator is neutral.	0
C) Mitigating the effects of climate change	The site is located in flood zone 1, and is not in close proximity to the floodplain. The policy requires the inclusion of a sustainable urban drainage scheme to reduce the impact of surface water run-off. This should mitigate against any increased flood risk. The site also lies within very close proximity to the lower school, which may permit some children to walk to school, thereby lowering vehicular trip rates. Therefore, a slight positive impact has been assumed.	+1
D) Safeguarding and minimising resource use	The site is located on existing farmland, which currently does not have an agricultural land grade classification. Development of the site would result in the permanent loss of the farmland and though this is a relatively small site, this would still be a minor negative impact.	-1
E) Promoting economic growth and employment	The policy contains no commercial development proposals, however, there is an economic benefit associated with the delivery of sites for housing. Housing development can boost local construction firms and associated trades who would benefit from being able to undertake contract work on the site. However, this is a small scale proposal, and therefore only a neutral impact on this indicator has been scored.	0
F) Supporting retail	The policy contains no retail proposals. Future residents of the site may undertake their shopping within the town centre, providing it with an additional customer base. However, this is a small site, and whilst there may be some positive benefits, overall	0

	the site has been scored as neutral for this indicator.	
G) Meeting housing needs	This site makes a contribution towards meeting the housing needs of the population of Crediton. The policy contains a requirement for 35% affordable housing. The mix of dwellings to be achieved on site is already specified within a supplementary planning document, and will be tailored to achieve the appropriate balance. It is only a small scale proposal, therefore only a minor positive score has been proposed.	+1
H) Ensuring community health and wellbeing	Crediton has a wide variety of services, including doctor's surgeries, schools and a non-emergency hospital. The town services are walkable, but some are a distance from the site. The Lower School is in close proximity to the site, which should enable children to walk to school. Crediton is currently designated as an Air Quality Management Area, due to poor air quality within the town centre. This is likely to be considerably alleviated once the new link road is complete. The close proximity of the site will enable children to walk to the lower school, and access other services offered on site. Therefore, it is anticipated that there will be no negative impact associated with developing the site.	0
I) Delivering the necessary infrastructure	The provision of the Crediton Link Road represents a significant upgrade to the local road network. Crediton primary schools are at capacity but have room to expand. Community Infrastructure Levy money generated from the site can be used to fund these improvements, with such proposals needing to be included within the Infrastructure Delivery Plan, which will be finalised in mid-2014. Overall, the infrastructure is already in place, or nearing completion. The delivery of a site of this size is unlikely to have a large impact on school places. The local road infrastructure has limited capacity for additional development, therefore only a maximum of 20 dwellings have been specified for the site. The overall impact is therefore considered to be neutral.	0

Secondary/cumulative/synergistic effects:	At present the extent of the built environment is relatively well contained within the landscape and is not often visually prominent. Allocation of edge of town of sites will help to meet Crediton's housing need but would likely have landscape impacts given the surrounding steep local topography. The development will help meet the housing needs in Crediton including affordable housing. Development could contribute towards traffic in the town with consequential impact on air quality within the town centre.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within the town. The estimated development time for this site is 1 year. Once developed, development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing needs within Crediton including for affordable housing. Development would be focussed in Crediton, the third town in the district.

Summary of Recommendations

1. No recommendations following SA.

Policy CRE9 Stonewall Lane Playing Field

Option

A site of 3.2 hectares at Stonewall Lane Playing Field could be allocated for 60 dwellings (including 35% affordable housing). The policy requires the relocation of the playing fields to an alternative site, access requirements and highway alterations, archaeological investigation and the provision of a sustainable urban drainage system.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The site lies within the settlement, but is located in an elevated position along the town's northern boundary. It falls within the 'lowland plains' landscape character area, which is normally typified by being an open, low lying, flat and agriculturally prosperous area. The elevated nature of the site means there are wide views to be obtained looking south from the playing field. There would also be some landscape impacts when looking north towards the site. It is shielded by the woods to the north from views from that direction. The site is surrounding on three sides by housing, which would mitigate against any impacts, though some may still arise.	-1
B) Protection and promotion of a quality built and historic environment	The site is located adjacent to Creedy Park listed on the local register of Historic Parks and Gardens. The site lies in an area of archaeological potential and in prominent position in the landscape where prehistoric activity is known from an enclosure site to the west. Any planning application for development here would need to be supported by a programme of archaeological work to allow an underst6anding of the significance of heritage assets that may be present here.	-1
C) Mitigating the effects of climate change	The site is located in flood zone 1, and is not in close proximity to the floodplain. The policy requires the inclusion of a sustainable urban drainage scheme to reduce the impact of surface water run-off. This is considered to mitigate against any flood risk that may arise.	0
D) Safeguarding and minimising resource use	Though this site is used for recreational purposes, notionally it is a green field site, with potential to be used for agricultural purposes (though no agricultural grade exists for the site). Such a site, separated from other farmland, is unlikely to return to farming use unless there are significant demand changes within the industry. Given the loss of the land, a minor negative outcome is indicated.	-1
E) Promoting economic growth and employment	The policy contains no commercial development proposals, however, there is an economic benefit associated with the delivery of sites for housing. Housing development can boost local construction firms and associated trades who would benefit from being able to undertake contract work on the site. A proposal of this scale would have some positive impact.	+1
F) Supporting retail	The policy contains no retail proposals. Future residents of the site may undertake their shopping within the town centre, providing it with an additional customer base. Whilst there may be some positive benefits for retail, overall the site has been scored as neutral for this indicator.	0
G) Meeting housing needs	This site makes a contribution towards meeting the housing needs of the population of Crediton. The policy contains a requirement for 35% affordable housing. The mix of dwellings to be achieved on site is already specified within a supplementary planning document, and will be tailored to achieve the appropriate balance. It is a medium scale proposal, therefore a positive score has been proposed.	+2

H) Ensuring community health and wellbeing	Crediton has a wide variety of services, including doctors surgeries, schools and a non-emergency hospital. The town services are walkable, but some are a distance from the site. Crediton is currently designated as an Air Quality Management Area, due to poor air quality within the town centre. This is likely to be considerably alleviated once the new link road is complete. Development of the site would result in the loss of the playing fields. Therefore, the policy stipulates that the site could only come forward, once suitable alternative provision has been found. Therefore, it is anticipated that there will be no overall negative impact associated with developing the site.	0
I) Delivering the necessary infrastructure	The provision of the Crediton Link Road represents a significant upgrade to the local road network. There are existing houses located to the south and west of the site. The only possible access points would be along the northern boundary which contains hedgerows and is bounded by a narrow single width track. Crediton primary schools are at capacity but have room to expand. Community Infrastructure Levy money generated from the site can be used to fund these improvements, with such proposals needing to be included within the Infrastructure Delivery Plan, which will be finalised in mid-2014. Overall, the infrastructure is already in place, or nearing completion. The delivery of a site of this size is unlikely to have a large impact on school places. The overall impact is therefore considered to be neutral.	0

Secondary/cumulative/synergistic effects:	At present the extent of the built environment is relatively well contained within the landscape and is not often visually prominent. Allocation of edge of town of sites will help to meet Crediton's housing need but would likely have landscape impacts given the surrounding steep local topography. The development will help meet the housing needs in Crediton including affordable housing. Development could contribute towards traffic in the town with consequential impact on air quality within the town centre.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within the town. The estimated development time for this site is 2 years. Once developed, development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing needs within Crediton including for affordable housing. Development would be focussed in Crediton, the third town in the district.

Summary of Recommendations

1. No recommendations following SA.

Policy CRE10 Land at Westwood Farm

Option

A site of 3.5 hectares at Westwood Farm could be allocated for 50 dwellings (including 35% affordable housing). Access would either be from Westernlea, or direct from the A377, and the site would need to be subject to archaeological mitigation and the inclusion of a sustainable urban drainage scheme.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly. The site lies on the western edge of the town and falls within the 'lowland plains' landscape character area. These areas are typified by being low lying, generally flat and agriculturally prosperous. This site is quite steeply sloping, and there is the possibility of wider landscape impacts by expanding the town further to the west. This could be particularly felt given the elevated nature of the site in comparison with the adjoining housing to the east. The site is at a lower level than then A377 which runs along the northern boundary, with limited views in when approaching along the main road. Nevertheless, given the sloping nature of the site, there will be some impact on the surrounding landscape.	-1
B) Protection and promotion of a quality built and historic environment	There are no known heritage assets in close proximity, however the site does lie within an area of archaeological potential. Archaeological investigation could reveal more about the history of this site, though the subsequent development of the site would result in the permanent loss of any undiscovered archaeological remains. The policy therefore requires archaeological mitigation prior to development of the site, in order to better understand the significance of the site's heritage. Overall, the application of this mitigation has resulted in a reduced but slightly negative impact on the historic environment.	-1
C) Mitigating the effects of climate change	The site is located in flood zone 1, and is not in close proximity to the floodplain. The policy requires the inclusion of a sustainable urban drainage scheme to reduce the impact of surface water run-off. This is considered to mitigate against any flood risk that may arise.	0
D) Safeguarding and minimising resource use	This is an agricultural site, all of which is categorised as grade 3 land. The majority of agricultural land within the district falls within this category. Therefore, a slight negative impact has been assumed given the potential loss of this land.	-1
E) Promoting economic growth and employment	The policy contains no commercial development proposals, however, there is an economic benefit associated with the delivery of sites for housing. Housing development can boost local construction firms and associated trades who would benefit from being able to undertake contract work on the site. A proposal of this scale would have some positive impact.	+1
F) Supporting retail	The policy contains no retail proposals. Future residents of the site may undertake their shopping within the town centre, providing it with an additional customer base. The town centre is in relatively close proximity, however, whilst there may be some positive benefits, overall the site has been scored as neutral for this indicator.	0
G) Meeting housing needs	This site makes a contribution towards meeting the housing needs of the population of Crediton. The policy contains a requirement for 35% affordable housing. The mix of dwellings to be achieved on site is already specified within a supplementary planning document, and will be tailored to achieve the appropriate balance. It is a medium scale proposal, therefore a positive score has been proposed.	+2
H) Ensuring community health and wellbeing	Crediton has a wide variety of services, including doctors surgeries, schools and a non-emergency hospital. The Upper School is in relative close proximity to the site, which should enable children to walk to school. Crediton is currently designated as an Air Quality Management Area, due to poor air quality within the town centre. The site is located on the west side of the town, and any traffic generated by the site travelling to Tiverton , Exeter or the M5 would pass through the High Street, thereby potentially further exacerbating existing air quality issues. Though upon completion of the link road it is anticipated that air quality within the town centre will improve, overall the outcome of developing in this location could slightly negatively impact on air quality levels.	-1

I) Delivering the necessary infrastructure	The provision of the Crediton Link Road represents a significant upgrade to the local road network. Crediton primary schools are at capacity but have room to expand. Community Infrastructure Levy money generated from the site can be used to fund these improvements, with such proposals needing to be included within the Infrastructure Delivery Plan, which will be finalised in mid-2014. Overall, the infrastructure is already in place, or nearing completion. The delivery of a site of this size is unlikely to have a large impact on school places. The total number of dwellings for the site has been limited to take account of the capacity of the existing road infrastructure. The overall impact is therefore considered to be neutral.	0

Secondary/cumulative/synergistic effects:	The development will help meet the housing needs in Crediton including affordable housing. Development could contribute towards traffic in the town with consequential impact on air quality within the town centre. At present the extent of the built environment is relatively well contained within the landscape and is not often visually prominent. Allocation of edge of town of sites will help to meet Crediton's housing need but would likely have landscape impacts given the surrounding steep local topography.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within the town. The estimated development time for this site is 2 years. Once developed, development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing needs within Crediton including for affordable housing. Development would be focussed in Crediton, the third town in the district.

Summary of Recommendations

1. Appropriate landscaping to mitigate against visual impacts associated with developing the site and protection of the upper slopes to reduce visual impact.
2. Site only to come forward once the Crediton Link Road is in place

Policy CRE11 Land at Chapel Down Farm

Option

A site of 10 hectares could be allocated for 120 dwellings (of which 35% would be affordable). The policy contains a requirement for substantial improvements to the local road network, archaeological investigation and provision of a sustainable urban drainage scheme.

Sustainability objective	**Commentary**	**Impact**
A) Protection of the natural environment	At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly. This is a prominent site lying on the western boundary of the town. It is steeply sloping, with the northern element being considerably	-2

	higher than the southern part of the site. The site falls within the 'lowland plains' landscape character area, being characterised by being part of a generally low lying, agricultural landscape. When viewing the town from further to the west, views of the existing built environment are limited by the topography, with the most westerly development, Queen Elizabeth Drive, being partly screened from view by its location within a fold in the landscape. This site is more prominent, and would visibly extend the built environment, with the potential for it to be seen from distant viewpoints. A lower density of housing has been assumed, which could ensure that the development is focused away from the most prominent elements. Generally though, there would be a large landscape impact as a result of developing this site.	
B) Protection and promotion of a quality built and historic environment	Chapel Downs Farmhouse is a listed building which sits adjacent to the site. The farm complex would once have been more separate from the town, but over the years residential growth has brought the site within Crediton's urban fringe. Development of the surrounding agricultural land will further impact on the setting of the building, with the potential to reduce its significance. The site also contains a probable prehistoric enclosure, which requires further archaeological investigation. The policy therefore requires appropriate archaeological investigation prior to any development taking place. Overall, however, development of the site has the potential to negatively impact on the historic environment.	-2
C) Mitigating the effects of climate change	The site is located in flood zone 1, though flood zones 2 and 3 (presumably a stream) lies to the south of the site (immediately to the south of the A377). The steep topography combined with development of the site could lead to potential off-site impacts due to surface water run-off. The policy therefore includes a sustainable urban drainage scheme to retain all on-site water. This is considered to mitigate against any potential impact and therefore a neutral score has been assumed.	0
D) Safeguarding and minimising resource use	This is a greenfield site on the edge of the settlement. The northern portion of the site is agricultural grade 2, whilst the southern (and larger) portion is grade 3. Only 11% of land within the district is grade 2. The loss of several hectares of this valuable land is a sustainability concern for the long-term retention of quality agricultural land within the district. A negative outcome has therefore been scored.	-2
E) Promoting economic growth and employment	The policy contains no commercial development proposals, however, there is an economic benefit associated with the delivery of sites for housing. Housing development can boost local construction firms and associated trades who would benefit from being able to undertake contract work on the site. However, this is a large proposal, and therefore a positive knock-on effect on local construction could be anticipated.	+1
F) Supporting retail	The policy contains no retail proposals. Future residents of the site may undertake their shopping within the town centre, providing it with an additional customer base. The town centre is in relatively close proximity, and would be walkable. Given the number of dwellings on site it could be assumed that there would be an associated retail boost for the high street and local supermarkets.	+1
G) Meeting housing needs	This site would make a large contribution towards meeting the housing needs of the population of Crediton. The policy contains a requirement for 35% affordable housing. The mix of dwellings to be achieved on site is already specified within a supplementary planning document, and will be tailored to achieve the appropriate balance. It is a large scale proposal, therefore a high positive score has been proposed.	+3
H) Ensuring community health and wellbeing	Crediton has a wide variety of services, including doctors surgeries, schools and a non-emergency hospital. The town services are walkable, but some are a distance from the site. The Upper School is in relatively close proximity to the site, which should enable children to walk to school. Crediton is currently designated as an Air Quality Management Area, due to poor air quality within the town centre. The site is located on the west side of the town, and any traffic generated by the site travelling to Tiverton , Exeter or the M5 would pass through the High Street, thereby potentially further exacerbating existing air quality issues. Though upon	0

	completion of the link road it is anticipated that air quality within the town centre will improve, overall the outcome of developing in this location could negatively impact on air quality levels. There are some positive and negative impacts, however on balance a neutral impact has been assumed.	
I) Delivering the necessary infrastructure	The provision of the Crediton Link Road represents a significant upgrade to the local road network. The policy includes provisions for substantial upgrades to Higher Road. Crediton primary schools are at capacity but have room to expand. Community Infrastructure Levy money generated from the site can be used to fund these improvements, with such proposals needing to be included within the Infrastructure Delivery Plan, which will be finalised in mid-2014. The delivery of this site may put the primary schools under short-term pressure, but the development could support their longer-term expansion. The overall impact is therefore considered to be neutral.	0

Secondary/cumulative/synergistic effects:	The development will help meet the housing needs in Crediton including affordable housing. Development could contribute towards traffic in the town with consequential impact on air quality within the town centre. At present the extent of the built environment is relatively well contained within the landscape and is not often visually prominent. Allocation of edge of town of sites will help to meet Crediton's housing need but would likely have landscape impacts given the surrounding steep local topography.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within the town. The estimated development time for this site is 3 years. Once developed, development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing needs within Crediton including for affordable housing. Development would be focussed in Crediton, the third town in the district.

Summary of Recommendations

1. Protection of the setting of the listed Chapel Downs Farmhouse
2. Sensitive location of dwellings to reduce overlooking of the existing adjacent properties on Queen Elizabeth Drive
3. Site only to come forward once the Crediton Link Road is in place

Policy CRE12 Barnfield

Option

A site of 0.25 hectares could be allocated for six residential dwellings, including 35% affordable housing. The policy stipulates that access would need to come via Town Park, and that development would need to include a sustainable urban drainage scheme.

Sustainability	Commentary	Impact

objective		
A) Protection of the natural environment	The site lies within the settlement and currently comprises a strip of land which is under-used, being located at the rear of properties on Barnfield, within an area which already has nearby existing residential development. Though the site is visible given its elevated location, the adjoining housing to the west and south (which is higher up the hillside) would mitigate against any landscape impacts. Given the site is generally unused and overgrown land, there is the potential for the presence of a variety of species, including potentially protected species. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly. A neutral impact is currently being assumed.	0
B) Protection and promotion of a quality built and historic environment	The site sits to the south of the Crediton Conservation Area, with a number of listed buildings along the high street. There is existing development adjacent to the site. The development of a small number of dwellings in this location is unlikely to affect the setting of these buildings, given the widespread development that has already taken place on the south side of the high street, and up the slopes of the hillside. The site is located in an area of archaeological potential, with the rear of the plots along the high street, being within the historic core of the town. Therefore, the impact is considered to be slightly negative, as developing the site could result in the loss of the archaeological features.	-1
C) Mitigating the effects of climate change	The site is located in flood zone 1, and is not in close proximity to the floodplain. The policy requires the inclusion of a sustainable urban drainage scheme to reduce the impact of surface water run-off. This is considered to mitigate against any flood risk that may arise.	0
D) Safeguarding and minimising resource use	Whilst not a previously developed site, this is an area with no agricultural land classification. It is an under-utilised area of land adjacent to Town Park and on the southern side of the High Street. Use of such sites for housing will reduce the need to allocate greenfield sites elsewhere. Therefore, a small positive impact has been assumed.	+1
E) Promoting economic growth and employment	The policy contains no commercial development proposals, however, there is an economic benefit associated with the delivery of sites for housing. Housing development can boost local construction firms and associated trades who would benefit from being able to undertake contract work on the site. However, this is a small scale proposal, and therefore only a neutral impact on this indicator has been scored.	0
F) Supporting retail	The policy contains no retail proposals. Future residents of the site may undertake their shopping within the town centre, providing it with an additional customer base, especially given the close proximity of the site. However, this is a small site, and whilst there may be some positive benefits, overall the site has been scored as neutral for this indicator.	0
G) Meeting housing needs	This site makes a contribution towards meeting the housing needs of the population of Crediton. The policy contains a requirement for 35% affordable housing. The mix of dwellings to be achieved on site is already specified within a supplementary planning document, and will be tailored to achieve the appropriate balance. It is only a small scale proposal, therefore only a minor positive score has been proposed.	+1
H) Ensuring community health and wellbeing	Crediton has a wide variety of services, including doctors surgeries, schools and a non-emergency hospital. Both schools are in close proximity to the site, which should enable children to walk to school. Crediton is currently designated as an Air Quality Management Area, due to poor air quality within the town centre. This is likely to be considerably alleviated once the new link road is complete. Traffic generated by the site would need to drive through the town centre if travelling on to Exeter, Tiverton or further afield. However, many services and facilities are within walking distance of the site, which is considered a positive impact.	+1
I) Delivering the necessary	The provision of the Crediton Link Road represents a significant upgrade to the local road network. The site should be accessed from Town Park. Crediton primary schools are at capacity but have room to expand. Community Infrastructure Levy money	0

infrastructure	generated from the site can be used to fund these improvements, with such proposals needing to be included within the Infrastructure Delivery Plan, which will be finalised in mid-2014. Overall, the infrastructure is already in place, or nearing completion. The delivery of a site of this size is unlikely to have a large impact on school places. The overall impact is therefore considered to be neutral.	

Secondary/cumulative/synergistic effects:	The development will help meet the housing needs in Crediton including affordable housing. Development could contribute towards traffic in the town with consequential impact on air quality within the town centre.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within the town. The estimated development time for this site is 1 year. Once developed, development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing needs within Crediton including for affordable housing. Development would be focussed in Crediton, the third town in the district.

Summary of Recommendations

1. Include requirement for archaeological investigation to take place prior to development of the site.

Policy CRE13 Land at Alexandra Close

Option

A site of 0.63 hectares could be allocated for fifteen residential dwellings, including 35% affordable housing. The proposal includes provision of a sustainable urban drainage system.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The site lies within the settlement, and is surrounded by existing residential development (largely built in the 1960s/70s). It is not considered that there will be any landscape impacts as a result of developing the site. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly. A neutral impact is currently being assumed.	0
B) Protection and promotion of a quality built and historic environment	There are no heritage assets within the vicinity, nor is there evidence of any archaeological impacts from developing the site. Overall the outcome is therefore considered to be neutral.	0
C) Mitigating the effects of climate	The site is located in flood zone 1, and is not in close proximity to the floodplain. The policy requires the inclusion of a sustainable urban drainage scheme to reduce the impact of surface water run-off. This is considered to mitigate against any flood risk that may	0

change	arise.	
D) Safeguarding and minimising resource use	This is a greenfield site located within the settlement. It is currently used for grazing sheep. Approximately half of the site is agricultural grade 2, the other half is graded 'urban' (and effectively has no grade). Grade 2 land is limited in Mid Devon (only 11% of land is grade 2), however the loss of 0.3ha is not considered to be significant. Given it is a greenfield site (though small in size), a slight negative impact has been assumed.	-1
E) Promoting economic growth and employment	The policy contains no commercial development proposals, however, there is an economic benefit associated with the delivery of sites for housing. Housing development can boost local construction firms and associated trades who would benefit from being able to undertake contract work on the site. However, this is a small scale proposal, and therefore only a neutral impact on this indicator has been scored.	0
F) Supporting retail	The policy contains no retail proposals. Future residents of the site may undertake their shopping within the town centre, providing it with an additional customer base (the town centre is in relatively close proximity). However, this is a small site, and whilst there may be some positive benefits for retail, overall the site has been scored as neutral for this indicator.	0
G) Meeting housing needs	This site makes a contribution towards meeting the housing needs of the population of Crediton. The policy contains a requirement for 35% affordable housing. The mix of dwellings to be achieved on site is already specified within a supplementary planning document, and will be tailored to achieve the appropriate balance. It is only a small scale proposal, therefore only a minor positive score has been proposed.	+1
H) Ensuring community health and wellbeing	Crediton has a wide variety of services, including doctors surgeries, schools and a non-emergency hospital. The town services are walkable, but some are a distance from the site. The Upper School is in close proximity to the site, which should enable children to walk to school. Crediton is currently designated as an Air Quality Management Area, due to poor air quality within the town centre. The site is located on the west of Crediton, and any traffic accessing the high street, or heading for Tiverton, Exeter or beyond will need to drive through the town centre, thereby potentially having a low but negative impact on air quality. However, given the small size of the development, this impact is likely to be very low. Overall, it is anticipated that there will be no negative impact associated with developing the site.	0
I) Delivering the necessary infrastructure	The provision of the Crediton Link Road represents a significant upgrade to the local road network. Crediton primary schools are at capacity but have room to expand. Community Infrastructure Levy money generated from the site can be used to fund these improvements, with such proposals needing to be included within the Infrastructure Delivery Plan, which will be finalised in mid-2014. Overall, the infrastructure is already in place, or nearing completion. The delivery of a site of this size is unlikely to have a large impact on school places. The overall impact is therefore considered to be neutral.	0

Secondary/cumulative/synergistic effects:	The development will help meet the housing needs in Crediton including affordable housing. Development could contribute towards traffic in the town with consequential impact on air quality within the town centre.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within the town. The estimated development time for this site is 1 year. Once developed, development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing needs within Crediton including for affordable housing. Development would be focussed in Crediton, the third town in the district.

Summary of Recommendations

1. No recommendations following SA.

Policy CRE14 Wellparks (employment)
Preferred Option

A site of 1.5 hectares is allocated for 4,150 square metres of employment floorspace, through the conversion of existing buildings (of which some are listed) and development of some new buildings. The policy includes provisions for the design which takes account of the buildings listed status, and the inclusion of a sustainable urban drainage scheme.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The site lies on the south eastern edge of the settlement, on the southern edge of rising land. It would be highly visible when viewed from the south, and when approaching Crediton from the Exeter direction. The presence of existing buildings on the site, which are to be re-used, would mitigate some of the impact, as would the presence of recent development to the south of the site. Some impacts would be expected however. The existing and disused buildings could harbour protected species (bats and or owls are known to make use of abandoned buildings). However, at this stage, the Council is not aware of the presence of protected species or habitats (a phase 1 habitat survey undertaken when the site was allocated did not note the presence of protected species). Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly. A negative impact is currently being assumed based on the potential impact on the wider landscape.	-2
B) Protection and promotion of a quality built and historic environment	A large part of the site is formed of the 'Wellparks' grade II farmhouse and farmstead complex. The setting of this site has traditionally been rural, given its separation from the town. However, urban encroachment has already began to bring the site within the semi-urban fringe, particularly with the recent supermarket development to the south. The development of the site would further impact on the historic value of the buildings. To the east of the site lies the historic estate of Downes. It is not anticipated that development of this site will impact on Downes given the topography which separates the sites. The policy seeks design and layout to respect the character and setting of the listed buildings.	-2
C) Mitigating the effects of climate change	The site is located in flood zone 1, but is in close proximity to the floodplain. The policy requires the inclusion of a sustainable urban drainage scheme to reduce the impact of surface water run-off, which could otherwise contribute to flooding on the River Yeo to the south. This is considered to be an improvement on the existing situation, given the developed nature of the site, and therefore is a positive outcome. This site, when considered alongside the housing site CRE1 'Wellparks' can be considered a mixed use proposal. Such schemes give residents the opportunity to live in close proximity to their place of work, thereby reducing the reliance on travel to further places of employment, reducing carbon emissions as a result.	+2
D) Safeguarding and minimising	This is a previously developed site, consisting of a number of existing farm buildings. Though some new buildings are proposed, the re-use of the existing buildings minimises the need for significant new building, and reduction of resources needed for their	+2

resource use	construction. Allocating sites on previously developed land also reduces the need for greenfield sites elsewhere.	
E) Promoting economic growth and employment	The policy contains provision for over 4000 square metres of employment floorspace. Crediton has had limited employment development within recent years, and this site could meet a large proportion of the town's employment needs and creating local jobs.	+2
F) Supporting retail	The policy contains no specific retail proposals, however, retail does fall within the overall definition of commercial development. It is possible, therefore, that retail proposals could come forward on these sites if allocated. However, the any such proposals would also need to be considered against sequential test set down in the 'Development outside town centres' policy. This should mitigate against any harmful impacts against existing retail.	0
G) Meeting housing needs	The policy contains no housing proposals. No impact is anticipated.	0
H) Ensuring community health and wellbeing	Crediton is currently designated as an Air Quality Management Area, due to poor air quality within the town centre. The site is located off the A377, and adjacent to the proposed link road which is currently under construction. Employment traffic generated by the site will be able to make use of the link road (when heading towards Tiverton), or via the A377 direct to Exeter, only needing to drive through the town centre when heading west along the A377. There will likely be some negative off-site air quality impacts as a result however.	-2
I) Delivering the necessary infrastructure	The provision of the Crediton Link Road represents a significant upgrade to the local road network. Overall, the infrastructure is already in place, or nearing completion. Given that the site will be accessed via the new link road (and can only therefore come forward once the road is operational), the overall impact on infrastructure is considered to be neutral.	0

Secondary/cumulative/synergistic effects:	The development will help meet the employment needs in Crediton. Development could contribute towards traffic in the town with consequential impact on air quality within the town centre.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within the town. Once developed, development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the employment needs within Crediton. Development would be focussed in Crediton, the third town in the district.

Summary of Recommendations

1. A site design brief should be included within any planning application focusing on how the rural setting of the complex can be maintained.

Policy CRE15 Additional Crediton commercial sites (A) Land south of Commonmarsh Lane

Option

A site of 2.74 hectares could be allocated for 5,740 square metres of commercial floorspace. The policy would require there to be suitable vehicular access, provision of a sustainable urban drainage scheme and retention of areas within the floodplain as green infrastructure.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The site lies on the eastern edge of Crediton, and falls within the 'lowland plains' landscape character area which is typified by generally being low lying, flat and agriculturally prosperous. The site slopes upwards towards the south, and would extend the area covered by the existing industrial estate further up the hillside. There would be a landscape impact when viewing the site from the north, as the hillside, and particularly the upper slopes, are visible from afar. Biodiversity records state that there may be the presence of badgers on part of the site. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly. Given the potential landscape and biodiversity impacts, a negative score has been assumed.	-2
B) Protection and promotion of a quality built and historic environment	Within or near to the site lies a possible pre-historic or Romano-British enclosure, with the potential for further deposits to be found in the area. The Downes estate, a locally important historic park and garden which includes a grade II* farmhouse lies adjacent to the site to the south. The intervening topography between the site and the estate should protect the setting of the park and garden, which lies behind the ridge line to the south of the site. A negative impact has been assumed given the potential disturbance of the archaeological remains in the area and the possibility of an impact on the Downes Estate.	-1
C) Mitigating the effects of climate change	The site is located in flood zone 1 on elevated land. The floodplain of the River Creedy lies to the east. The increase in surface water run-off as a result of developing the site could have off-site impacts. The policy therefore requires the inclusion of a sustainable urban drainage scheme to reduce the impact of surface water run-off. This is considered to mitigate against any negative impact.	0
D) Safeguarding and minimising resource use	This is a greenfield site which falls within agricultural land grade 2. Approximately only 11% of land within the district is this grade (grade 2 is high quality agricultural land). Though not a particularly large site, the loss of land of this quality is a negative impact of developing this site.	-1
E) Promoting economic growth and employment	The policy contains provision for over 5,700 square metres of employment floorspace. Crediton has had limited employment development within recent years, and this site could meet a large proportion of the town's employment needs and creating local jobs.	+2
F) Supporting retail	The policy contains no specific retail proposals, however, retail does fall within the overall definition of commercial development. It is possible, therefore, that retail proposals could come forward on these sites if allocated. However, the any such proposals would also need to be considered against sequential test set down in the 'Development outside town centres' policy. This should mitigate against any harmful impacts against existing retail.	0
G) Meeting housing needs	The policy contains no housing proposals. No impact is anticipated.	0
H) Ensuring community health and wellbeing	Crediton is currently designated as an Air Quality Management Area, due to poor air quality within the town centre. The site is located adjacent to the existing industrial estate and in close proximity to the proposed link road which is currently under construction. Employment traffic generated by the site will be able to make use of the link road (when heading towards Tiverton), or via the A377 direct to Exeter, only needing to drive through the town centre when heading west along the A377. There will likely be some negative off-site air quality impacts as a result however.	-2
I) Delivering the	The provision of the Crediton Link Road represents a significant upgrade to the local road network, with the site being able to make	0

necessary infrastructure	use of the link road once complete. Overall, the infrastructure is already in place, or nearing completion.	

Secondary/cumulative/synergistic effects:	At present the extent of the built environment is relatively well contained within the landscape and is not often visually prominent. Allocation of edge of town of sites will help to meet Crediton's employment need but would likely have landscape impacts given the surrounding steep local topography. The development will help meet the employment needs in Crediton. Development could contribute towards traffic in the town with consequential impact on air quality within the town centre.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within the town. Once developed, development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the employment needs within Crediton. Development would be focussed in Crediton, the third town in the district.

Summary of Recommendations

1. Include requirement for archaeological investigation to take place prior to development of the site
2. Include requirement for any development to ensure the protection of the setting of Downes estate

Policy CRE15 Additional Crediton commercial sites (B) Land east of Exeter Road

Option

A site of 5.3 hectares could be allocated for 11,130 square metres of commercial floorspace. The policy would require there to be suitable vehicular access, provision of a sustainable urban drainage scheme and retention of areas within the floodplain as green infrastructure.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The site lies on the eastern edge of Crediton, and falls within the 'lowland plains' landscape character area which is typified by generally being low lying, flat and agriculturally prosperous. The site is steeply sloping, particularly within the south west. It is highly visible from the south west, but is bounded by hedgerows to the east. Generally the site is elevated, and there would be landscape impacts as a result of seeing it developed. There are no natural environment designations within or in close proximity to the site. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly. A negative impact is currently being assumed based on the potential impact on the wider landscape.	-2

B) Protection and promotion of a quality built and historic environment	There is no known archaeological significance attached to this site. The site does lie adjacent to the conservation area to the west, which contains a number of listed buildings, including the house and walled garden of Fair Park immediately adjacent. The elevated nature of the site means there is potential for development to impact on the historic setting of the adjacent buildings along Exeter Road.	-1
C) Mitigating the effects of climate change	The site is located in flood zone 1 on elevated land. The floodplain of the River Creedy lies further to the east, whilst the River Yeo is some distance to the south. The increase in surface water run-off as a result of developing the site could have off-site impacts. The policy therefore requires the inclusion of a sustainable urban drainage scheme to reduce the impact of surface water run-off. This is considered to mitigate against any negative impact.	0
D) Safeguarding and minimising resource use	This is a greenfield site. Only part of the site has been classified with an agricultural grade. The southern element of the site, comprising 3.4 hectares is agricultural grade 3. This is the most common grade found throughout the district, accounting for approximately 64% of all land. Though of reasonable quality, its loss is only considered to be a minor negative impact.	-1
E) Promoting economic growth and employment	The policy contains provision for over 11,1430 square metres of employment floorspace. Crediton has had limited employment development within recent years, and this site could meet a large proportion of the town's employment needs and creating local jobs.	+3
F) Supporting retail	The policy contains no specific retail proposals, however, retail does fall within the overall definition of commercial development. It is possible, therefore, that retail proposals could come forward on these sites if allocated. However, the any such proposals would also need to be considered against sequential test set down in the 'Development outside town centres' policy. This should mitigate against any harmful impacts against existing retail.	0
G) Meeting housing needs	The policy contains no housing proposals. No impact is anticipated.	0
H) Ensuring community health and wellbeing	Crediton is currently designated as an Air Quality Management Area, due to poor air quality within the town centre. The site is located adjacent to the existing industrial estate and in close proximity to the proposed link road which is currently under construction. Employment traffic generated by the site will be able to make use of the link road (when heading towards Tiverton), or via the A377 direct to Exeter, only needing to drive through the town centre when heading west along the A377. There will likely be some negative off-site air quality impacts as a result however.	-2
I) Delivering the necessary infrastructure	The provision of the Crediton Link Road represents a significant upgrade to the local road network, with the site being able to make use of the link road once complete. Overall, the infrastructure is already in place, or nearing completion.	0

Secondary/cumulative/synergistic effects:	At present the extent of the built environment is relatively well contained within the landscape and is not often visually prominent. Allocation of edge of town of sites will help to meet Crediton's employment need but would likely have landscape impacts given the surrounding steep local topography. The development will help meet the employment needs in Crediton. Development could contribute towards traffic in the town with consequential impact on air quality within the town centre.

Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within the town. Once developed, development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the employment needs within Crediton. Development would be focussed in Crediton, the third town in the district.

Summary of Recommendations

1. Requirement for landscaping along the western boundary to protect setting of the conservation area and the listed Fair Park House

Policy CRE15 Additional Crediton commercial sites (C) South of Wellparks and A377

Option

A site of 2.77 hectares could be allocated for 5,820 square metres of commercial floorspace. The policy would require there to be suitable vehicular access, provision of a sustainable urban drainage scheme and retention of areas within the floodplain as green infrastructure.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The site lies on the southern edge of the settlement, falling within the 'sparsely settled and farmed valley floors' landscape character area, being an area typified by the presence of streams or rivers. The site is largely flat, reflecting its proximity to the floodplain to the south. Development of the site would be visible on the approach into Crediton along the A377, and from the higher ground to the south. The flat nature of the site could allow it to be well-screened to mitigate some of the impact. In terms of biodiversity, some of the site (particularly the southern element) has the potential to be a priority habitat, being floodplain grazing marsh. At this stage no further information is known about the presence of protected species. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly.	-1
B) Protection and promotion of a quality built and historic environment	This area has already been subject to a programme of archaeological investigation and any further development would not have any impact. The historic estate of Downes lies to the north east of the site though the intervening topography screens the park from any potential impact as a result of developing this site. No impact is anticipated.	0
C) Mitigating the effects of climate change	The site is located in close proximity to the flood zones associated with the River Yeo. Flood zone 3 lies to the south of the site, whilst zone 2, crosses over a small part of the sites south eastern boundary. The policy requires areas within the flood zone to be retained as green infrastructure. The policy also requires the inclusion of a sustainable urban drainage scheme on site. Inclusion of such a proposal should ensure the retention of any surface water on site, in order to avoid off-site impacts. This is considered to mitigate any negative flood risk impact associated with developing the site.	0
D) Safeguarding and minimising	This is a greenfield site which is agricultural grade 3. This is the most common grade found throughout the district, accounting for approximately 64% of all land. Though of reasonable quality, its loss is only considered to be a slight negative impact.	-1

resource use		
E) Promoting economic growth and employment	The policy contains provision for over 5,800 square metres of employment floorspace. Crediton has had limited employment development within recent years, and this site could meet a large proportion of the town's employment needs and creating local jobs.	+2
F) Supporting retail	The policy contains no specific retail proposals, however, retail does fall within the overall definition of commercial development. It is possible, therefore, that retail proposals could come forward on these sites if allocated. However, the any such proposals would also need to be considered against the sequential test set down in the 'Development outside town centres' policy. This should mitigate against any harmful impacts against existing retail.	0
G) Meeting housing needs	The policy contains no housing proposals. No impact is anticipated.	0
H) Ensuring community health and wellbeing	Crediton is currently designated as an Air Quality Management Area, due to poor air quality within the town centre. Option will contribute towards light and noise pollution, a slight negative effect. The site is located off the A377, in close proximity to the proposed link road which is currently under construction. Employment traffic generated by the site will be able to make use of the link road (when heading towards Tiverton), or via the A377 direct to Exeter, only needing to drive through the town centre when heading west along the A377. There will likely be some negative off-site air quality impacts as a result however.	-2
I) Delivering the necessary infrastructure	The provision of the Crediton Link Road represents a significant upgrade to the local road network, with the site being able to make use of the link road once complete. Overall, the infrastructure is already in place, or nearing completion.	0

Secondary/cumulative/synergistic effects:	The development will help meet the employment needs in Crediton. Development could contribute towards traffic in the town with consequential impact on air quality within the town centre.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within the town. Once developed, development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the employment needs within Crediton. Development would be focussed in Crediton, the third town in the district.

Summary of Recommendations

1. No recommendations following SA.

Villages Site Options

Land at M5 Junction 27 and adjoining Willand (Commercial)

Option

A site of 96 hectares between M5 Junction 27 and Willand could be allocated for mixed commercial floorspace including transport provision, environmental protection, community facilities, carbon reduction and air quality improvements, an agreed phasing strategy and public master planning exercise.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	There are some important trees to the north of the site and in close proximity to a number of TPOs. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly. The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. Development of this scale would have a significant impact on existing landscape character, altering the rural quality of the entrance into Mid Devon from the M5 and the rural character around Willand and Sampford Peverell. Some parts of the site are more enclosed and shielded from wider views than others. Some land around the A38 appears elevated and has far reaching views. Around Pitt Farm, there are undulating fields and a significant drop in ground level towards the motorway, with wide landscape views to the other side of the valley. Full Landscape and Visual Impact Assessment (LVIA) would determine impacts further. Given the scale of development it can be assumed that some negative impact will be encountered.	-2
B) Protection and promotion of a quality built and historic environment	There could be a wider impact on Willand and Sampford Peverell built environments, including the setting of the Sampford Peverell Conservation Area, a slight negative effect. The policy requires a public Masterplanning exercise to be undertaken before any planning application is made and which will improve the quality of the final design of the development. This site occupies a substantial area within a landscape that has evidence of prehistoric and Roman activity. Any planning application for development here will need to be supported by the results an appropriate level of archaeological works to allow the significance of the heritage asset to be understood along with the impact of the development upon it, a slight negative effect.	-1
C) Mitigating the effects of climate change	The site contains a number of small streams and is in close proximity to the flood plain but is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, the provision of Sustainable Urban Drainage Scheme to deal with all surface water from the development is expected an overall neutral effect.	0
D) Safeguarding and minimising resource use	Part of Junction 27 lies within the Mineral Consultation Area for Hillhead Quarry. Of this, only a small area sits above the sand and gravel mineral resource, but there is a likelihood that development of the site may constrain future working of the remaining permitted reserves within Hillhead Quarry which extend up to the eastern boundary of Junction 27, a slight negative effect. The site is located on mainly greenfield land with a small portion on brownfield land which is considered to be negative impact on resource use a negative effect. A small area of 2.6ha to the (2.7%) east and south of the site is located on Grade 3 good / moderate quality agricultural land with the remaining 96ha (95.3%) located on Grade 4 poor quality agricultural land.	-1

	Given the large scale loss of poor quality agricultural land and greenfield land an overall minor negative effect is considered.	
E) Promoting economic growth and employment	This option provides 96 ha of commercial floorspace helping to diversify the economy and encourage inward investment, a significant positive effect. The policy notes development might comprise 25ha for B8 storage and distribution / logistics, 13ha outdoor leisure destination, 8 ha for designer retail outlet/village, 4.5ha Devon produce promotion centre, 3.4ha sports and activities centre including associated retail, 3ha plant / horticultural, 2.4ha cinema, 1.9ha motorway service area, parking and refuelling services, 1.8ha hotel, conference venue and concert hall and 0.8ha for regional visitor centre. Development in this location and at this scale has the potential to bring major inward investment and job creation for Mid Devon and the wider region. Development will need to recognise impacts could therefore be regional too.	+3
F) Supporting retail	The delivery of 96ha of mixed commercial floorspace will be subject to an impact assessment which will need to demonstrate no adverse impact on town centre vitality and viability at a sub-regional level, an uncertain effect at present.	?
G) Meeting housing needs	No impact.	0
H) Ensuring community health and wellbeing	The site is remote from existing services/facilities however development on this scale would entail the provision of supporting services/facilities. The southern parts of the site does however have reasonable access to Willand's limited services, including; Shop, Primary school, Doctors' surgery, Mobile library service, Village hall, Pub, Post office, Daily bus service and Petrol stations. To the north of the site there is a garden centre and the existing motorway service area, which includes a petrol station, shop, hotel and fast-food restaurant. The train station is accessible by cycle path and by car. The policy option includes leisure and community uses including a major outdoor and indoor leisure attraction and cinema that could serve the local community. The policy seeks Carbon reduction and air quality improvements, a positive effect. Given the sites remote location but critical development mass capable of supporting services and facilities a significant positive effect is considered. A Masterplanning exercise will be undertaken before any planning application is made to ensure that essential services and facilities are delivered at the right time and in the right location.	+3
I) Delivering the necessary infrastructure	The policy seeks appropriate transport provision to ensure appropriate accessibility for all modes, improvement to Junction 27 of the M5 motorway and provision of dedicated pedestrian and cycle route to the Tiverton Parkway railway Station. Development will also be expected to include environmental protection and enhancement including Strategic Green Infrastructure which delivers multiple environmental benefits. Development will be expected to be brought forward through a Masterplanning process and agreed phasing strategy to ensure infrastructure remains in step with overall viability of development. Further assessment work is needed to identify the transport impact, sustainable transport options and strategic infrastructure requirements, the SA will be updated as this information becomes available, an uncertain effect. Essential service infrastructure including; water supply, sewage works capacity, gas and electricity will need to be determined as deliverable, once further information is received, the results will be used to update this sustainability appraisal accordingly.	?

Secondary/cumulative/synergistic effects:	The Highways Agency require improved capacity infrastructure for Junction 27. The site is of such a scale, it could be considered a new settlement. Matching neighbouring housing density is not so relevant in this case, especially as the site abuts Willand's employment land rather than housing. Development should achieve a satisfactory relationship between housing and employment land. Density and distribution of uses would be determined through a Masterplanning exercise.
Temporary/permanent effects:	Development will occur throughout the lifetime of the plan and the effect should be considered permanent.

Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	
Spatial extent: (District wide / local)	The policies set seek to meet the development needs of the District and wider region.

Summary of Recommendations

The final policy would be supplemented by a suite of detailed policies on the issues listed below.

1. Transport provision
2. Environmental protection and green infrastructure
3. Landscape and Visual Impact Assessment
4. Archaeological investigation & protection of listed buildings
5. Flood mitigation & Sustainable Urban Drainage (SUD)
6. Community facilities
7. Carbon reduction & air quality
8. Construction impact and the treatment of waste
9. Masterplanning & phasing

Land at M5 Junction 27 and adjoin Willand (Residential)

Option

A site of 110 hectares between M5 Junction 27 and Willand could be allocated residential development; 3,000 dwellings including transport provision, environmental protection, community facilities, carbon reduction and air quality improvements, an agreed phasing strategy and public master planning exercise.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	There are some important trees to the north of the site and in close proximity to a number of TPOs. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly. The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is	-2

	agriculturally prosperous. Development of this scale would have a significant impact on existing landscape character, altering the rural quality of the entrance into Mid Devon from the M5 and the rural character around Willand and Sampford Peverell. Some parts of the site are more enclosed and shielded from wider views than others. Some land around the A38 appears elevated and has far reaching views. Around Pitt Farm, there are undulating fields and a significant drop in ground level towards the motorway, with wide landscape views to the other side of the valley. Full Landscape and Visual Impact Assessment (LVIA) would determine impacts further. Given the scale of development it can be assumed that some negative impact will be encountered.	
B) Protection and promotion of a quality built and historic environment	The site contains a listed building. There could be a wider impact on Willand and Sampford Peverell built environments, including the setting of the Sampford Peverell Conservation Area, a slight negative effect. The policy requires a public Masterplanning exercise to be undertaken before any planning application is made and which will improve the quality of the final design of the development. This site occupies a substantial area within a landscape that has evidence of prehistoric and Roman activity. Any planning application for development here will need to be supported by the results an appropriate level of archaeological works to allow the significance of the heritage asset to be understood along with the impact of the development upon it, a slight negative effect.	-1
C) Mitigating the effects of climate change	The site contains a number of small streams and is in close proximity to the flood plain but is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, the provision of Sustainable Urban Drainage Scheme to deal with all surface water from the development is expected an overall neutral effect.	0
D) Safeguarding and minimising resource use	The site is located on mainly greenfield land with a small portion on brownfield land which is considered to be a negative impact on resource use a negative effect. A small area of 4.6 ha to the (4.2% east and south) of the site is located on Grade 3 good / moderate quality agricultural land with the remaining 110ha (95.8%) located on Grade 4 poor quality agricultural land. Given the large scale loss of poor quality agricultural land and greenfield land an overall slight negative effect is considered.	-1
E) Promoting economic growth and employment	Development of this scale would be a boost to local construction firms and associated trades who would benefit from being able to undertake contract work on the site. There would therefore be some positive impact.	+1
F) Supporting retail	The site is remote from existing retail services however development on this scale would entail the provision of supporting facilities, a neutral effect.	0
G) Meeting housing needs	Option provides for 3,000 new dwellings a significant contribution towards future housing need of which 35% should be affordable, a significant positive effect. The mix of dwellings to be achieved on site is already specified within a supplementary planning document, and will be tailored to achieve the appropriate balance.	+3
H) Ensuring community health and wellbeing	The site is remote from existing services/facilities however development on this scale would entail the provision of supporting services/facilities. The southern parts of the site does however have reasonable access to Willand's limited services, including; Shop, Primary school, Doctors' surgery, Mobile library service, Village hall, Pub, Post office, Daily bus service and Petrol stations. To the north of the site there is a garden centre and the existing motorway service area, which includes a petrol station, shop, hotel and fast-food restaurant. The train station is accessible by cycle path and by car. The policy seeks Carbon reduction and air quality improvements, a positive effect. Given the sites remote location but critical development mass capable of supporting services and facilities a significant positive effect is considered. A Masterplanning exercise will be undertaken before any planning application is made to ensure that essential services and facilities are delivered at the right time and in the right location.	+3

I) Delivering the necessary infrastructure	There is limited capacity to support this development, at present however on the assumption it is a relatively large development, a new primary school may be required given constraints on other schools in the area. Uffculme school is the secondary school for this area. The policy seeks community facilities to meet local needs arising from the housing development, a neutral effect. The policy seeks appropriate transport provision to ensure appropriate accessibility for all modes, improvement to Junction 27 of the M5 motorway and provision of dedicated pedestrian and cycle route to the Tiverton Parkway railway Station. Development will also be expected to include environmental protection and enhancement including Strategic Green Infrastructure which delivers multiple environmental benefits. Development will be expected to be brought forward through a Masterplanning process and agreed phasing strategy to ensure infrastructure remains in step with overall viability of development. Further assessment work is needed to identify the transport impact, sustainable transport options and strategic infrastructure requirements, the SA will be updated as this information becomes available, an uncertain effect. Essential service infrastructure including; water supply, sewage works capacity, gas and electricity will need to be determined as deliverable, once further information is received, the results will be used to update this sustainability appraisal accordingly.	?

Secondary/cumulative/synergistic effects:	The Highways Agency require improved capacity infrastructure for Junction 27. The site is of such a scale, it could be considered a new settlement. Matching neighbouring housing density is not so relevant in this case, especially as the site abuts Willand's employment land rather than housing. Development should achieve a satisfactory relationship between housing and employment land. Density and distribution of uses would be determined through a Masterplanning exercise.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Development will occur throughout the lifetime of the plan and the effect should be considered permanent.
Spatial extent: (District wide / local)	The policies set seek to meet the development needs of the District.

Summary of Recommendations

Justification: The final policy would be supplemented by a suite of detailed policies on the issues listed below.

1. Transport provision
2. Environmental protection and green infrastructure
3. Landscape and Visual Impact Assessment
4. Archaeological investigation & protection of listed buildings
5. Flood mitigation & Sustainable Urban Drainage (SUD)
6. Community facilities

7. Carbon reduction & air quality
8. Construction impact and the treatment of waste
9. Masterplanning & phasing

Bourchier Close, Bampton

Option

Land with a gross site area of 2.4 (ha) at Bourchier Close, Bampton is proposed for 40 dwellings & 4,000 sqm floor space.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	There are no environmental designations within or adjacent the site, although the area is defined by Devon Biodiversity Record Centre as being of wildlife interest as a result of the site being comprised of 'semi-improved natural grassland/unimproved marshy grassland', a negative effect. At this stage, the Council is not aware of the presence of protected species. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly. The site falls within the 'Upper farmed and wooded valley slopes' landscape character area. The majority of this type of landscape drains into the Exe Valley and is characterised by lush and fertile land giving rise to extensive tracts of medium scale fields of permanent pasture. The element of the site adjoining the road would have a lesser impact than the western site, which is much more steeply sloping. The Inspector's Report in 2010 noted that the development of the whole site would cause visual impact into the countryside outside the existing settlement although this would be contained by topography and potential screen planting, and concluded that allocating the site was justified. Given the negative effects on the site with regards to biodiversity and landscape impact but mitigation available, an overall negative effect is considered.	-2
B) Protection and promotion of a quality built and historic environment	No impact.	0
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect.	-1
D) Safeguarding and minimising resource use	Development option is located on greenfield land which is considered to be negative impact on resource use. 1.1ha (73% eastern part) of the site is located on Grade 3 good / moderate quality agricultural land, 0.4ha (27% western part) is located on Grade 4, poor quality agricultural land, a slight negative effect. Given the loss of good / moderate quality agricultural land and greenfield land, a slight negative effect is considered.	-1
E) Promoting	Option provides 4,000 sqm of commercial floorspace helping to diversify the economy and encourage inward investment, a positive	+2

economic growth and employment	effect.	
F) Supporting retail	The policy contains no retail proposal, however the high street is in relative close proximity to the site, and would benefit from the custom of the residents from this development. There would be a small positive effect.	+1
G) Meeting housing needs	Option provides for 40 new dwellings a contribution towards future housing need, a positive effect.	+2
H) Ensuring community health and wellbeing	Bampton has a reasonable range of services. The existing pedestrian access to the town centre is poor, with no continuous pedestrian footpath along either the B3190 or Frog Street. Frog Street is relatively lightly trafficked and provides a direct route to the town centre from the site and is therefore the preferred pedestrian route. Frog Street is narrow with many dwellings directly fronting the highway. The upper part of the street is bounded by mature hedging which would not be desirable to lose. These factors make the widening of Frog Street difficult. Development will be expected to include measures that discourage additional vehicular use of Frog Street whist at the same time making the highway safer for use. Site will require improvements to cycling and pedestrian safety to the town centre along Frog Street, a negative effect. The allocation of commercial land within Bampton could decrease air quality within the settlement through increased traffic movement and in particular HGV movements, a negative effect. Given the sustainable location for walking but the need for improvements for pedestrian safety and potential for harm to air quality an overall negative effect is considered.	-2
I) Delivering the necessary infrastructure	Site will require measures to discourage additional vehicular use of Frog Street, a negative effect. Primary school has recently been expanded to support increased numbers in area and existing consents. School can be expanded by one additional classroom but is an expensive solution given site constraints, a slight negative effect. Given the road impact on Frog Street and education requirements, an overall negative effect is considered.	-2

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within Bampton. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing & employment needs of Bampton.

Summary of Recommendations

1. 35% affordable housing
2. Measures to discourage additional vehicular use of Frog Street and providing improvements to cycling and pedestrian safety to the town centre along Frog Street.

3. Provision of Sustainable Urban Drainage (SUD) Scheme to deal with all surface water from the development and arrangements for future maintenance.
4. Contributions to improvements in public transport links.

Justification: The final policy would be supplemented by a criteria based policy similar to that already adopted (existing Policies AL/BA/2).

Newton Square, Bampton

Option

Land with a gross site area of 0.2 (ha) at Newton Square, Bampton is proposed for 8 dwellings.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The site is within the centre of a settlement and there is likely to be no impact on landscape character, a neutral effect. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly.	0
B) Protection and promotion of a quality built and historic environment	Most of the site falls within the Bampton Conservation Area a slight negative effect. There are many listed buildings within the centre of Bampton, though these are not likely to be affected by developing this site, a neutral effect. The site lies in an area of archaeological potential within the historic core of Bampton. Archaeological mitigation in the form of a programme of archaeological work undertaken through the application of a standard worded archaeological condition on any consent granted may be required. Given the site falls within a Conservation Area and an area of archaeological potential an overall negative effect is considered.	-2
C) Mitigating the effects of climate change	0.2 ha (67% South West) of the site is located in flood zone 1 and 0.1ha (33% North East) of the site is located in Flood zone 2, a negative effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect.	-2
D) Safeguarding and minimising resource use	Development option is located on brownfield land, a positive effect.	+2
E) Promoting economic growth and employment	No impact.	0
F) Supporting retail	The policy contains no retail proposal, however the high street is in relative close proximity to the site, and would benefit from the custom of the residents from this development. There would be a small positive effect.	+1
G) Meeting housing needs	Option provides for 8 new dwellings a contribution towards future housing need, a slight positive effect.	+1
H) Ensuring community health and wellbeing	Bampton has a reasonable range of services and frequent bus services, a slight positive effect. The site is also in walking distance to services.	+1

I) Delivering the necessary infrastructure	Site access is achievable from Newton Court, a positive effect. Primary school has recently been expanded to support increased numbers in area and existing consents. School can be expanded by one additional classroom but is an expensive solution given site constraints, a slight negative effect. Given a road access is achievable but there are issues around education requirement, a neutral effect is considered.	0

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within Bampton. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing needs of Bampton.

Summary of Recommendations

1. 35% affordable housing
2. Allocated provision is made on site for parking of delivery vehicles serving the convenience store at 4-6 Newton Square.
3. Provision of Sustainable Urban Drainage (SUD) Scheme to deal with all surface water from the development and arrangements for future maintenance.
4. Archaeological investigation and appropriate mitigation measures.

Justification: The final policy would be supplemented by a criteria based policy similar to that already adopted (existing Policies AL/BA/4).

South of Molton Road, Bampton

Option

Land with a gross site area of 4 (ha) at South of Molton Road, Bampton is proposed for 80 dwellings.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	There are a number of important trees within the site, of which 17 are covered by TPOs (all of these are within the eastern field), a negative effect. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly. The site falls within the 'River valley slopes and coombes' landscape character area, which are defined as having steeped, often wooded sides. In the upper valleys, such sites have a strong sense of enclosure. This site would be highly visible from the ridge to the south west and the ridge to the north west due to the steep sloping nature of the site. Development within this site would also	-2

	be visible from South Molton Road, a negative effect. Given the negative effects on the site with regard to the potential loss of trees and landscape impact an overall negative effect is considered.	
B) Protection and promotion of a quality built and historic environment	No impact.	0
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect.	-1
D) Safeguarding and minimising resource use	Development option is located on greenfield land which is considered to be negative impact on resource use. Site is located on Grade 3 good / moderate quality agricultural land, a negative effect. Given the loss of good / moderate quality agricultural land and greenfield land, a negative effect is considered.	-2
E) Promoting economic growth and employment	No impact.	0
F) Supporting retail	The policy contains no retail proposal, however the high street is in relative close proximity to the site, and would benefit from the custom of the residents from this development. There would be a small positive effect.	+1
G) Meeting housing needs	Option provides for 80 new dwellings a contribution towards future housing need, a positive effect.	+2
H) Ensuring community health and wellbeing	The site is located about 500m from the town centre although footway provision and widening will be required. Bampton has a reasonable range of services and frequent bus services, a positive effect.	+2
I) Delivering the necessary infrastructure	Accesses from the B3227 and High Street/C796 are achievable, but the site is steep which would limit suitable access points and highway layout, a slight negative effect. Primary school has recently been expanded to support increased numbers in area and existing consents. School can be expanded by one additional classroom but is an expensive solution given site constraints, a slight negative effect. Given a road access is achievable but steep and the education requirement, an overall slight negative effect is considered.	-1

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within Bampton. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing needs of Bampton.

Summary of Recommendations

1. 35% affordable housing.
2. Footway provision and widening will be required.
3. Provision of Sustainable Urban Drainage (SUD) Scheme to deal with all surface water from the development and arrangements for future maintenance.

Justification: The final policy would be supplemented by a criteria based policy.

Land at Ball Hill, Bampton

Option

Land with a gross site area of 0.5 (ha) at Land at Ball Hill, Bampton is proposed for 16 dwellings.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The site is not classed as a landscape character area, falling with the 'main cities and towns' area. The site in part is largely shielded by its high hedges and trees, however development would overlook the adjacent lane. Also, the southern part lies on the western slope of the Batherm Valley, would be open to some views from the south, with landscape impacts expected as a result, a negative effect. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly.	-2
B) Protection and promotion of a quality built and historic environment	No impact.	0
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect.	-1
D) Safeguarding and minimising resource use	Development option is located on greenfield land which is considered to be negative impact on resource use. Site is located on Grade 4 poor quality agricultural land, a slight positive effect. Given the loss of only poor quality agricultural land but loss of greenfield land, a neutral effect is considered.	0
E) Promoting economic growth and employment	No impact.	0
F) Supporting	The policy contains no retail proposal, however the high street is in relative close proximity to the site, and would benefit from the	+1

retail	custom of the residents from this development. There would be a small positive effect.	
G) Meeting housing needs	Option provides for 16 new dwellings a contribution towards future housing need, a slight positive effect.	+1
H) Ensuring community health and wellbeing	The site is located about 600m from the town centre and for the most part there are footway links to the town centre. Bampton has a reasonable range of services and frequent bus services, a slight positive effect. The site is adjacent to sewerage works and there will be concerns of the impact of odours on residential amenity, a negative effect. Given the slight positive and negative effects an overall neutral effect is considered.	0
I) Delivering the necessary infrastructure	West Street is of limited width but would be subject to improvement should the site south of Bampton School be developed. The site access is achievable off the existing highway, a neutral effect. Primary school has recently been expanded to support increased numbers in area and existing consents. School can be expanded by one additional classroom but is an expensive solution given site constraints, a slight negative effect. Given a road access is achievable although narrow but there are issues around education requirement, an overall neutral effect is considered.	0

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within Bampton. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing needs of Bampton.

Summary of Recommendations

1. 35% affordable housing.
2. Provision of Sustainable Urban Drainage (SUD) Scheme to deal with all surface water from the development and arrangements for future maintenance.

Stone Crushing Works (Scotts Quarry), Bampton

Option

Land with a gross site area of 0.45 (ha) at Stone Crushing Works (Scotts Quarry), Bampton is proposed for a mixed use of 18 residential dwellings and 355 sqm commercial floorspace.

Sustainability objective	Commentary	Impact
A) Protection of	The site does not fall within a landscape character area, simply being classed as 'main cities and towns'. The presence of the	0

the natural environment	existing development on the adjoining employment and housing development already provides a level of mitigation against any impact. The site is very enclosed by the boundary trees with only short views into and from the site permitted. The impact would be very limited.	
B) Protection and promotion of a quality built and historic environment	No impact.	0
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a neutral effect.	0
D) Safeguarding and minimising resource use	The site falls within a mineral consultation zone. The immediately adjacent units are for employment use. The remainder of the site is a spoil heap. The history of quarrying at the site highlights the possibility of the presence of contaminated land. Developing the site would require removal of the large spoil heap, a negative effect.	-2
E) Promoting economic growth and employment	The site is currently allocated for 0.45ha of employment space. Developing it solely for housing would see the employment element lost, a negative effect.	-2
F) Supporting retail	The policy contains no retail proposals, however the high street is in relative close proximity to the site, and would benefit from the custom of the residents from this development. There would be a small positive effect.	+1
G) Meeting housing needs	Option provides for 18 new dwellings a contribution towards future housing need, a slight positive effect.	+1
H) Ensuring community health and wellbeing	There may be concerns with locating housing the other side of the existing employment site, where the amenity of residents could be affected by employment activities, e.g. noise levels, deliveries etc. The site is close to the town centre with pedestrian and cycle links across the disused railway bridge to Station Road. Bampton has a reasonable range of services and frequent bus services, with new development supported by existing services, a slight positive effect. There could be negative impacts associated with HGVs accessing the site and driving through the centre of the village, potentially affecting air quality. Given the balance of issues, an overall neutral effect has been assumed.	0
I) Delivering the necessary infrastructure	The site has an existing access which services Woodland Close, a positive effect. Primary school has recently been expanded to support increased numbers in area and existing consents. School can be expanded by one additional classroom but is an expensive solution given site constraints, a potentially negative effect. Given that a road access is in place but education requirement an overall neutral effect is considered.	0

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic congestion.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within Bampton. Once completed the development will be permanent.

Spatial extent: (District wide / local)	This site option will help meet the housing and employment needs of Bampton.

Summary of Recommendations

1. Provision of Sustainable Urban Drainage (SUD) Scheme to deal with all surface water from the development and arrangements for future maintenance.

Former School, School Close, Bampton

Option

Land with a gross site area of 0.54 (ha) at the Former School, School Road, Bampton is proposed for 26 residential dwellings. .

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	An oak tree that sits within the boundary of the site should be retained. There are views over the town to the north and east, hedges and tress along Ball Hill mark the skyline to the south of the site. Wildlife corridors can be established through the site and the adjacent old school to enhance biodiversity. An ecological survey in 2009, note that dormice are known to be present in this part of Devon, rabbit tracks have been found but no badgers. Given mitigation measures proposed an overall neutral effect is considered. The site falls within the 'River valley slopes and coombes' landscape character area, which are defined as having steeped, often wooded sides.	0
B) Protection and promotion of a quality built and historic environment	The development site is not within or near the Bampton Conservation Area and development will not impact upon any Listed Buildings, a neutral effect.	0
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect.	-1
D) Safeguarding and minimising resource use	This is a Greenfield site currently used as pastureland which is considered to be negative impact on resource use. 0.13ha is Grade 3 good / moderate quality agricultural land and 0.41ha is Grade 4 poor quality agricultural land. Given the loss of mainly poor quality agricultural land an overall neutral effect is considered.	0
E) Promoting economic growth and employment	No impact.	0
F) Supporting retail	The policy contains no retail proposals, however the high street is in relative close proximity to the site, and would benefit from the custom of the residents from this development. There would be a small positive effect.	+1
G) Meeting	Option provides for 26 new dwellings a contribution towards future housing need, a positive effect. The quality of the final design	+2

housing needs	of the development will be guided by other policies within the local plan including Policy DM2 High Quality Design.	
H) Ensuring community health and wellbeing	Bampton has a reasonable range of services and frequent bus services, a slight positive effect. The school is adjacent the site enabling public to walk, new development supported by existing services a positive effect.	+2
I) Delivering the necessary infrastructure	The site would gain vehicular access via West Street which on its approach to the site is narrow and has no pedestrian facilities. It may be possible to provide a footway/cycleway access between the site and School Close passing though the adjacent old school site. The feasibility of the carriageway link to the adjacent site has been considered and is acceptable, a positive effect. Primary school has recently been expanded to support increased numbers in area and existing consents. School can be expanded by one additional classroom but is an expensive solution given site constraints, a slight negative effect. Given site access is achievable but education capacity a neutral effect is considered.	0

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic congestion.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within Bampton. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the employment needs of Bampton.

Summary of Recommendations

1. Provision of Sustainable Urban Drainage (SUD) Scheme to deal with all surface water from the development and arrangements for future maintenance.

Ashleigh Park, Bampton

Option

Land with a gross site area of 0.3 (ha) at Ashleigh Park, Bampton is proposed for seven residential dwellings.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The site falls within the 'Upper farmed and wooded valley slopes' landscape character area. The majority of this type of landscape drains into the Exe Valley and is characterised by lush and fertile land giving rise to extensive tracts of medium scale fields of permanent pasture however the site is located within the fold of the hill and development here would have minimal impact, a neutral effect.	0
B) Protection and promotion of a	The development site is not within or near the Bampton Conservation Area and development will not impact upon any listed buildings, a neutral effect.	0

quality built and historic environment		
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect.	-1
D) Safeguarding and minimising resource use	The site is located in the Minerals Consultation Zone for Kersdown Quarry, as such development in this location could compromise minerals resources, a slight negative effect. 0.12 ha is Grade 3 good / moderate quality agricultural land and 0.12 ha is Grade 4 poor quality agricultural land. Given the small scale of the site and only the loss of good / moderate / poor quality agricultural land an overall neutral effect is considered.	0
E) Promoting economic growth and employment	No impact.	0
F) Supporting retail	The policy option has no retail element and the scale of development would be unlikely to benefit the local high street, a neutral effect.	0
G) Meeting housing needs	Option provides for 7 new dwellings a contribution towards future housing need, a slight positive effect.	+1
H) Ensuring community health and wellbeing	Bampton has a reasonable range of services and frequent bus services, a slight positive effect.	+1
I) Delivering the necessary infrastructure	An adequate site access is achievable, a positive effect. Primary school has recently been expanded to support increased numbers in area and existing consents. School can be expanded by one additional classroom but is an expensive solution given site constraints, a slight negative effect.	+2

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic congestion.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within Bampton. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the employment needs of Bampton.

Summary of Recommendations

1. Provision of Sustainable Urban Drainage (SUD) Scheme to deal with all surface water from the development and arrangements for future maintenance.

Land south of Glen View, Bickleigh

Option

Land with a gross site area of 1.42 (ha) at Land south of Glen View, Bickleigh is proposed for 45 dwellings.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The site falls within the 'River valley slopes and coombes' landscape character area. These areas are typified by their close proximity to the River Exe, and are largely comprised of steep, wooded valley sides, often with a strong sense of enclosure. Developing this site would change the context of the landscape, particularly when viewed from the west, a negative effect. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly.	-2
B) Protection and promotion of a quality built and historic environment	The site is within the Bickleigh Conservation Area and there are a number of listed buildings within close proximity to the site, a slight negative effect. Development on this site would be visible from Bickleigh Castle, a slight negative effect. Overall as there is potential impact on the Conservation Area, a number of listed buildings and Bickleigh Castle a negative effect is considered.	-2
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect.	-1
D) Safeguarding and minimising resource use	Development option is located on greenfield land which is considered to be negative impact on resource use. 1.35 ha (96% East) is located on Grade 3 good / moderate quality agricultural land and 0.05ha (4% West) is located on Grade 4 poor quality agricultural land. Given the loss of good / moderate quality agricultural land but greenfield land, a slight negative effect is considered.	-1
E) Promoting economic growth and employment	No impact.	0
F) Supporting retail	No impact.	0
G) Meeting housing needs	Option provides for 45 new dwellings a contribution towards future housing need, a positive effect.	+2
H) Ensuring community health and wellbeing	There is a bus stop in Bickleigh, which is walkable, but quite far with an hourly or greater bus service on the A396, a slight positive effect.	+1
I) Delivering the necessary infrastructure	With careful location an adequate site access from the A396 is achievable. Access is only feasible from the East lane, and access would result in the loss of part of the hedgerows. The C103 is narrow and has restrictive alignments. Primary school is forecast to have some spare capacity to support development but is on a constrained site and cannot be easily expanded, a slight negative effect. Given a road access is achievable but has restrictive alignments and the issues around education capacity, an overall neutral effect is considered.	0

Secondary/cumulative/synergistic effects:	None anticipated.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within Bampton. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing needs of Bickleigh.

Summary of Recommendations

1. 35% affordable housing.
2. Provision of Sustainable Urban Drainage (SUD) Scheme to deal with all surface water from the development and arrangements for future maintenance.
3. Protection of listed buildings.

West of Godfrey Gardens, Bow

Option

Land with a gross site area of 0.23 (ha) at Land south of Glen View, Bow is proposed for 6 dwellings.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The site is within the 'Lower rolling farmed and settled valley slopes' character area, which is characterised by being a gently rolling and strongly undulating landscape which is intensively farmed. The site is largely shielded from views from the south due to existing hedgerows, a neutral effect. The steep topography to the north also reduces views from that direction. There is medium housing to the East, and low density housing located to the West of the site. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly.	0
B) Protection and promotion of a quality built and historic environment	This site lies in an area of archaeological potential, with prehistoric settlement and funerary activity recorded in the vicinity, a negative effect. Archaeological mitigation in the form of a programme of archaeological work undertaken through the application of a standard worded archaeological condition on any consent granted may be required, a neutral effect. There are no historic designations within the site, although there are various listed buildings in the centre of Bow, given the negative effects but mitigation measures available an overall slight negative effect is considered.	-1
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect.	-1

D) Safeguarding and minimising resource use	Development option is located on greenfield land which is considered to be negative impact on resource use. The site is located on Grade 3 good / moderate quality agricultural, a slight negative effect as the site is relatively small. Given the loss of good / moderate quality agricultural land an overall slight negative effect is considered.	-1
E) Promoting economic growth and employment	No impact.	0
F) Supporting retail	No impact.	0
G) Meeting housing needs	Option provides for 6 new dwellings a contribution towards future housing need, a slight positive effect.	+1
H) Ensuring community health and wellbeing	Bow has a reasonable convenience store and access to a bus service is available on the A3072, a slight positive effect. Other services require travel. The site has access to an existing footway and on-road cycle links, a further slight positive effect.	+1
I) Delivering the necessary infrastructure	The site is presently accessed from Bow Mill Lane which is a quite narrow, one vehicle width lane. Access from Godfrey Gardens only as Mill Lane has restrictive alignment and width, a slight negative effect. There is a clawback provision for this site, this amounts to approximately 30% of the difference between the agricultural land value and the developed land value, a neutral effect. Bow has limited spare capacity for Education facilities in the future although a low level of development could be supported within existing infrastructure, a neutral effect. Given access difficulties through a restrictive alignment and road width a slight negative effect is considered.	-1

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities including education capacity and the current provision of infrastructure.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within Bow. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing needs of Bow.

Summary of Recommendations

1. Site carried forward as an affordable housing rural exception site.
2. Mitigation of any wildlife impact including protection of trees and hedgerows.
3. Provision of a pedestrian route linking Godfrey Gardens with Bow Mill Lane.

4. Archaeological investigation and appropriate mitigation measures.
5. Provision of Sustainable Urban Drainage (SUD) Scheme to deal with all surface water from the development and arrangements for future maintenance.

The final policy would be supplemented by a criteria based policy like existing Local Plan Policy (AL/BO/1).

Land adjacent Bow Mill Lane, Bow

Option

Land with a gross site area of 2.17 (ha) at Land adjacent Bow Mill Lane, Bow is proposed for 52 dwellings.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	There are tree preservation orders on one tree in the northern part, and another along the eastern boundary, a slight negative effect. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be undertaken on preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly. The site is within the 'Lower rolling farmed and settled valley slopes' landscape character area, which is characterised by being a gently rolling and strongly undulating landscape which is intensively farmed. The south end of the site is largely shielded from views further to the south, west and north but the high boundary hedging. The northern part of the site slopes steeply and is highest part, and would be more prominent in the landscape, a negative effect. Housing on this part would be visible from the south, north and west. The adjacent housing to the east would provide some level of mitigation. Given the potential loss of trees and impact on landscape against mitigation measures, an overall slight negative effect is considered.	-1
B) Protection and promotion of a quality built and historic environment	This site occupies a large area in a landscape where prehistoric settlement and funerary activity is recorded in the vicinity, a negative effect. Any planning application for development here should be supported by a programme of archaeological work to allow the impact of the development upon the heritage asset to be understood, a neutral effect. English Heritage may need to be consulted with regard to the impact of the development upon the setting of the Scheduled Monuments to the west. Given the potential of archaeological impact against mitigation measures, an overall slight negative effect is considered.	-1
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect.	-1
D) Safeguarding and minimising resource use	Development option is located on greenfield land which is considered to be negative impact on resource use. The site is located on Grade 3 good / moderate quality agricultural, a negative effect. Given the loss of good / moderate quality agricultural land an overall negative effect is considered.	-2
E) Promoting economic growth and employment	No impact.	0
F) Supporting	No impact.	0

retail		
G) Meeting housing needs	Option provides for 52 new dwellings a contribution towards future housing need, a positive effect.	+2
H) Ensuring community health and wellbeing	Bow has a reasonable convenience store and access to a reasonable bus service is available on the A3072, a slight positive effect. Other services require travel. The site has access to an existing footway and on-road cycle links, a further slight positive effect.	+1
I) Delivering the necessary infrastructure	The site is presently accessed from Bow Mill Lane which is a quite narrow, one vehicle width lane. Access from Godfrey Gardens only as Mill Lane has restrictive alignment and width, a slight negative effect. There is a clawback provision for this site, this amounts to approximately 30% of the difference between the agricultural land value and the developed land value, a neutral effect. Bow has limited spare capacity for Education facilities in the future although a low level of development could be supported within existing infrastructure. Given access difficulties through a restrictive alignment and road width and potential issues around education requirement a slight negative effect is considered.	-1

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities including education capacity and the current provision of infrastructure.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within Bow. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing needs of Bow.

Summary of Recommendations

1. 35% affordable housing.
2. Archaeological investigation and appropriate mitigation measures.
3. Provision of Sustainable Urban Drainage (SUD) Scheme to deal with all surface water from the development and arrangements for future maintenance.

East Langford Farm, Bow

Option

Land with a gross site area of 1.3 (ha) at East Langford Farm, Bow is proposed for 25 dwellings.

Sustainability objective	**Commentary**	**Impact**

A) Protection of the natural environment	The site is within the vicinity of the Nymet Barton Marsh SSSI, a slight negative effect. At this stage, the Council is not aware of the presence of protected species. Further site-specific evidence will be undertaken on preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly. The site is classified as 'Lower rolling farmed and settled valley slopes', which is characterised by being a gently rolling and strongly undulating landscape which is intensively farmed, a slight negative effect.	-1
B) Protection and promotion of a quality built and historic environment	This site occupies an area in a landscape where prehistoric settlement and funerary activity is recorded in the vicinity, a slight negative effect. Any planning application for development here should be supported by a programme of archaeological work to allow the impact of the development upon the heritage asset to be understood. Given the potential of archaeological impact against mitigation measures, an overall slight negative effect is considered.	-1
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect.	-1
D) Safeguarding and minimising resource use	Development option is located on greenfield land which is considered to be negative impact on resource use. The site is located on Grade 2 very good quality agricultural, a negative effect. Given the loss of very good quality agricultural land, an overall negative effect is considered.	-2
E) Promoting economic growth and employment	No impact.	0
F) Supporting retail	No impact.	0
G) Meeting housing needs	Option provides for 25 new dwellings a contribution towards future housing need, a significant positive effect. Option would require the demolition of two homes to make an access onto Tree Park, a negative effect. Given the overall net gain of 23 new dwellings a positive effect is considered.	+2
H) Ensuring community health and wellbeing	Bow has a reasonable convenience store and access to a bus service is available on the A3072, a slight positive effect. Other services require travel.	+1
I) Delivering the necessary infrastructure	Bow has limited spare capacity for Education facilities in the future although a low level of development could be supported within existing infrastructure. Highways Authority visited Iter Close and have concluded that the site could be accessed from there for a small number of dwellings however it would be dependent on land in the control of both number 1 and 2 in the south west corner. This solution would only serve a small increase of up to 25 dwellings. Existing estate has issues with parking particularly on the bend to the north of the play area which causes a restriction, therefore a suitable level of parking need to be imposed. Option would require the demolition of two homes to make an access onto Tree Park, a negative effect. Given access difficulties and the issues around education requirement a negative effect is considered.	-2

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon

	traffic, put pressure on services and facilities including education capacity and the current provision of infrastructure.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within Bow. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing needs of Bow.

Summary of Recommendations

1. 35% affordable housing.
2. Archaeological investigation and appropriate mitigation measures.
3. Provision of Sustainable Urban Drainage (SUD) Scheme to deal with all surface water from the development and arrangements for future maintenance.

Land adjacent Hollywell, Bow

Option

Land with a gross site area of 1.47 (ha) at Land adjacent Holywell, Bow is proposed for 25 dwellings.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape that is intensively farmed. The site is exclusively flat and the boundary hedges provide a significant amount of screening, a neutral effect. Despite the gently rolling nature of the farmland to the southern side of the village, there are few opportunities for views into the sight from the west, east and south due to the screening effect of the existing boundary. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be undertaken on preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly.	0
B) Protection and promotion of a quality built and historic environment	This site lies in an area of archaeological potential, with prehistoric settlement and funerary activity recorded in the vicinity, a slight negative effect. Archaeological mitigation in the form of a programme of archaeological work undertaken through the application of a standard worded archaeological condition on any consent granted will be required.	-1
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect.	-1

D) Safeguarding and minimising resource use	Development option is located on greenfield land which is considered to be negative impact on resource use. The site is located on Grade 2 very good quality agricultural land, a negative effect. Only 11% of land within the district is grade 2. The whole site is within the East Langford Farm Waste Consultation Zone, related to historic landfill sites, and will require Environmental Health to be consulted on site allocations and individual applications, a slight negative effect. Given the loss of very good quality agricultural land, loss of greenfield land and location within the East Langford Farm Waste Consultation Zone, an overall negative effect is considered.	-2
E) Promoting economic growth and employment	No impact.	0
F) Supporting retail	No impact.	0
G) Meeting housing needs	Option provides for 25 new dwellings a contribution towards future housing need, a significant positive effect. Option would require the demolition of one house in the south west corner to make an access onto Station Road, a negative effect. Given the overall net gain of 24 new dwellings a positive effect is considered.	+2
H) Ensuring community health and wellbeing	Bow has a reasonable convenience store and access to a bus service is available on the A3072, a slight positive effect. Other services require travel.	+1
I) Delivering the necessary infrastructure	Bow has limited spare capacity for Education facilities in the future although a low level of development could be supported within existing infrastructure. The private lane to the south of the site is not suitable in its current state to serve development access through Hollywell as it would give rise to multiplicity of accesses and confusion of turning manoeuvers. Access through the building of Hollywell would be feasible to the north west corner and would give adequate separation, but would advise an improvement of the existing road to adoptable standards would be preferable. Dependant on a new access being achieved the site would be able to support approximately 25 dwellings from a shared surface road. Option would require the demolition of one house in the south west corner to make an access onto Station Road, a negative effect. Given access difficulties and issues around education requirement a negative effect is considered.	-2

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities including education capacity and the current provision of infrastructure.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within Bow. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing needs of Bow.

Summary of Recommendations

1. 35% affordable housing.
2. Archaeological investigation and appropriate mitigation measures.
3. Provision of Sustainable Urban Drainage (SUD) Scheme to deal with all surface water from the development and arrangements for future maintenance.
4. Access through the building of Hollywell and improvement of existing road to adoptable standards.

Land adjacent Jackman Car Park, Bow

Option

Land with a gross site area of 1 (ha) at Land adjacent Jackman Car Park, Bow is proposed for 32 dwellings.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. The site is open in nature, and slopes steeply down the hillside towards the north. The southern part of the site forms part of the ridge on which the main road through the village lies. There are wide views from the site out towards the wide ridge to the north. From many points along the ridge, the site would also be visible, a negative effect, however some level of mitigation would be provided by the existing built development line which spans along this side of the road. Given the potential for some mitigation, a slight negative effect is considered. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly.	-1
B) Protection and promotion of a quality built and historic environment	0.3ha of site is within the conservation area of Bow (30%, the southern part of site). There are many listed buildings within the centre of Bow, a number of which are located in close proximity to the site, particularly on the south side of the main street further west along the road, a slight negative effect. The proposed development lies within an area of archaeological potential, in an area enclosed in the medieval period and in an area where prehistoric activity has been recorded. Archaeological investigations on a development site some 100m to the east revealed the presence of prehistoric activity, consisting of hearths, stakeholes, flint tools and charred food remains, dating to the Neolithic period - 2,200 - 2,000BC - and representing a rare survival of evidence of human activity from this period in the county, a negative effect. Archaeological mitigation in the form of a programme of archaeological work undertaken through the application of a standard worded archaeological condition on any consent granted will be required. Given the potential of archaeological impact against mitigation measures, part of the site within a Conservation Area and the potential impact to a number of listed buildings an overall negative effect is considered.	-2
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect.	-1
D) Safeguarding and minimising	Development option is located on greenfield land which is considered to be negative impact on resource use. The site is located on Grade 3 good / moderate quality agricultural land, a negative effect. Given the loss of good / moderate quality agricultural land, an	-1

resource use	overall slight negative effect is considered.	
E) Promoting economic growth and employment	No impact.	0
F) Supporting retail	No impact.	0
G) Meeting housing needs	Option provides for 32 new dwellings a contribution towards future housing need, a positive effect.	+2
H) Ensuring community health and wellbeing	Bow has a reasonable convenience store and access to a bus service is available on the A3072, a slight positive effect. Other services require travel.	+1
I) Delivering the necessary infrastructure	High level differentials between the main road and the site may restrict access, which may need to cross the existing car park. There is a requirement for a frontage footway, a slight negative effect. Bow has limited spare capacity for Education facilities in the future although a low level of development could be supported within existing infrastructure. Given access difficulties and potential issues around education requirement a slight negative effect is considered.	-1

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities including education capacity and the current provision of infrastructure.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within Bow. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing needs of Bow.

Summary of Recommendations

1. 35% affordable housing.
2. Archaeological investigation and appropriate mitigation measures.
3. Provision of Sustainable Urban Drainage (SUD) Scheme to deal with all surface water from the development and arrangements for future maintenance.

South of Iter Cross, Bow (Commercial) Option

Land with a gross site area of 0.5 (ha) at South of Iter, Bow is proposed for 1,700 sqm commercial floor space.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The site is currently part of an open agricultural field which is highly visible from the south, although adjacent development will mitigate impact, a slight negative effect. This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. At this stage, the Council is not aware of the presence of protected species. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly.	-1
B) Protection and promotion of a quality built and historic environment	The site contains evidence of prehistoric activity and within a landscape that contains a concentration of prehistoric sites identified by aerial photography. The Historic Environment Team would therefore advise that any planning application for development here must be supported by an appropriate level of information on the impact upon any heritage assets with archaeological interest, an overall slight negative effect.	-1
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect.	-1
D) Safeguarding and minimising resource use	Development option is located on greenfield land which is considered to be negative impact on resource use. The site is located on Grade 2 Excellent quality agricultural land, a negative effect. Given the loss of Excellent quality agricultural land and greenfield land, a negative effect is considered.	-2
E) Promoting economic growth and employment	Option provides 1,700 sqm of commercial floorspace helping to diversify the economy, provide opportunities for local employees, reduce out-commuting and encourage inward investment, a positive effect	+2
F) Supporting retail	No impact.	0
G) Meeting housing needs	No impact.	0
H) Ensuring community health and wellbeing	The site is within walking distance to village centre where there are various facilities and bus route, a slight positive effect. The allocation of commercial land within Bow could decrease air quality within the settlement through increased traffic movement and in particular HGV movements, a negative effect. Given the sustainable location for walking but potential for harm to air quality an overall slight negative effect is considered.	-2
I) Delivering the necessary infrastructure	The site is located on a road just off of the main route through the settlement however there is no access point into the site. Access to the site and the topography of the site may constrain development, a slight negative effect. The site is already allocated and there are no known issues with infrastructure.	-1

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic congestion.

Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within Bow. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the employment needs of Bow.

Summary of Recommendations

1. Provision of Sustainable Urban Drainage (SUD) Scheme to deal with all surface water from the development and arrangements for future maintenance.
2. Archaeological investigation and appropriate mitigation measures.

Justification: The final policy would be supplemented by a criteria based policy.

South West of Junction Road, Bow (Commercial)

Option

Land with a gross site area of 0.6 (ha) at South west of Junction Road, Bow is proposed for 2,100 sqm commercial floor space.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The site would be highly visible from the south, although adjacent development will mitigate impact, a slight negative effect. This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. At this stage, the Council is not aware of the presence of protected species. Further site-specific evidence will be undertaken on preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly.	-1
B) Protection and promotion of a quality built and historic environment	The site lies near evidence of prehistoric activity and within a landscape that contains a concentration of prehistoric sites identified by aerial photography. The Historic Environment Team would therefore advise that any planning application for development here must be supported by an appropriate level of information on the impact upon any heritage assets with archaeological interest, a slight negative effect.	-1
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect.	-1
D) Safeguarding and minimising resource use	Development option is located on greenfield land which is considered to be negative impact on resource use. The site is located on Grade 2 Excellent quality agricultural land, a negative effect. Given the loss of Excellent quality agricultural land and greenfield land, a negative effect is considered.	-2

E) Promoting economic growth and employment	Option provides 2,100 sqm of commercial floorspace helping to diversify the economy, provide opportunities for local employees, reduce out-commuting and encourage inward investment, a positive effect	+2
F) Supporting retail	No impact.	0
G) Meeting housing needs	No impact.	0
H) Ensuring community health and wellbeing	The site is within walking distance to the village centre where there are facilities and bus route, a positive effect. The allocation of commercial land within Bow could decrease air quality within the settlement through increased traffic movement and in particular HGV movements, a negative effect. Given the sustainable location for walking but potential for harm to air quality an overall slight negative effect is considered.	-1
I) Delivering the necessary infrastructure	There is a potential access through the employment site directly to the north, otherwise access would be difficult, a neutral effect.	0

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic congestion.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within Bow. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the employment needs of Bow.

Summary of Recommendations

1. Provision of Sustainable Urban Drainage (SUD) Scheme to deal with all surface water from the development and arrangements for future maintenance.
2. Archaeological investigation and appropriate mitigation measures.

Hele Road, Bradninch

Option

Land with a gross site area of 0.3 (ha) at Hele Road, Bradninch is proposed for 12 dwellings.

Sustainability objective	**Commentary**	**Impact**
A) Protection of	There is a mature oak tree in the south east side of the site, as well as large mature trees along the boundaries, a slight negative	-1

the natural environment	effect. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly. The site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. These areas are typified by having a gently rolling and strongly undulating landscape which is intensively farmed. The site is an open field, and slopes from the north west to the south east. The site can be viewed from some distance, particularly from the ridge line to the south east, a negative effect. However, the existing adjoining housing already provides a backdrop of built development and would provide a level of mitigation should the site be used for housing. Given the potential for some mitigation, a slight negative effect is considered.	
B) Protection and promotion of a quality built and historic environment	The site lies in an area of archaeological potential demonstrated by the presence of prehistoric sites identified through aerial photography, a negative effect. Archaeological mitigation in the form of a programme of archaeological work undertaken through the application of a standard worded archaeological condition on any consent granted may be required. Given the potential of archaeological impact against mitigation measures, an overall slight negative effect is considered.	-1
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect.	-1
D) Safeguarding and minimising resource use	Development option is located on greenfield land which is considered to be negative impact on resource use. The site is located on Grade 3 good / moderate quality agricultural land, a negative effect. Given the loss of good / moderate quality agricultural land, an overall slight negative effect is considered.	-1
E) Promoting economic growth and employment	No impact.	0
F) Supporting retail	No impact.	0
G) Meeting housing needs	Option provides for 12 new dwellings a contribution towards future housing need, a slight positive effect.	+1
H) Ensuring community health and wellbeing	There is a school and shops close by in the centre of Bradninch however other local services/facilities are limited. The site is served by footways but there are no cycle links. There is a bus shelter and bus stop to the west, adjacent to the site and with an hourly or greater bus service, a slight positive effect. The site is located on a fairly busy road, and the bus stop may need to be moved from its current position of the development is undertaken.	+1
I) Delivering the necessary infrastructure	An adequate access is achievable to the north of the site, a slight positive effect. The primary school is forecast to have some limited spare capacity to support housing development. School has limited capacity to expand further. Given adequate site access but potential issues around education requirement a neutral effect is considered.	0

Secondary/cumulative/synergistic effects:	None anticipated.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within Bradninch. Once completed the development will be permanent.

Spatial extent: (District wide / local)	This site option will help meet the housing needs of Bradninch.

Summary of Recommendations

1. 35% affordable housing.
2. Archaeological investigation and appropriate mitigation measures.
3. Provision of Sustainable Urban Drainage (SUD) Scheme to deal with all surface water from the development and arrangements for future maintenance.

Churchyard Field, Burlescombe

Option

Land with a gross site area of 0.6 (ha) at Churchyard Filed, Burlescombe is proposed for 10 dwellings.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. Development on this site would result in the setting of the church, which is currently surrounded by mainly green land, being changed, and would impact the view of the church from the local surrounding roads. To the west the land drops away and offers wide views, which reciprocally when viewed into the site would be seen with the church in the background, a negative effect. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly.	-2
B) Protection and promotion of a quality built and historic environment	The site lies in an area of archaeological potential in proximity to the parish church, which is likely to have been the focus of the early settlement at Burlescombe, a negative effect. Any planning application for development here will need to be supported by the results an appropriate level of archaeological works to allow the significance of the heritage asset to be understood along with the impact of the development upon it, a neutral effect. The site is located in close proximity to the listed church (to the east), and development of the site may negatively impact upon the setting of the building whilst also reducing the openness of the village centre. Given the potential of archaeological disturbance and impact on the setting of the listed church, an overall negative effect is considered.	-2
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect.	-1
D) Safeguarding and minimising resource use	Development option is located on greenfield land which is considered to be negative impact on resource use. There is contaminated land to the east of the church. The site is located on Grade 3 good / moderate quality agricultural land, a slight negative effect is considered as the site is relatively small.	-1

E) Promoting economic growth and employment	No impact.	0
F) Supporting retail	No impact.	0
G) Meeting housing needs	Option provides for 10 new dwellings a contribution towards future housing need, a slight positive effect.	+1
H) Ensuring community health and wellbeing	Burlescombe is remote from services/facilities and has a less than daily bus service, a negative effect.	-2
I) Delivering the necessary infrastructure	There is poor access to the site, with a telephone wire crossing from the east to west in the northern part of the site and a public right of way on the site as well, which may constrain development, a slight negative effect. An adequate access is achievable as the visibility is not bad due to existing farm access and relatively short road however the access would need to be re-graded, a slight negative effect. Local primary is forecast to have limited spare capacity to support development, the school has very limited capacity to expand. Given site access is achievable but will require work and the potential issues around education requirement a slight negative effect is considered.	-1

Secondary/cumulative/synergistic effects:	No anticipated impact.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within Burlescombe. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing needs of Burlescombe.

Summary of Recommendations

1. 35% affordable housing.
2. Archaeological investigation and appropriate mitigation measures.
3. Provision of Sustainable Urban Drainage (SUD) Scheme to deal with all surface water from the development and arrangements for future maintenance.

North West of Homefield, Butterleigh

Option

Land with a gross site area of 0.7 (ha) at North West of Homefield, Butterleigh is proposed for 10 dwellings.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	This sites falls within the 'Upper farmed and wooded valley slopes' landscape character area. These areas are typified by having a steeply rolling landform, being a lush and fertile land which gives rise to extensive tracts of medium-scale fields of permanent pasture. There would be a large impact on the landscape character is the site was developed, due to the close proximity of existing dwellings and the views of the site from the south and west which are far reaching, a negative effect. There would also be little mitigation provided by the existing built development, as there are only a small number of dwellings at this part of the village. There is tight access into the site from a gate in the north west corner. To improve the access, some hedgerows would need to be removed. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be undertaken on preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly.	-2
B) Protection and promotion of a quality built and historic environment	No impact.	0
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect.	-1
D) Safeguarding and minimising resource use	Development option is located on greenfield land which is considered to be negative impact on resource use. The site is located on Grade 2 very good quality agricultural land, a negative effect. Only 11% of land within the district is grade 2. Given the loss of very good quality agricultural land and loss of greenfield land, an overall negative effect is considered.	-2
E) Promoting economic growth and employment	No impact.	0
F) Supporting retail	No impact.	0
G) Meeting housing needs	Option provides for 10 new dwellings a contribution towards future housing need, a slight positive effect.	+1
H) Ensuring community health and wellbeing	Butterleigh is remote from all services/facilities including a bus service and there are no cycle and pedestrian links, a negative effect.	-2
I) Delivering the necessary infrastructure	The local highway network consists of narrow roads having restrictive alignments although an adequate access is achievable from the C31 to the east of the site, a neutral effect. The unclassified road to the west is unsuitable for access to the site. No immediate local school, development will increase the home to school transport costs as no schools are within a safe walking distance. Local school is Bickleigh which is forecast to have some spare capacity to support development but is on a constrained site and cannot be easily expanded. Given site access difficulties and issues around education requirement a negative effect is considered.	-2

Secondary/cumulative/synergistic effects:	No anticipated impact.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within Butterleigh. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing needs of Butterleigh.

Summary of Recommendations

1. 35% affordable housing.
2. Provision of Sustainable Urban Drainage (SUD) Scheme to deal with all surface water from the development and arrangements for future maintenance.

Tower Meadow, Chawleigh Option

Land with a gross site area of 0.4 (ha) at North West of Tower Meadow, Chawleigh is proposed for 16 dwellings.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The site falls within the 'Upper farmed and wooded valley slopes' landscape character area. This character area is typified by its steeply rolling landform and lush and fertile land which gives rise to extensive tracts of medium-scale fields. Developing this site would not have a significant impact upon the character of the surrounding landscape as it is enclosed by development, a neutral effect. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be undertaken on preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly.	0
B) Protection and promotion of a quality built and historic environment	The site is located within the Chawleigh Conservation Area where a number of listed buildings lie immediately to the east, including the Church of St James (grade I), a negative effect. The proposed development lies within an apparent enclosed area centred on the church of St James and similar types of enclosed areas elsewhere in the county have been interpreted as the early settlement boundary and, as such, may date to the Saxon or earlier period. Archaeological mitigation in the form of a programme of archaeological work undertaken through the application of a standard worded archaeological condition on any consent granted will be required. Given the potential impact on an area of archaeological potential but mitigation measures available, the potential impact on the Chawleigh Conservation area and Grade I listed building an overall negative effect is considered.	-2
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect.	-1

D) Safeguarding and minimising resource use	Development option is located on greenfield land used for growing Christmas Trees, a slight negative effect. The site is located on Grade 3 good / moderate agricultural land, a slight negative effect as the site is relatively small. Given the loss of good / moderate quality agricultural land and loss of greenfield land, an overall slight negative effect is considered.	-1
E) Promoting economic growth and employment	No impact.	0
F) Supporting retail	No impact.	0
G) Meeting housing needs	Option provides for 16 new dwellings a contribution towards future housing need, a slight positive effect.	+1
H) Ensuring community health and wellbeing	Chawleigh has limited services/facilities which would result in the need to travel, a slight negative effect, Chawleigh is served by a limited bus service but Eggesford rail station lies some 3.5 km distant, a slight positive effect. The site has a frontage footway that would require widening and general has access to intermittent footways around the village, a slight negative effect. Given the limited services in the village including access to public transport and footways an overall slight negative effect is considered.	-1
I) Delivering the necessary infrastructure	Access to the site would need to be taken from the unclassified road at the east of the site and is considered achievable, a positive effect. Chawleigh Primary School closed a number of years ago due to lack of school numbers, there is spare capacity in other local schools but development would create additional pressure on home to school transport budget. Given site access is achievable, a positive effect, but there are issues around education travel a neutral effect is considered.	0

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within Chawleigh. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing needs of Chawleigh.

Summary of Recommendations

1. 35% affordable housing.
2. Provision of Sustainable Urban Drainage (SUD) Scheme to deal with all surface water from the development and arrangements for future maintenance.
3. Archaeological investigation and appropriate mitigation measures.
4. Protection of listed buildings.

Barton, Chawleigh
Option

Land with a gross site area of 4.9 (ha) at Barton, Chawleigh is proposed for 40 dwellings.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The site falls within the 'Upper farmed and wooded valley slopes' landscape character area. This area is typified by a steeply rolling landform, being a lush and fertile land which gives rise to extensive tracts of medium-scale fields of permanent pasture. Development on this site would encroach into the open countryside and would create a loss of panoramic views from the northern part of the village that spreads as far as Chawleigh Barton Wood to the north. Restricting development to the south western portion of the site would limit any impact, a neutral effect. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be undertaken on preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly.	0
B) Protection and promotion of a quality built and historic environment	The proposed development site lies in an area of archaeological potential with findspots of prehistoric tools and settlement site located in the wider landscape. The HER also records the presence of a prehistoric burial mound somewhere within the proposed development site. Any planning application should be supported by an appropriate programme of archaeological investigation to allow the significance of the heritage assets within the development site to be understood. The parish church of St James to the south is a Grade I listed building and English Heritage should be consulted with regard to any impact of development here upon the setting of the church. The site also lies on the edge of the Chawleigh Conservation Area. Given the potential impact on an area of archaeological potential but mitigation measures available, the potential impact on the Chawleigh Conservation area and Grade I listed building an overall negative effect is considered.	-2
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect.	-1
D) Safeguarding and minimising resource use	Development option is located on greenfield land which is considered to be negative impact on resource use. The site is located on Grade 3 good / moderate agricultural land, a negative effect. Given the loss of good / moderate quality agricultural land and loss of greenfield land, an overall negative effect is considered.	-2
E) Promoting economic growth and employment	No impact.	0
F) Supporting retail	No impact.	0
G) Meeting housing needs	Option provides for 40 new dwellings a contribution towards future housing need, a slight positive effect.	+1
H) Ensuring community health	Chawleigh has limited services/facilities which would result in the need to travel, a slight negative effect. Chawleigh is served by a limited bus service but Eggesford rail station lies some 3.5 km distant, a slight positive effect. A frontage footway would be	-1

and wellbeing	required, but Chawleigh has intermittent footways in any event. Given the limited services in the village including access to public transport and footways an overall slight negative effect is considered.	
I) Delivering the necessary infrastructure	There is no current access into the site and there is a lack of services and amenities for a large scale development. Access would need to be taken from the unclassified road at the south east corner of the site. This is considered to be achievable. However, the unclassified road is narrow and this would limit the acceptable additional traffic and hence housing numbers. Chawleigh Primary School closed a number of years ago due to lack of school numbers, there is spare capacity in other local schools but development would create additional pressure on home to school transport budget. Given site access is achievable, a positive effect, but there are issues around education travel a neutral effect is considered.	0

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within Chawleigh. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing needs of Chawleigh.

Summary of Recommendations

1. 35% affordable housing.
2. Provision of Sustainable Urban Drainage (SUD) Scheme to deal with all surface water from the development and arrangements for future maintenance.
3. Archaeological investigation and appropriate mitigation measures.
4. Protection of listed buildings.

Cheriton Bishop Glebe, Cheriton Bishop Option

Land with a gross site area of 0.9 (ha) at Cheriton Bishop Glebe, Cheriton Bishop is proposed for 29 dwellings.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The site falls within the 'Inland elevated undulating land' landscape character area. This area is typified by its strong cultural association with Dartmoor National Park, forming part of the setting of the moor and is very important to its value and appreciation. The proposed use of the site for housing would be a small extension to the village and would have little impact on the	0

	landscape character of the area, and will not be seen in the wider context of the landscape, a neutral effect. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly.	
B) Protection and promotion of a quality built and historic environment	No impact.	0
C) Mitigating the effects of climate change	A stream runs parallel to the northern boundary of the site and the impact of development on the water course may need to be tested through a flood risk assessment. The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect.	-1
D) Safeguarding and minimising resource use	Development option is located on mainly greenfield and includes some public open space, a negative effect. The site is located on Grade 3 good / moderate agricultural land, a negative effect. Given the loss of good / moderate quality agricultural land and loss of greenfield land including public open space, an overall slight negative effect is considered.	-1
E) Promoting economic growth and employment	No impact.	0
F) Supporting retail	No impact.	0
G) Meeting housing needs	Option provides for 29 new dwellings a contribution towards future housing need, a positive effect.	+2
H) Ensuring community health and wellbeing	Cheriton Bishop has a local convenience store, small school, post office, shop, doctors surgery, public houses and some employment units, a positive effect. Existing footway would need to be extended to serve the site. Other services / facilities require travel, although there is a less than daily bus service, a slight negative effect. The proposed development of this site would result in the loss of an area of existing open space which would need to be relocated, a negative effect. Given the provision of services and facilities but loss of open space an overall neutral effect is considered.	0
I) Delivering the necessary infrastructure	The primary school is at capacity but the school has potential for some limited expansion, a neutral effect. An adequate access is achievable off the main through road however it would require the loss of hedging to provide the necessary visibility, a slight negative effect.	-1

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities including education capacity and the current provision of infrastructure. The cumulative impact of development at Cheriton Bishop could also impact upon the setting of Dartmoor National Park to the south.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within Cheriton Bishop. Once completed the development will be permanent.

Spatial extent: (District wide / local)	This site option will help meet the housing needs of Cheriton Bishop.

Summary of Recommendations

1. 35% affordable housing.
2. Relocation of existing open space provision.
3. Provision of Sustainable Urban Drainage (SUD) Scheme to deal with all surface water from the development and arrangements for future maintenance.

Land near the church, Cheriton Bishop

Option

Land with a gross site area of 2.9 (ha) at Land near the church, Cheriton Bishop is proposed for 40 dwellings.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	This site falls within the 'Inland elevated undulating land' landscape character area. This landscape character area has a strong cultural association with the adjacent landscape of Dartmoor, and forms part of its setting. The proposed use of the site for housing will have some impact on the landscape character of the area and will potentially be seen in the wider context of the landscape, particularly given the relationship to the neighbouring national park, a negative effect. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly.	-2
B) Protection and promotion of a quality built and historic environment	Adjacent to Cheriton Bishop Conservation Area (which includes the listed church) which the site bounds on three sides. There is likely to be impact on historic built form as the properties will be close to historic buildings. The proposed development lies in an area of archaeological potential in close proximity to the Old Rectory a Grade II* listed building dating to the 14/15th century, a negative effect. English Heritage should be consulted with regard to any impact development here may have on the setting of this protected building. Archaeological mitigation in the form of a programme of archaeological work undertaken through the application of a standard worded archaeological condition on any consent granted will be required. Given the proximity to Conservation Area, Listed Buildings and potential for archaeological impact but mitigation available an overall negative effect is considered.	-2
C) Mitigating the effects of climate change	A stream runs along the north and eastern edge of site. A flood risk assessment may be required to determine the impact of development on the water course. The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect.	-1
D) Safeguarding and minimising	Development option is located on greenfield land which is considered to be negative impact on resource use. 1.8 (ha) (62% Western part) is located on Grade 3 good / moderate agricultural land and 1.1 (ha) (38% Eastern part) located on grade 4 poor quality agricultural land , a slight negative effect. Given the loss of Grades 3 & 4 agricultural land and loss of greenfield land, an	-1

resource use	overall slight negative effect is considered.	
E) Promoting economic growth and employment	No impact.	0
F) Supporting retail	No impact.	0
G) Meeting housing needs	Option provides for 40 new dwellings a contribution towards future housing need, a significant positive effect.	+2
H) Ensuring community health and wellbeing	Cheriton Bishop has a local convenience store, small school, post office, shop, doctor's surgery, public houses and some employment units although the site is a ½ mile walk away, a slight negative effect. Other services / facilities require travel, although there is a less than daily bus service, a slight negative effect. There is no pavement to the edge of the site and Church Lane is a route to the primary school, a negative effect. Given the provision of services and facilities but distance from the site, an overall slight negative effect is considered.	-1
I) Delivering the necessary infrastructure	The primary school is at capacity but the school has potential for some limited expansion, a neutral effect. An adequate access is achievable from the north but it is uncertain if the south site could be adequately accessed via the north. To access the site there may be a need to re-profile the land to provide roadway that would require the loss of hedging to provide the necessary visibility, a slight negative effect. Visibility splays may not be in the control of the land owner and there are overhead power cables that may constrain parts of the site. Given the constraints to site access an overall negative effect is considered.	-2

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities including education capacity and the current provision of infrastructure. The cumulative impact of development at Cheriton Bishop could also impact upon the setting of Dartmoor National Park to the south.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within Cheriton Bishop. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing needs of Cheriton Bishop.

Summary of Recommendations

1. 35% affordable housing.
2. Provision of Sustainable Urban Drainage (SUD) Scheme to deal with all surface water from the development and arrangements for future maintenance.

Land adj Woodleigh Hall, Cheriton Bishop

Option

Land with a gross site area of 9.2 (ha) at Land adjacent Woodleigh Hall, Cheriton Bishop is proposed for 221 dwellings.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The site falls within the 'Inland elevated and undulating land' landscape character area. This area is characterised by its strong cultural association with the adjacent landscape of Dartmoor and forms part of its setting. The proposed use of the site for housing will have some impact on the landscape character of the area and will be seen in the wider context of the landscape, particularly given the value this landscape area as the setting of the national park, a negative effect. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly.	-2
B) Protection and promotion of a quality built and historic environment	Two listed buildings (Woodleigh Hall and Woodleigh Coach House) sit in land that is adjacent to the site in the south east, a slight negative effect. Any future proposals would need to consider how best to mitigate the impact of this development on the adjacent Listed buildings.	-1
C) Mitigating the effects of climate change	A stream runs along the north west boundary, and flood risk assessment would need to determine whether developing the site would impact upon the watercourse. The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect.	-1
D) Safeguarding and minimising resource use	Development option is located on greenfield land which is considered to be negative impact on resource use. 7.7 (ha) (84% southern part) is located on Grade 3 good / moderate agricultural land and 1.5 (ha) (16% Northern part) located on grade 4 poor quality agricultural land , a negative effect. Given the large scale loss of Grade 3 & 4 quality agricultural land and loss of greenfield land, an overall negative effect is considered.	-2
E) Promoting economic growth and employment	Development of this scale would be a boost to local construction firms and associated trades who would benefit from being able to undertake contract work on the site. There would therefore be some positive impact.	+2
F) Supporting retail	No impact.	0
G) Meeting housing needs	Option provides for 221 new dwellings a contribution towards future housing need, a significant positive effect. This level of housing provision could be out of scale with the settlement size of Cheriton Bishop and may need to be reduced to reflect the housing demand and need within the village.	+3
H) Ensuring community health and wellbeing	Cheriton Bishop has a local convenience store, small school, post office, shop, doctor's surgery, public houses and some employment units. Other services / facilities require travel, although there is a less than daily bus service, a slight negative effect. Given the provision of services and facilities, an overall neutral effect is considered.	0
I) Delivering the necessary infrastructure	The primary school is at capacity but the school has potential for some limited expansion, a neutral effect. An adequate access is achievable but would require the loss of hedging to provide the necessary visibility and there may be a need to re-profile the land, a slight negative effect. Given the constraints to site access an overall slight negative effect is considered.	-1

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities including education capacity and the current provision of infrastructure. The cumulative impact of development at Cheriton Bishop could also impact upon the setting of Dartmoor National Park to the south.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within Cheriton Bishop. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing needs of Cheriton Bishop.

Summary of Recommendations

1. 35% affordable housing.
2. Provision of Sustainable Urban Drainage (SUD) Scheme to deal with all surface water from the development and arrangements for future maintenance.
3. Protection of listed buildings.

Land east of Hill View, Cheriton Bishop

Option

Land with a gross site area of 1.3 (ha) at Land east of Hill View, Cheriton Bishop is proposed for 5 dwellings.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The site falls within the 'inland elevated undulating land' landscape character area. These areas are typified by the repeated patterns of the irregularly hedge enclosed fields and isolation of the far reaching views from higher areas. The site has wide views to the north and is in close proximity to the build environment on the village. The adjacent properties form a linear development along the main road and building on this site would be a continuation of the existing development line, a neutral effect. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly.	0
B) Protection and promotion of a quality built and historic	No impact.	0

environment		
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect.	-1
D) Safeguarding and minimising resource use	Development option is located on greenfield land which is considered to be negative impact on resource use. Site is located on Grade 3 good / moderate agricultural land, a slight negative effect. Given the loss of Grade 3 quality agricultural land and loss of greenfield land, an overall slight negative effect is considered as the site considered is relatively small.	-1
E) Promoting economic growth and employment	No impact.	0
F) Supporting retail	No impact.	0
G) Meeting housing needs	Option provides for 5 new dwellings a contribution towards future housing need, a slight positive effect.	+1
H) Ensuring community health and wellbeing	Cheriton Bishop has a local convenience store, small school, post office, shop, doctor's surgery, public houses and some employment units. Other services / facilities require travel, although there is a less than daily bus service, a slight negative effect. Given the provision of services and facilities, an overall neutral effect is considered.	0
I) Delivering the necessary infrastructure	The primary school is at capacity but the school has potential for some limited expansion, a neutral effect. An adequate access can be formed to serve a small cul-de-sac or frontage development, a neutral effect.	0

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities including education capacity and the current provision of infrastructure. The cumulative impact of development at Cheriton Bishop could also impact upon the setting of Dartmoor National Park to the south.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within Cheriton Bishop. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing needs of Cheriton Bishop.

Summary of Recommendations

1. 35% affordable housing.
2. Provision of Sustainable Urban Drainage (SUD) Scheme to deal with all surface water from the development and arrangements for future maintenance.

Land north of Brakes View, Cheriton Bishop

Option

Land with a gross site area of 7.7 (ha) at Land north of Brakes View, Cheriton Bishop is proposed for 185 dwellings.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The site is located close to a recorded badger sett in the south west corner of the site. At this stage, the Council is not aware of the presence of other protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly. The site falls within the 'inland elevated undulating land' landscape character area. These areas are typified by the repeated patterns of the irregularly hedge enclosed fields and isolation of the far reaching views from higher areas, a negative effect. The site is located close to the existing built environment along the main road and Church Lane. The site is widely visible from the north, though the existing built environment may provide some mitigation an overall slight negative effect is considered.	-1
B) Protection and promotion of a quality built and historic environment	No impact.	0
C) Mitigating the effects of climate change	There is a stream running through the centre of the site and along the north eastern edge of the site, and therefore a flood risk assessment would be required. The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect.	-1
D) Safeguarding and minimising resource use	Development option is located on greenfield land which is considered to be negative impact on resource use. Site is located on Grade 3 good / moderate agricultural land, a negative effect. Given the large scale loss of Grade 3 quality agricultural land and loss of greenfield land, an overall negative effect is considered.	-2
E) Promoting economic growth and employment	The southern part of the site includes the existing farm yard which would need to be relocated if access was required via this point, a slight negative effect. Development of this scale would be a boost to local construction firms and associated trades who would benefit from being able to undertake contract work on the site. There would therefore be some positive impact. Overall a neutral effect is considered.	0
F) Supporting retail	No impact.	0
G) Meeting housing needs	Option provides for 185 new dwellings a contribution towards future housing need, a significant positive effect. This level of housing provision could be out of scale with the settlement size of Cheriton Bishop and may need to be reduced to reflect the	+3

	housing demand and need within the village.	
H) Ensuring community health and wellbeing	Cheriton Bishop has a local convenience store, small school, post office, shop, doctor's surgery, public houses and some employment units, a neutral effect. Other services / facilities require travel, although there is a less than daily bus service, a slight negative effect. Given the provision of services and facilities, an overall neutral effect is considered. The development option presents the opportunity to integrate the two distinct parts of the village into a single community improving community cohesion.	0
I) Delivering the necessary infrastructure	The primary school is at capacity but the school has potential for some limited expansion, a neutral effect. Access from C500 (main road, running west-east) through existing properties can be achieved, and access from U3707 (Church Lane, running north-south) can also be provided but will require road widening and footway construction over site frontage, a neutral effect. Junction with C50 (main road running west-east) should be assessed for maximum capacities and yields should be determined from these or junction improvements undertaken to cater for increases.	0

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities including education capacity and the current provision of infrastructure. The cumulative impact of development at Cheriton Bishop could also impact upon the setting of Dartmoor National Park to the south.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within Cheriton Bishop. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing needs of Cheriton Bishop.

Summary of Recommendations

1. 35% affordable housing.
2. Provision of Sustainable Urban Drainage (SUD) Scheme to deal with all surface water from the development and arrangements for future maintenance.

Cheriton Fitzpaine Glebe, Cheriton Fitzpaine

Option

Land with a gross site area of 2.2 (ha) at Cheriton Fitzpaine, Cheriton Fitzpaine is proposed for 40 dwellings.

Sustainability objective	**Commentary**	**Impact**
A) Protection of the natural environment	A large protected tree forms a distinctive feature within the field area, on its upper slopes. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly. The landscape character of the area forms part of a	-2

	predominantly gently rolling and strong undulating landscape in this area. The proposed development will have a major impact on the quality of the landscape in this area and which will also lead to the growth of the village on the upward valley slopes on this side, a negative effect. The topography of the site will be a major constraint due to sloping ground, and the potential loss or damage to the protected tree would also be a constraint.	
B) Protection and promotion of a quality built and historic environment	The site lies close to the Conservation Area and other listed buildings; its development will impact on the historic built form, a slight negative effect. Any future proposals would need to consider how best to mitigate the impact of this development on the adjacent Conservation Area and other listed buildings.	-1
C) Mitigating the effects of climate change	A river runs along northern boundary of the site. 1.9ha (87% South) of the site lies within Flood zone 1 and 0.3ha (13% North) lies within Flood zone 2 and 3, a slight negative effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect.	-1
D) Safeguarding and minimising resource use	Development option is located on greenfield land which is considered to be negative impact on resource use. Loss of 0.4 (ha) (18% south) Grade 2 very good quality agricultural land and 1.8 (ha) (82% north) Grade 3 agricultural land, a negative effect. Only 11% of land within the district is grade 2. Given the loss of Grade 2 & 3 agricultural land and loss of greenfield land, an overall slight negative effect is considered.	-1
E) Promoting economic growth and employment	No impact.	0
F) Supporting retail	No impact.	0
G) Meeting housing needs	Option provides for 40 new dwellings a contribution towards future housing need, a positive effect.	+2
H) Ensuring community health and wellbeing	The village has a local convenience store with a small shop/post office and a surgery and a school has recently relocated to the edge of the village, a slight positive effect. Other services/facilities requiring travel. The village is served by a regular bus service (Crediton/Tiverton) limited to between 1 and 4 journeys per day. Given the provision of services and facilities, an overall slight positive effect is considered.	+1
I) Delivering the necessary infrastructure	The local highway network of narrow roads have restrictive alignments, an adequate access is achievable as the site is accessible from the road, though some of the hedge would need to be removed for visibility. There are no pavements or cycle paths and the road is not adequate to provide pavements. There is a network of public footpaths which border the site to the east. The primary school was recently rebuilt and is forecast to have some spare capacity to support low levels of development. School will be difficult to expand due to site constraints. Given the sites accessibility, school capacity but lack of pavements an overall neutral effect is considered.	0

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure.
Temporary/permanent effects: Timescale: Short (1-5 years),	Within the short term, construction traffic associated with the development will contribute

Medium (6-15 years) Long (15+ years)	towards traffic congestion within Cheriton Fitzpaine. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing needs of Cheriton Fitzpaine.

Summary of Recommendations

1. 35% affordable housing.
2. Provision of Sustainable Urban Drainage (SUD) Scheme to deal with all surface water from the development and arrangements for future maintenance.
3. Protection of listed buildings.

Land adjacent the primary school, Cheriton Fitzpaine

Option

Land with a gross site area of 1.1 (ha) at Land adjacent the primary school, Cheriton Fitzpaine is proposed for 35 dwellings.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. It is typified by a gently rolling and strongly undulating landscape which is intensively farmed. Development on this site for housing would impact on the open, rolling landscape character of the immediate area, a negative effect. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be undertaken on preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly.	-2
B) Protection and promotion of a quality built and historic environment	No impact.	0
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect.	-1
D) Safeguarding and minimising resource use	Development option is located on greenfield land, which is considered to be negative impact on resource use. Site is located on Grade 3 good / moderate agricultural land, a slight negative effect, given the size of the site. Given the loss of Grade 3 quality agricultural land and loss of greenfield land, an overall slight negative effect is considered.	-1
E) Promoting economic growth	No impact.	0

and employment		
F) Supporting retail	No impact.	0
G) Meeting housing needs	Option provides for 35 new dwellings a contribution towards future housing need, a positive effect.	+2
H) Ensuring community health and wellbeing	The village has a local convenience store with a small shop/post office and a surgery and a school has recently relocated to the edge of the village, a slight positive effect. Other services/facilities requiring travel. The village is served by a regular bus service (Crediton/Tiverton) limited to between 1 and 4 journeys per day. Given the provision of services and facilities, an overall slight positive effect is considered.	+1
I) Delivering the necessary infrastructure	The local highway network of narrow roads have restrictive alignments, an adequate access is achievable as the site is accessible from the road, though some of the hedge / Devon bank would need to be removed for visibility. There are no pavements or cycle paths. Given the sites accessibility but lack footpaths an overall neutral effect is considered. The site could be compatible with existing uses, although the close position of the school and adjoining playing field would require careful attention to design/layout considerations. The site would form a significant eastward expansion of the village, on this side, considerably extending its built linear form. The site would accommodate up to 30 dwellings per hectare, based on existing housing densities in the area, although this may need to be reduced to provide suitable separation distances e.g. between school site and any new housing. The primary school was recently rebuilt and is forecast to have some spare capacity to support low levels of development. School will be difficult to expand due to site constraints. Given the sites accessibility, school capacity but lack footpaths an overall neutral effect is considered.	0

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within Cheriton Fitzpaine. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing needs of Cheriton Fitzpaine.

Summary of Recommendations

1. 35% affordable housing.
2. Provision of Sustainable Urban Drainage (SUD) Scheme to deal with all surface water from the development and arrangements for future maintenance.

Land off Barnshill, Cheriton Fitzpaine

Option

Land with a gross site area of 0.3 (ha) at Land off Barnshill, Cheriton Fitzpaine is proposed for 12 dwellings.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The site lies within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and undulating landscape which is intensively farmed. The proposed use of the site will have very limited impact on the general landscape of the area given its position, and the fact that it is already surrounded effectively on three sides by development, a neutral effect. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be undertaken on preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly.	0
B) Protection and promotion of a quality built and historic environment	There are a number of listed buildings within reasonable distance of the site, though none would be impacted by development of this site, a neutral effect. The site lies just outside the designated conservation area and forms a significant location in terms of the entry to the more historic core of the village, a slight negative effect.	-1
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect.	-1
D) Safeguarding and minimising resource use	Development option is located on greenfield land which is considered to be negative impact on resource use. Site is located on Grade 3 good / moderate agricultural land, a slight negative effect as the size of the site is relatively small. Given the loss of Grade 3 quality agricultural land and loss of greenfield land, an overall slight negative effect is considered.	-1
E) Promoting economic growth and employment	No impact.	0
F) Supporting retail	No impact.	0
G) Meeting housing needs	Option provides for 12 new dwellings a contribution towards future housing need, a slight positive effect.	+1
H) Ensuring community health and wellbeing	The village has a local convenience store with a small shop/post office and a surgery and a school has recently relocated to the edge of the village, a slight positive effect. Other services/facilities requiring travel. The village is served by a regular bus service (Crediton/Tiverton) limited to between 1 and 4 journeys per day. Given the provision of services and facilities, an overall slight positive effect is considered.	+1
I) Delivering the necessary infrastructure	The local highway network of narrow roads have restrictive alignments and an adequate access is achievable, a slight positive effect. The site would be extremely compatible with adjacent existing (mainly residential) uses. There is a mix of densities in the area, though a continuation of the larger executive-style housing within Barnshill Close at around 12-15 per hectare is probably more suited to this site. The primary school was recently rebuilt and is forecast to have some spare capacity to support low levels of	+1

	development. School will be difficult to expand due to site constraints. Given the site access is achievable and spare capacity of the school to support low levels of development an overall slight positive effect is considered.	

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within Cheriton Fitzpaine. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing needs of Cheriton Fitzpaine.

Summary of Recommendations

1. 35% affordable housing.
2. Provision of Sustainable Urban Drainage (SUD) Scheme to deal with all surface water from the development and arrangements for future maintenance.

Landboat Farm, Cheriton Fitzpaine

Option

Land with a gross site area of 1.91 (ha) at Landboat Farm, Cheriton Fitzpaine is proposed for 55 dwellings.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	There are several mature trees, mainly horse chestnuts, within the site. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly. The site is classed as being within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is defined as being predominantly open, rolling countryside (and further characterised by a tightly rolling, medium to small scale landform). The proposed use of the site will impact on the general landscape of the area given its position; part of the site affords open views eastwards towards the Raddon Hills and rolling, open countryside, while the rest of site would not impact the landscape due to the close proximity to the settlement and existing uses, overall a negative effect.	-2
B) Protection and promotion of a quality built and historic environment	There are no listed buildings although there are some undesignated older (C19) farm buildings sited within the site and which may be worthy of retention as local heritage assets, although it is likely that these buildings do not have significant historical or architectural value. They are typical of the local vernacular but do not presently form an integral part of the local building fabric, having been mainly obscured over the years by various agricultural additions, a neutral effect.	0

C) Mitigating the effects of climate change	A stream runs through the centre of the southern part of the site. 0.4 (ha) of the site is within flood zone 2 and 3 (17%) with the remaining (83%) in flood zone 1. Given the potential flooding issues a negative effect is considered. The site could contribute to surface water run off without appropriate mitigation measures, a further slight negative effect.	-2
D) Safeguarding and minimising resource use	Development option is located on greenfield land which is considered to be negative impact on resource use. Site is located on Grade 3 good / moderate agricultural land with some of the site forming agricultural buildings, a negative effect. Given the loss of Grade 3 quality agricultural land and loss of greenfield land, an overall negative effect is considered.	-2
E) Promoting economic growth and employment	In the south western part of the site, there is a group of buildings which are modern, open agricultural storage buildings and other storage facilities. Also contained within the site are a group of three traditional stone barns which link together to form a central yard. Development of the site would result in the loss of some employment uses, a slight negative effect.	-1
F) Supporting retail	No impact.	0
G) Meeting housing needs	Option provides for 55 new dwellings a contribution towards future housing need, a positive effect.	+2
H) Ensuring community health and wellbeing	The village has a local convenience store with a small shop/post office and a surgery and a school has recently relocated to the edge of the village, a slight positive effect. Other services/facilities requiring travel. The village is served by a bus service (Crediton/Tiverton) limited to between 1 and 4 journeys per day. Some of the land (the strip to the south of Cherry Meadow) already forms some form of informal recreational use with at least one resident having an opening from private gardens onto this land. It would have the potential to be retained as public open space in any wider, more comprehensive, development of sites the whole of the submission. Under previous planning policy this piece of land was designated as 'Important land for sport and recreation'. Given the provision of services and facilities but potential loss of some important recreational land, an overall neutral effect is considered.	0
I) Delivering the necessary infrastructure	Access into the site is via a farm track, formed within the past 10 years located approx. mid way along its northern boundary and with a large visibility splay with the Class lll road, and has new Devon banks either side; this access has replaced the original farm access road along the western edge, which has been partially blocked at its egress onto the Class lll road to only now allow for direct pedestrian access on this side. The local highway network of narrow roads have restrictive alignments and the existing access has inadequate visibility however an adequate access is considered achievable, an overall neutral effect. The primary school was recently rebuilt and is forecast to have some spare capacity to support low levels of development. School will be difficult to expand due to site constraints. Given the site access is achievable but lack of school capacity an overall neutral effect is considered.	0

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within Cheriton Fitzpaine. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing needs of Cheriton Fitzpaine.

Summary of Recommendations

1. 35% affordable housing.
2. Provision of Sustainable Urban Drainage (SUD) Scheme to deal with all surface water from the development and arrangements for future maintenance.

Colebrooke Glebe, Colebrooke

Option

Land with a gross site area of 1 (ha) at Colebrooke Glebe, Colebrooke is proposed for 15 dwellings.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The site falls within the 'Lowland plains' landscape character area which is typified by being an open, low lying flat landscape and is agriculturally prosperous. The proposed use of the site for housing will have some impact on the landscape character of the area and will be seen in the wider context of the landscape, a negative effect. In particular the site has distant views to the ridge line in the south east which would be affecting by developing this site, a negative effect. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly.	-2
B) Protection and promotion of a quality built and historic environment	The site lies adjacent to the Colebrooke Conservation Area. There is likely to be some impact on historic built form as the properties will be close to historic buildings, a slight negative effect. Any future proposals would need to consider how best to mitigate the impact of this development on the adjacent Conservation Area.	-1
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect.	-1
D) Safeguarding and minimising resource use	Development option is located on greenfield land which is considered to be negative impact on resource use. 0.94 ha (94% northern portion) of the site is located on Grade 2 very good quality agricultural land and 0.06ha (6% southern portion) is located on Grade 3, good / moderate quality agricultural land, a negative effect. Only 11% of land within the district is grade 2. Given the loss of very good quality and some good / moderate quality agricultural land and greenfield land, an overall negative effect is considered.	-2
E) Promoting economic growth and employment	No impact.	0
F) Supporting	No impact.	0

retail		
G) Meeting housing needs	Option provides for 15 new dwellings a contribution towards future housing need, a slight positive effect.	+1
H) Ensuring community health and wellbeing	Colebrooke has no facilities within the village leading to the need to travel for which the village has access to a less than a daily bus service, a negative effect.	-2
I) Delivering the necessary infrastructure	The surrounding highway infrastructure consists of narrow lanes that are considered unsuitable to accommodate significant additional traffic, a negative effect. An adequate site access is considered achievable but would require the loss of an expanse of hedging to create the required visibility onto the highway. There are no education facilities in Colebrooke and therefore development will place additional pressure on home to school transport budget. There is limited capacity to support development. Given the site access is achievable but additional pressure on school transport an overall neutral effect is considered.	0

Secondary/cumulative/synergistic effects:	No anticipated impact.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within Colebrooke. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing needs of Colebrooke.

Summary of Recommendations

1. 35% affordable housing
2. Provision of Sustainable Urban Drainage (SUD) Scheme to deal with all surface water from the development and arrangements for future maintenance.

Old abattoir site, Copplestone

Option

Land with a gross site area of 1.5 (ha) at Old abattoir, Copplestone is proposed for 48 dwellings.

Sustainability objective	**Commentary**	**Impact**
A) Protection of the natural environment	There are a number of mature trees along the northern boundary of the site. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly. This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. The site is not visible from far away and the site itself had little merit in its current condition. Landscape impact is likely to	0

	be minimal, a neutral effect.	
B) Protection and promotion of a quality built and historic environment	No impact.	0
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect.	-1
D) Safeguarding and minimising resource use	Development option is located on brownfield land, a positive effect. The land is a former abattoir and is classed as contaminated land which would require remediation. A negative effect. Given the site is located on brownfield land but that it is a contaminated site, an overall slight positive effect is considered.	+1
E) Promoting economic growth and employment	No impact.	0
F) Supporting retail	No impact.	0
G) Meeting housing needs	Option provides for 48 new dwellings a contribution towards future housing need, a positive effect.	+2
H) Ensuring community health and wellbeing	There is an existing pedestrian pavement linking the site to the local highway network, a slight positive effect. The local services are limited requiring travel to facilities although a frequent bus service operates on the A377 and Copplestone rail station is within walking distance, an overall neutral effect.	0
I) Delivering the necessary infrastructure	An adequate access is achievable from the existing access from Shambles Drive, a slight positive effect. A gas main runs through part of the site a potential constraint to delivery, a slight negative effect. Copplestone Primary is a popular and successful school and has been expanded over the years to support previous development. There is very limited capacity to support additional development and school cannot be easily expanded, a slight negative effect. Given an adequate access is achievable but potential issues around a gas main on site and education capacity, an overall slight negative effect is considered.	-1

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within Copplestone. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing needs of Copplestone.

Summary of Recommendations

1. 35% affordable housing
2. Provision of Sustainable Urban Drainage (SUD) Scheme to deal with all surface water from the development and arrangements for future maintenance.
3. Remediation of contaminated land.

Land adjacent Dulings Meadow, Copplestone

Option

Land with a gross site area of 4.9 (ha) at Land adjacent Dulings Meadow, Copplestone is proposed for 118 dwellings.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. Due to the land rising to the east and the fact that this is a large site, there may be a large impact on the surrounding land from far away, a negative effect. The loss of any of the mature trees on the site would also be damaging, a further negative effect. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly.	-2
B) Protection and promotion of a quality built and historic environment	No impact.	0
C) Mitigating the effects of climate change	4.9ha (92%) of the site is located in flood zone 1 the lowest level of flood risk and 0.4ha (8%) is located in Flood zone 2 and 3, a slight negative effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect.	-1
D) Safeguarding and minimising resource use	Development option is located on greenfield land which is considered to be negative impact on resource use.. The site is located on Grade 2 very good quality agricultural land, a significant negative effect. Only 11% of land within the district is grade 2. Given the loss of very good quality agricultural land and greenfield land, a significant negative effect is considered.	-3
E) Promoting economic growth and employment	Development of this scale would be a boost to local construction firms and associated trades who would benefit from being able to undertake contract work on the site.	+2
F) Supporting retail	No impact.	0

G) Meeting housing needs	Option provides for 118 new dwellings a contribution towards future housing need, a significant positive effect. This level of housing provision could be out of scale with the settlement size of Copplestone and may need to be reduced to reflect the housing demand and need within the village.	+3
H) Ensuring community health and wellbeing	There is an existing pedestrian pavement linking the site to the local highway network, a slight positive effect.The local services are limited requiring travel to facilities although a frequent bus service operates on the A377 and Copplestone rail station is within walking distance, an overall neutral effect.	0
I) Delivering the necessary infrastructure	Access from Bewsley Hill is feasible but not favoured as it is narrow and lacks footways near its junction with the A377 an alternative access direct from the A377 is also feasible but would require the re-alignment of Elston Lane, a slight negative effect. Copplestone Primary is a popular and successful school and has been expanded over the years to support previous development. There is very limited capacity to support additional development and school cannot be easily expanded. Given an access realignment is achievable but there are issues around education capacity, an overall slight positive effect is considered.	+1

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within Copplestone. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing needs of Copplestone.

Summary of Recommendations

1. 35% affordable housing
2. Provision of Sustainable Urban Drainage (SUD) Scheme to deal with all surface water from the development and arrangements for future maintenance.

Bewsley Farm, Copplestone

Option

Land with a gross site area of 9.7 (ha) at Bewsley Farm, Copplestone is proposed for 50 dwellings.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The site is adjacent to the north of the village of Copplestone and is comprised of a large area of farmland rising away from the existing houses, with hedgerows and mature trees around the site. This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. Due to the rising nature of the ground and the number of mature trees around the site, development could	-1

	have impacts on distant views and the landscape, a slight negative effect. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly.	
B) Protection and promotion of a quality built and historic environment	No impact.	0
C) Mitigating the effects of climate change	A stream runs along the western boundary and therefore a flood risk assessment may be required. The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect.	-1
D) Safeguarding and minimising resource use	Development option is located on greenfield land which is considered to be negative impact on resource use. The site is located on Grade 3 good / moderate quality agricultural land, a negative effect. Given the loss of good / moderate quality agricultural land and greenfield land, a negative effect is considered.	-2
E) Promoting economic growth and employment	No impact.	0
F) Supporting retail	No impact.	0
G) Meeting housing needs	Option provides for 50 new dwellings a contribution towards future housing need, a positive effect.	+2
H) Ensuring community health and wellbeing	There is an existing pedestrian pavement linking the site to the local highway network, a slight positive effect. The local services are limited requiring travel to facilities although a frequent bus service operates on the A377 and Copplestone rail station is within walking distance, an overall neutral effect.	0
I) Delivering the necessary infrastructure	There is a possible access from Bassett's Close (via an adjacent site) and Sunnymead, but it is not known whether third party land would be required however both Bassett's Close and Sunnymead are estate roads which have a limited capacity for additional traffic. Given it is not known if third party land is required to access the site an uncertain effect is considered. Two points of access can be achieved with an access road serving up to 50 dwellings but limiting factor would be capacity of junction onto A377 from Sunnymead. Assessment would be required to justify development up to 50. Copplestone Primary is a popular and successful school and has been expanded over the years to support previous development. There is very limited capacity to support additional development and school cannot be easily expanded. Given an access is unknown and education capacity, an overall uncertain effect is considered.	?

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure.
Temporary/permanent effects: Timescale: Short (1-5 years),	Within the short term, construction traffic associated with the development will contribute

Medium (6-15 years) Long (15+ years)	towards traffic congestion within Copplestone. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing needs of Copplestone.

Summary of Recommendations

1. 35% affordable housing
2. Provision of Sustainable Urban Drainage (SUD) Scheme to deal with all surface water from the development and arrangements for future maintenance.

Linhay, Culmstock

Option

Land with a gross site area of 0.12 (ha) at Linhey, Culmstock is proposed for 5 dwellings.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. Land is currently a field. Does not appear to be grazed as recently been mowed. The land is generally flat, and landscape impacts would likely be minimal (particularly given the mitigating presence of the adjacent housing), a positive effect. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly.	+2
B) Protection and promotion of a quality built and historic environment	The site is located outside but adjacent the Culmstock Conservation Area, a neutral effect. Any future proposals would need to consider how best to mitigate the impact of this development on the adjacent Conservation Area.	0
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect.	-1
D) Safeguarding and minimising resource use	The site is already partially developed with terraced new builds with the remaining part of the site located on greenfield land, a negative effect. The remaining portion of the site is located on Grade 3 good / moderate quality agricultural land, a slight negative effect as the site is relatively small. Given the loss of good / moderate quality agricultural land and greenfield land, a slight negative effect is considered.	-1
E) Promoting	No impact.	0

economic growth and employment		
F) Supporting retail	No impact.	0
G) Meeting housing needs	Option provides for 5 new dwellings a contribution towards future housing need, a slight positive effect.	+1
H) Ensuring community health and wellbeing	Culmstock has very limited local services/facilities but is served by a bus route served with 5 or more journeys per day, a slight negative effect.	-1
I) Delivering the necessary infrastructure	The local highway network consists of narrow roads having restrictive alignments. The remainder of the site has good access and a two storey terrace would relate well to the existing dwellings, a positive effect. Highway Adoption Plans would indicate the highway is adopted up to the hedge line, however the hedge has been removed and a fence replaces it there are no demarcation marks on site and would conclude adoption is to Fence line however a scaled measurement from the adoption plan shows a smaller margin than the verge to the fence. Notwithstanding this access would be allowed subject to land ownership confirmations from owner and provision within the design for off road parking as much of the existing verge has been taken up with additional parking for the already built extension. The primary school is forecast to be at capacity and has very limited capacity to expand. Given an adequate access is achievable and potential issues around education capacity, an overall negative effect is considered.	-2

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within Culmstock. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing needs of Culmstock.

Summary of Recommendations

1. Site carried forward as an affordable housing rural exception site.
2. Provision of Sustainable Urban Drainage (SUD) Scheme to deal with all surface water from the development and arrangements for future maintenance.
3. Design and layout to respect the character and setting of the Conservation Area.
4. Archaeological investigation and appropriate mitigation measures.

Hunters Hill, Culmstock

Option

Land with a gross site area of 1 (ha) at Linhey, Culmstock is proposed for 20 dwellings.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The site lies upon two landscape character areas. To the south west, the landscape character of the site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. The north east part of the site falls within the 'Upper farmed and wooded valley slopes' landscape character area. These areas are typified by having a steeply rolling landform, being a lush and fertile land which gives rise to extensive tracts of medium-scale fields of permanent pasture. The land is slightly elevated compared to level of houses bordering site to the south. Developing the higher reaches may result in breaking the skyline and dominating the existing residential developments, a negative effect. Containing the settlement within the valley would be preferable. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly.	-2
B) Protection and promotion of a quality built and historic environment	This site lies in an area of archaeological potential with regard to known prehistoric activity in the vicinity as well as evidence of the iron industry that operated in the Blackdown Hills in the Roman and later periods, a negative effect. Any planning application for development here will need to be supported by the results of an appropriate level of archaeological works to allow the significance of the heritage asset to be understood along with the impact of the development upon it, an overall slight negative effect.	-1
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect.	-1
D) Safeguarding and minimising resource use	The site is located on greenfield land which is considered to be negative impact on resource use. The site is located on Grade 3 good / moderate quality agricultural land, a slight negative effect as the site is relatively small. Given the loss of good / moderate quality agricultural land and greenfield land, a slight negative effect is considered.	-1
E) Promoting economic growth and employment	No impact.	0
F) Supporting retail	No impact.	0
G) Meeting housing needs	Option provides for 20 new dwellings a contribution towards future housing need, a positive effect.	+2
H) Ensuring community health and wellbeing	Culmstock has very limited local services/facilities but is served by a bus route served with 5 or more journeys per day, a slight negative effect.	-1
I) Delivering the	The local highway network consists of narrow roads having restrictive alignments as such Hunter's Hill would require widening. An	-1

necessary infrastructure	adequate access to the site is achievable but may need improving, this does not appear insurmountable, a slight negative effect. The primary school is forecast to be at capacity but has very limited capacity to expand. Given an adequate access is achievable but may need improving and potential issues around education capacity, an overall slight negative effect is considered.	

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within Culmstock. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing needs of Culmstock.

Summary of Recommendations

1. Site carried forward as an affordable housing rural exception site.
2. Provision of Sustainable Urban Drainage (SUD) Scheme to deal with all surface water from the development and arrangements for future maintenance.
3. Archaeological investigation and appropriate mitigation measures.

Culmstock Glebe and Rackfields, Culmstock Option

Land with a gross site area of 1. (ha) at Culmstock Glebe and Rackfields, Culmstock is proposed for 25 dwellings.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. The site is large and open, and generally flat, and would be visible from afar, resulting in landscape impacts, a negative effect. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly.	-2
B) Protection and promotion of a quality built and historic environment	The site lies in an area of archaeological potential with regard to known prehistoric activity in the vicinity as well as evidence of the iron industry that operated in the Blackdown Hills in the Roman and later periods, a slight negative effect. There is potential for some impact on the setting of the church. Any planning application for development here will need to be supported by the results an appropriate level of archaeological works to allow the significance of the heritage asset to be understood along with the impact of the development upon it. The site is adjacent to a Conservation Area and although land is raised, new dwellings are not likely to	-1

	be visible from village as the site is screened from the North.0.03ha within Culmstock Conservation Area. The Conservation Area and a number of listed buildings however lie to the north. Any future proposals would need to consider how best to mitigate the impact of this development on the adjacent Conservation Area and listed buildings. Given the potential for impact on an area of historic interest, conservation area and listed buildings but mitigation measures available, a slight negative effect is considered.	
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest risk of flooding, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect.	0
D) Safeguarding and minimising resource use	The site is located on greenfield land which is considered to be negative impact on resource use. The site is located on Grade 3 good / moderate quality agricultural land, a slight negative effect, as the site is relatively small. Given the loss of good / moderate quality agricultural land and greenfield land, a slight negative effect is considered.	-1
E) Promoting economic growth and employment	No impact.	0
F) Supporting retail	No impact.	0
G) Meeting housing needs	Option provides for 25 new dwellings a contribution towards future housing need, a positive effect.	+2
H) Ensuring community health and wellbeing	Culmstock has very limited local services/facilities but is served by a bus route served with 5 or more journeys per day, a slight negative effect.	-1
I) Delivering the necessary infrastructure	The local highway network consists of narrow roads having restrictive alignments and there is poor access via a steep winding road which is a key route into village. The C391 is unsuitable to provide access due to inadequate visibility with its junction to Uffculme Road, although an adequate access is achievable direct from Uffculme Road, a negative effect. The primary school is forecast to be at capacity but has very limited capacity to expand. Given an adequate access is achievable from Uffculm Road but there are potential issues around education capacity, an overall slight negative effect is considered.	-1

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within Culmstock. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing needs of Culmstock.

Summary of Recommendations

1. 35% affordable housing
2. Provision of Sustainable Urban Drainage (SUD) Scheme to deal with all surface water from the development and arrangements for future maintenance.
3. Archaeological investigation and appropriate mitigation measures.
4. Protection of listed buildings.

Land at Blundells Road, Halberton

Option

Land with a gross site area of 1.25 (ha) at Land at Blundells Road, Halberton is proposed for 25 dwellings.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. The site can be viewed from the south, east and north ridgelines, and would therefore have a large impact on the surrounding landscape, a negative effect. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly.	-2
B) Protection and promotion of a quality built and historic environment	The site is located within the Halberton Conservation Area and there is a group of listed buildings located to the east of the site. This site lies in an area of archaeological potential with the HER recording prehistoric activity here and recent archaeological work to the west has identified prehistoric activity across the wider landscape, a negative effect. Any planning application for development here will need to be supported by the results an appropriate level of archaeological works to allow the significance of the heritage asset to be understood along with the impact of the development upon it. Given the potential impact on the Conservation Area, listed buildings, an area of archaeological potential an overall negative effect is considered.	-2
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect.	-1
D) Safeguarding and minimising resource use	Development option is located on greenfield land which would be lost if this site is developed, a negative effect. The site is located on Grade 1 excellent quality agricultural land and a small portion of Grade 3 good / moderate quality agricultural land, a negative effect. Grade 1 agricultural land in Mid Devon amounts to 32.4 square kilometres, only 3.5% of the district. Given the loss of Grade 1 excellent quality agricultural land, some grade 3 and greenfield land, a significant negative effect is considered.	-3
E) Promoting economic growth and employment	No impact.	0
F) Supporting	No impact.	0

retail		
G) Meeting housing needs	Option provides for 25 new dwellings a contribution towards future housing need, a positive effect.	+2
H) Ensuring community health and wellbeing	Halberton is remote from most services and facilities but is located on a bus route with hourly or greater service, a slight negative effect.	-1
I) Delivering the necessary infrastructure	The C769 east through Halberton is, due to narrow carriageway width's and lack of pedestrian facilities, unsuitable to cater for significant traffic generation. An access direct onto Lower Town road is achievable, a neutral effect. Access to the east at Lower town can be achieved with some road improvements and would serve a development of up to 25 dwellings from a share surface road and potentially greater, however concerns still remain over the capacity of the priority system and a full capacity study should be undertaken to prove additional traffic is acceptable. The primary school is forecast to have some limited spare capacity to support development but cannot be easily expanded due to its restricted site. Given that an adequate access is achievable and education capacity, an overall slight negative effect is considered.	-1

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within Halberton. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing needs of Halberton.

Summary of Recommendations

1. 35% affordable housing
2. Provision of Sustainable Urban Drainage (SUD) Scheme to deal with all surface water from the development and arrangements for future maintenance.
3. Archaeological investigation and appropriate mitigation measures.

Land South West of Conigar Close, Hemyock

Option

Land with a gross site area of 1.1 (ha) at Land South West, Hemyock is proposed for 35 dwellings.

Sustainability objective	**Commentary**	**Impact**

A) Protection of the natural environment	The site is located within the Blackdown Hills Area of Outstanding Natural Beauty (AONB), a slight negative effect. This sites falls within the 'Upper farmed and wooded valley slopes' landscape character area. These areas are typified by having a steeply rolling landform, being a lush and fertile land which gives rise to extensive tracts of medium-scale fields of permanent pasture. There are views into and from the site from ridges to the north and south, a negative effect. There would be some landscape impact, but a high degree of mitigation would be provided by the adjacent housing to the north and east an overall slight negative effect. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly.	-1
B) Protection and promotion of a quality built and historic environment	Recent archaeological work at the northern end of this site has revealed the presence of an, as yet, undated, iron working area. It is known that this industry was operation from at least the Roman period through to the medieval period, a negative effect. Any proposal for development of the land to the south of those areas already investigated will need to be supported by the results an appropriate level of archaeological works to allow the significance of the heritage asset to be understood along with the impact of the development upon it, an overall slight negative effect.	-1
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect.	-1
D) Safeguarding and minimising resource use	Development option is located on greenfield land which would be lost if this site is developed, a negative effect. There is a historic quarry to south west corner/edge of site considered contaminated land. The site is located on Grade 3 good /moderate quality agricultural land, a negative effect. Given the loss of good / moderate quality agricultural land, greenfield land and presence of contaminated land a negative effect is considered.	-2
E) Promoting economic growth and employment	No impact.	0
F) Supporting retail	No impact.	0
G) Meeting housing needs	Option provides for 35 new dwellings a contribution towards future housing need, a positive effect.	+2
H) Ensuring community health and wellbeing	Hemyock services include; shops, a village school, sports facilities / open space, post office, public house, church and medical facility, a positive effect. The site is a short walk from Hemyock village centre and its public transport connections served by a bus route having 5 journeys per day or more.	+1
I) Delivering the necessary infrastructure	The local highway network consists largely of narrow roads having restrictive alignments. The north section of this site is currently being developed while access to the south section through Conigar Close and Logan Way a residential estate could be achievable, a slight positive effect. The primary school is expected to have limited surplus capacity to support future housing development with limited options for expansion. Given that an adequate access is achievable but with potential issues around education capacity, an overall neutral effect is considered.	0

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure.

	Cumulatively development may impact on the setting and character of the Blackdown hills Area of Outstanding Natural Beauty.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within Hemyock. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing needs of Hemyock.

Summary of Recommendations

1. 35% affordable housing.
2. Provision of Sustainable Urban Drainage (SUD) Scheme to deal with all surface water from the development and arrangements for future maintenance.
3. Archaeological investigation and appropriate mitigation measures.
4. Contaminated land.
5. High quality design reflecting the character and setting of the Blackdown Hills AONB.

Culmbridge Farm, Hemyock

Option

Land with a gross site area of 6.1 (ha) at Culmbridge Farm, Hemyock is proposed for 80 dwellings.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The site is located within the Blackdown Hills Area of Outstanding Natural Beauty (AONB), a slight negative effect. A number of important trees within the site (Tree Preservation Orders s southern side of site), a negative effect. This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. There are views into the site from south and western ridges, a negative effect. The adjacent housing and farm buildings would provide a level of mitigation, though there are likely to be some landscape impacts. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly. Given the sites location in the Blackdowns AONB, potential loss of matures trees and impact on landscape setting an overall negative effect is considered.	-2
B) Protection and promotion of a	The recent discovery of Hemyock's industrial heritage – pottery (17th century) and iron production (Roman to medieval) – raises the potential for development around the village to expose archaeological and artefactual deposits associated with these	-1

quality built and historic environment	industries, a negative effect. Therefore, any planning application for development here will need to be supported by the results an appropriate level of archaeological works to allow the significance of the heritage asset to be understood along with the impact of the development upon it, an overall slight negative effect.	
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect.	-1
D) Safeguarding and minimising resource use	Development option is located on greenfield land which is considered to be negative impact on resource use. North eastern corner is previously developed land with farm buildings associated with a poultry farm, a negative effect. The site is located on Grade 3 good / moderate quality agricultural land, a negative effect. Given the loss of good / moderate quality agricultural land but use of previously developed land a negative effect is considered.	-2
E) Promoting economic growth and employment	The redevelopment of the north east corner would result in the loss of some farm buildings, a negative effect.	-2
F) Supporting retail	No impact.	0
G) Meeting housing needs	Option provides for 80 new dwellings a contribution towards future housing need, a significant positive effect. This level of housing provision could be out of scale with the settlement size of Hemyock and may need to be reduced to reflect the housing demand and need in the vicinity.	+3
H) Ensuring community health and wellbeing	Hemyock services include; shops, a village school, sports facilities / open space, post office, public house, church and medical facility, a positive effect. The site is a short walk from Hemyock village centre and its public transport connections served by a bus route having 5 journeys per day or more.	+1
I) Delivering the necessary infrastructure	Level changes between the road and field mean access is only achievable from the north east corner, a neutral effect. The redevelopment of the north east corner would require the relocation of the existing farm buildings. The local highway network consists largely of narrow roads having restrictive alignments. The primary school is expected to have limited surplus capacity to support future housing development with limited options for expansion. Given that an adequate access is achievable but the potential issues around education capacity, an overall neutral effect is considered.	0

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Cumulatively development may impact on the setting and character of the Blackdown hills Area of Outstanding Natural Beauty.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within Hemyock. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing needs of Hemyock.

Summary of Recommendations

1. 35% affordable housing.
2. Provision of Sustainable Urban Drainage (SUD) Scheme to deal with all surface water from the development and arrangements for future maintenance.
3. Archaeological investigation and appropriate mitigation measures.
4. Relocation of existing farm buildings.
5. High quality design reflecting the character and setting of the Blackdown Hills AONB.

Land north of Culmbridge Farm, Hemyock

Option

Land with a gross site area of 5.2 (ha) at Land north of Culmbridge Farm, Hemyock is proposed for 80 dwellings.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The site is located within the Blackdown Hills Area of Outstanding Natural Beauty (AONB), a slight negative effect. 0.5ha of the site (north east corner) is noted to be a Priority Habitat for its grassland. At this stage, the Council is not aware of the presence of protected species. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly. The majority of the site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area to the south west. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. A small portion of the site in the north east of the site falls within the 'Sparsely settled farmed valley floors' landscape character area. This area is typified by the presence of rivers or streams and related flat or gently sloping valley bottoms within the low lying areas of the district. There are views into and out of the site from ridges to the north, south and west. The site is also elevated, and there would likely be large landscape impacts as a result of developing the whole site, a negative effect. Some mitigation might be provided by the adjacent housing. Particular consideration would need to be given to value of the landscape to the special qualities of the AONB.	-2
B) Protection and promotion of a quality built and historic environment	The recent discovery of Hemyock's industrial heritage – pottery (17th century) and iron production (Roman to medieval) – raises the potential for development around the village to expose archaeological and artefactual deposits associated with these industries, a negative effect. Therefore, any planning application for development here will need to be supported by the results an appropriate level of archaeological works to allow the significance of the heritage asset to be understood along with the impact of the development upon it, an overall slight negative effect.	-1
C) Mitigating the effects of climate change	5.13ha (99% South West and West) of the site is located in flood zone 1 the lowest level of flood risk with the remaining 0.07ha (1% along North East and East side) located in Flood zone 2. Given the amount of land in flood zone 1 an overall neutral effect is considered. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect.	-1

D) Safeguarding and minimising resource use	Development option is located on greenfield land which is considered to be negative impact on resource use. 3.3ha (63% South) is located on Grade 3 good / moderate quality agricultural land and 1.9ha (37% North) is located on Grade 4 poor quality agricultural land, a neutral effect. Given the loss of good / moderate quality agricultural land and some poor agricultural land is considered an overall slight negative effect.	-1
E) Promoting economic growth and employment	No impact.	0
F) Supporting retail	No impact.	0
G) Meeting housing needs	Option provides for 80 new dwellings a contribution towards future housing need, a significant positive effect.	+3
H) Ensuring community health and wellbeing	Hemyock services include; shops, a village school, sports facilities / open space, post office, public house, church and medical facility, a slight positive effect. The site is a short walk from Hemyock village centre and its public transport connections served by a bus route having 5 journeys per day or more.	+1
I) Delivering the necessary infrastructure	An adequate access is achievable, a positive effect. The primary school is expected to have limited surplus capacity to support future housing development with limited options for expansion. Given that an adequate access is achievable and but issues around education capacity, an overall slight positive effect is considered.	+1

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Cumulatively development may impact on the setting and character of the Blackdown hills Area of Outstanding Natural Beauty.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within Hemyock. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing needs of Hemyock.

Summary of Recommendations

1. 35% affordable housing.
2. Provision of Sustainable Urban Drainage (SUD) Scheme to deal with all surface water from the development and arrangements for future maintenance.
3. Archaeological investigation and appropriate mitigation measures.
4. High quality design reflecting the character and setting of the Blackdown Hills AONB.

Land by Kentisbeare Village Hall, Kentisbeare

Option

Land with a gross site area of 0.8 (ha) at Land by Kentisbeare Village Hall, Kentisbeare is proposed for 26 dwellings & 500 sqm floor space.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. The site is enclosed above the village hall, by existing vegetation and topography would limit the overall impact, a neutral effect. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly.	0
B) Protection and promotion of a quality built and historic environment	The site boundary is adjacent with Kentisbeare Conservation Area to the north. There is a potential impact on the setting of the parish church, which can be seen from the road, should any development occur. This site lies on the edge of the historic core of the settlement and any development here has the potential to expose archaeological and artefactual deposits associated with the early settlement here, a negative effect. Archaeological mitigation in the form of a programme of archaeological work undertaken through the application of a standard worded archaeological condition on any consent granted may be required, an overall slight negative effect.	0
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect.	-1
D) Safeguarding and minimising resource use	Development option is located on greenfield land which is considered to be negative impact on resource use. 0.2ha (25% South) is located on Grade 2 very good quality agricultural land and 0.6ha (75% North) is located on Grade 3 good / moderate quality agricultural land, a neutral effect. Only 11% of land within the district is grade 2. Given the loss of very good / good / moderate quality agricultural land and greenfield land an overall slight negative effect is considered.	-1
E) Promoting economic growth and employment	Option provides 500 sqm of commercial floorspace helping to diversify the economy and encourage inward investment, a positive effect.	+2
F) Supporting retail	No impact.	0
G) Meeting housing needs	Option provides for 26 new dwellings a contribution towards future housing need, a positive effect.	+2
H) Ensuring community health and wellbeing	Kentisbeare has very limited services/facilities including a village shop and primary school, a slight negative effect. There is a bus service to Honiton and Cullompton, however the service is only once or twice a day. There is a public footpath on the south side of the site which leads to the village centre. The allocation of commercial land within Kentisbeare could decrease air quality within the settlement through increased traffic movement and in particular HGV movements, a slight negative effect. Given the sustainable location for walking but potential for harm to air quality an overall slight negative effect is considered.	-1

I) Delivering the necessary infrastructure	An acceptable access is achievable and there are no issues with the route to the A373, although other local roads are narrow, having restrictive alignments, an overall positive effect. Kentisbeare Primary forecast to have limited spare capacity to support future housing development, the school is on a constrained site and cannot be easily expanded. Given that an adequate access is achievable but potential issues around education capacity, an overall slight positive effect is considered.	+1

Secondary/cumulative/synergistic effects:	No anticipated impact.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within Kentisbeare. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing needs of Kentisbeare.

Summary of Recommendations

1. 35% affordable housing.
2. Provision of Sustainable Urban Drainage (SUD) Scheme to deal with all surface water from the development and arrangements for future maintenance.
3. Archaeological investigation and appropriate mitigation measures.

Land between the Primary School & the Church, Lapford

Option

Land with a gross site area of 1.3 (ha) at Land between the Primary School & the Church, Lapford is proposed for 42 dwellings.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	This site falls within the 'Upper farmed and wooded valley slopes' landscape character area. These areas are typified by having a steeply rolling landform, being a lush and fertile land which gives rise to extensive tracts of medium scale fields of permanent pasture. Whilst the site is elevated, so are the adjoining built up uses, a neutral effect. There are wide views to the south, though the uses immediately to the south do screen the site relatively well. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly.	0
B) Protection and promotion of a quality built and	The site is located next to a listed church to the west, a slight negative effect. It is not anticipated that the development of this area will have an archaeological impact a neutral effect. Overall a slight negative effect is considered.	-1

historic environment		
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect.	-1
D) Safeguarding and minimising resource use	Development option is located on greenfield land which is considered to be negative impact on resource use. The site is located on Grade 3 good / moderate quality agricultural land, a slight negative effect. Given the loss of good / moderate quality agricultural land and greenfield land an overall slight negative effect is considered.	-1
E) Promoting economic growth and employment	No impact.	0
F) Supporting retail	No impact.	0
G) Meeting housing needs	Option provides for 42 new dwellings a contribution towards future housing need, a positive effect.	+2
H) Ensuring community health and wellbeing	Lapford has a range of services including a shop, pub, church, village hall, school and petrol station an access to a reasonable bus and rail service, a slight positive effect.	+1
I) Delivering the necessary infrastructure	The capacity of the junction onto Main C480 (north-south road through village from the U606 (road running along southern boundary of site) is questioned, an uncertain effect. Access to the site can be achieved with adequate visibility, a neutral effect. There are concerns over poor alignment gradient lack of footways and additional highway safety risks to pedestrians, in particular school children at the adjacent school. There is a need for additional footway over frontage and link to school, overall a slight negative effect.	-1

Secondary/cumulative/synergistic effects:	No anticipated impact.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within Lapford. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing needs of Lapford.

Summary of Recommendations

1. 35% affordable housing.
2. Provision of Sustainable Urban Drainage (SUD) Scheme to deal with all surface water from the development and arrangements for future maintenance.

Land West of Greenaway, Morchard Bishop

Option

Land with a gross site area of 0.3 (ha) at Land west of Greenway, Morchard Bishop is proposed for 12 dwellings.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by its gently rolling and strongly undulating form and an intensively farmed agricultural area. However, development of this site would have minimal impact on character of landscape as it is bound to the east by existing development which already provides a backdrop of the built environment, a neutral effect. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly.	0
B) Protection and promotion of a quality built and historic environment	The site lies in an area of archaeological potential to the south of a possible prehistoric settlement or funerary monument, a negative effect. Any planning application for development here would need to be supported by a programme of archaeological work to allow an understanding of the significance of heritage assets that may be present here, an overall slight negative effect.	-1
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect.	-1
D) Safeguarding and minimising resource use	Development option is located on greenfield land which is considered to be negative impact on resource use. The site is located on Grade 3 good / moderate quality agricultural land, a slight negative effect. Given the loss of good / moderate quality agricultural land and greenfield land an overall slight negative effect is considered.	-1
E) Promoting economic growth and employment	No impact.	0
F) Supporting retail	No impact.	0
G) Meeting housing needs	Option provides for 12 new dwellings a contribution towards future housing need, a slight positive effect.	+1
H) Ensuring community health and wellbeing	Morchard Bishop has a range of services including a pub, shop and sports facility which can be accessed via a quiet road, a slight positive effect.	+1
I) Delivering the necessary infrastructure	There is an existing farm access into the site from the road immediately to the South and a possible further access via the eastern boundary from the Greenway Estate, a positive effect. The Primary school is forecast to have some spare capacity to support development however school cannot be easily expanded. Given that an adequate access is achievable and education capacity, an	+2

	overall positive effect is considered.	

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within Morchard Bishop. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing needs of Morchard Bishop.

Summary of Recommendations

1. Site carried forward as an affordable housing rural exception site.
2. Archaeological investigation and appropriate mitigation measures.
3. Provision of Sustainable Urban Drainage (SUD) Scheme to deal with all surface water from the development and arrangements for future maintenance.

Tatepath Farm, Morchard Bishop

Option

Land with a gross site area of 0.5 (ha) at Tatepath Farm, Morchard Bishop is proposed for 16 dwellings.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by a gently rolling and strongly undulating landscape which is intensively farmed. The impact of developing this site would be minimal as there are already a large number of buildings already on the site, a neutral effect. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly.	0
B) Protection and promotion of a quality built and historic environment	No impact.	0
C) Mitigating the effects of climate	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect.	-1

change		
D) Safeguarding and minimising resource use	Although the site contains agricultural buildings it is classified as greenfield land, a neutral effect. There is possible land contamination, an uncertain effect.	0/?
E) Promoting economic growth and employment	Development of the site would result in the loss of a number of agricultural units a reduction in rural prosperity, a negative effect.	-2
F) Supporting retail	No impact.	0
G) Meeting housing needs	Option provides for 16 new dwellings a contribution towards future housing need, a positive effect.	+2
H) Ensuring community health and wellbeing	Morchard Bishop has a range of services including a pub, shop and sports facility which can be accessed via a quiet road, a slight positive effect.	+1
I) Delivering the necessary infrastructure	An adequate access is achievable, a neutral effect. The Primary school is forecast to have some spare capacity to support development however school cannot be easily expanded. Given that an adequate access is achievable and education capacity, an overall positive effect is considered.	+2

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within Morchard Bishop. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing needs of Morchard Bishop.

Summary of Recommendations

1. 35% affordable housing.
2. Provision of Sustainable Urban Drainage (SUD) Scheme to deal with all surface water from the development and arrangements for future maintenance.

Church Street, Morchard Bishop

Option

Land with a gross site area of 2.6 (ha) at Church Street, Morchard Bishop is proposed for 25 dwellings.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The middle of the site features an old established tree which may be worthy of a Tree Preservation Order. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly. The site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by a gently rolling and strongly undulating landform which is intensively farmed. The site provides views to the wider countryside to the east which would be lost if the site was developed, as the site is relatively small a slight negative effect is considered.	-1
B) Protection and promotion of a quality built and historic environment	Whilst the site falls outside of the Conservation Area any development on this site would impact upon existing development directly to the south and west, which falls within the Conservation Area. There are a large number of listed buildings immediately adjacent to the site on the road to the south. The site lies on the edge of the historic core of the village and to the south of the site of the former vicarage and there is evidence of prehistoric activity in the wider landscape, a slight negative effect. Any planning application for development here would need to be supported by a programme of archaeological work to allow an understanding of the significance of heritage assets that may be present here, an overall slight negative effect.	-1
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect.	-1
D) Safeguarding and minimising resource use	Development option is located on greenfield land which is considered to be negative impact on resource use. The site is located on Grade 3 good / moderate quality agricultural land, a slight negative effect as the site is relatively small. Given the loss of good / moderate quality agricultural land and greenfield land an overall slight negative effect is considered.	-1
E) Promoting economic growth and employment	No impact.	0
F) Supporting retail	No impact.	0
G) Meeting housing needs	Option provides for 25 new dwellings a contribution towards future housing need, a positive effect.	+2
H) Ensuring community health and wellbeing	Morchard Bishop has a range of services including a pub, shop and sports facility which can be accessed via a quiet road, a slight positive effect. A public footpath bisects the site.	+1
I) Delivering the necessary infrastructure	The eastern part of the site is potentially compatible although the access and relationship with development on Church Street and Old Rectory Gardens may be problematic. Access is achievable from Rectory Gardens, but third party land may be required, an uncertain effect. Access from Old Rectory Gardens would serve 25 dwellings with pedestrian link to Church St is achievable. The Primary school is forecast to have some spare capacity to support development however school cannot be easily expanded. Given that an adequate access is achievable but third party land may be required and the potential impact on the education capacity, an overall uncertain effect is considered.	?

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within Morchard Bishop. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing needs of Morchard Bishop.

Summary of Recommendations

1. 35% affordable housing.
2. Provision of Sustainable Urban Drainage (SUD) Scheme to deal with all surface water from the development and arrangements for future maintenance.
3. Archaeological investigation and appropriate mitigation measures.

Court Orchard, Newton St Cyres

Option

Land with a gross site area of 1 (ha) at Court Orchard, Newton St Cyres is proposed for 32 dwellings.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area, which is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. The landscape to the north of the site opens out and is relatively flat, with views that are not distant from the site, it being largely screened by the existing field boundaries, a neutral effect. The adjacent housing would provide some level of mitigation from developing the site for additional dwellings. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly.	0
B) Protection and promotion of a quality built and historic environment	This site lies in an area of archaeological potential with the Historic Environment Record showing a concentration of prehistoric archaeological sites, a slight negative effect. The site also contains the remnants of an extensive water meadow system. Any proposal for development here should be supported by the results of an appropriate programme of archaeological work to allow the significance of the heritage assets affected to be determined and appropriate mitigation implemented, an overall slight negative effect.	-1
C) Mitigating the effects of climate change	1ha (66% of the site, to the west) of the site is located in Flood zone 1 with the remaining 0.5ha (33% eastern portion) located in Flood zones 2 and 3, a slight negative effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect.	-1

D) Safeguarding and minimising resource use	Development option is located on greenfield land which is considered to be negative impact on resource use. The site is located on Grade 2 very good quality agricultural land, a negative effect. Only 11% of land within the district is grade 2. Given the loss of very good quality agricultural land and greenfield land an overall negative effect is considered.	-2
E) Promoting economic growth and employment	No impact.	0
F) Supporting retail	No impact.	0
G) Meeting housing needs	Option provides for 32 new dwellings a contribution towards future housing need, a positive effect.	+2
H) Ensuring community health and wellbeing	Newton St Cyres has very limited range of services, a slight negative effect. There is a footpath linking the site to the A377 which carries regular bus services and the rail station is within walking distance.	-1
I) Delivering the necessary infrastructure	The site has sufficient highway frontage to enable the provision of an adequate access however the narrow carriageway approaching the A377 would be likely to restrict traffic generation to avoid congestion, a slight negative effect. The Primary school is forecast to have some spare capacity to support development however school cannot be easily expanded. Given that an adequate access is achievable and issues around education capacity, an overall slight negative effect is considered.	-1

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within Newton St Cyres. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing needs of Newton St Cyres.

Summary of Recommendations

1. 35% affordable housing.
2. Provision of Sustainable Urban Drainage (SUD) Scheme to deal with all surface water from the development and arrangements for future maintenance.
3. Archaeological investigation and appropriate mitigation measures.

Land west of Tytheing Close, Newton St Cyres
Option

Land with a gross site area of 2 (ha) at Land west of Tytheing Close, Newton St Cyres is proposed for 48 dwellings.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	There is a very small wooded area on the south eastern portion of the site which could potential be a habitat for various types of biodiversity. There are previous records of badger sightings within the site. At this stage, the Council is not aware of the presence of other protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly. The site is located in the 'Lower rolling farmed and settled valley slopes' landscape character area. It is characterised by a gently rolling and undulating landscape with light soils which are intensively farmed. The site is very open in character and offers very wide views to the lower valley floor and ridges to the north and west, a negative effect. The proximity of the Tytheing Close housing to the east may provide a level of mitigation against any impact on the landscape from developing the site, particularly if development is focused within the south eastern edge.	-2
B) Protection and promotion of a quality built and historic environment	This site lies in an area of archaeological potential with the Historic Environment Record showing a concentration of prehistoric archaeological sites, a slight negative effect. Any proposal for development here should be supported by the results of an appropriate programme of archaeological work to allow the significance of the heritage assets affected to be determined and appropriate mitigation implemented, an overall slight negative effect.	-1
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect.	-1
D) Safeguarding and minimising resource use	Development option is located on greenfield land which is considered to be negative impact on resource use. The site is located on Grade 2 very good quality agricultural land, a negative effect. Only 11% of land within the district is grade 2. Given the loss of very good quality agricultural land and greenfield land an overall negative effect is considered.	-2
E) Promoting economic growth and employment	No impact.	0
F) Supporting retail	No impact.	0
G) Meeting housing needs	Option provides for 48 new dwellings a contribution towards future housing need, a positive effect.	+2
H) Ensuring community health and wellbeing	Newton St Cyres has very limited range of services, a slight negative effect. There is a footway on the south side only of the A377 which carries regular bus services and the rail station is within walking distance.	-1
I) Delivering the necessary infrastructure	The site is considerably elevated above the adjacent A377 and therefore for reasons of access, the land requirement would be likely to severely restrict the development potential of the site, a slight negative effect. The Primary school is forecast to have some spare capacity to support development however school cannot be easily expanded. Given that an adequate access is difficult to achieve and education capacity, an overall slight negative effect is considered.	-1

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within Newton St Cyres. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing needs of Newton St Cyres.

Summary of Recommendations

1. 35% affordable housing.
2. Provision of Sustainable Urban Drainage (SUD) Scheme to deal with all surface water from the development and arrangements for future maintenance.
3. Archaeological investigation and appropriate mitigation measures.

Land east of Tytheing Close, Newton St Cyres

Option

Land with a gross site area of 2 (ha) at Land west of Tytheing Close, Newton St Cyres is proposed for 64 dwellings.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The site is located in the 'Lower rolling farmed and settled valley slopes' landscape character area. It is characterised by a gently rolling and undulating landscape with light soils which are intensively farmed. The site is very open in character and offers very wide views to the lower valley floor and ridges to the north and east, a negative effect. The proximity of the Tytheing Close housing to the east may provide a level of mitigation against any impact on the landscape from developing the site, particularly if development is focused along the western edge of the site. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly.	-2
B) Protection and promotion of a quality built and historic environment	This site lies in an area of archaeological potential with the Historic Environment Record showing a concentration of prehistoric archaeological sites. The field to the south contains two substantial prehistoric or Romano-British enclosures, a slight negative effect. Any proposal for development here should be supported by the results of an appropriate programme of archaeological work to allow the significance of the heritage assets affected to be determined and appropriate mitigation implemented, an overall slight negative effect.	-1
C) Mitigating the effects of climate	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect.	-1

change		
D) Safeguarding and minimising resource use	Development option is located on greenfield land which is considered to be negative impact on resource use. The site is located on Grade 2 very good quality agricultural land, a negative effect. Only 11% of land within the district is grade 2. Given the loss of very good quality agricultural land and greenfield land an overall negative effect is considered.	-2
E) Promoting economic growth and employment	No impact.	0
F) Supporting retail	No impact.	0
G) Meeting housing needs	Option provides for 64 new dwellings a contribution towards future housing need, a positive effect.	+2
H) Ensuring community health and wellbeing	Newton St Cyres has very limited range of services, a slight negative effect. There is a footway on the south side only of the A377 which carries regular bus services and the rail station is within walking distance.	-1
I) Delivering the necessary infrastructure	The site has sufficient frontage to enable adequate visibility splays to be provided, a positive effect. The Primary school is forecast to have some spare capacity to support development however school cannot be easily expanded. Given that an adequate access is achievable and education capacity, an overall positive effect is considered.	+2

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within Newton St Cyres. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing needs of Newton St Cyres.

Summary of Recommendations

1. 35% affordable housing.
2. Provision of Sustainable Urban Drainage (SUD) Scheme to deal with all surface water from the development and arrangements for future maintenance.
3. Archaeological investigation and appropriate mitigation measures.

Land at Oakford, Oakford
Option

Land with a gross site area of 0.5 (ha) at Land west of Land at Oakford, Oakford is proposed for 5 dwellings.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	This site falls within the 'Upper farmed and wooded valley slopes' landscape character area. These areas are typified by having a steeply rolling landform, being a lush and fertile land which gives rise to extensive tracts of medium-scale fields of permanent pasture. The impact of development on this site would be low, due to the screening provided by the hedgerow and trees, a neutral effect. Development on the site would only be visible from three dwellings, two to the west and one to the south. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly.	0
B) Protection and promotion of a quality built and historic environment	The site is located within the Oakford Conservation Area, a slight negative effect. This site lies on the edge of the historic core of Oakford and any development here has the potential to expose archaeological deposits associated with the early settlement here, a slight negative effect. Archaeological mitigation may be required through the application of an appropriately worded condition to any consent granted for development here, an overall slight negative effect.	-1
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect.	-1
D) Safeguarding and minimising resource use	Development option is located on greenfield land which is considered to be negative impact on resource use. The site is located on Grade 3 good / moderate quality agricultural land, a slight negative effect as the site is relatively small. Given the loss of good / moderate quality agricultural land and greenfield land an overall slight negative effect is considered.	-1
E) Promoting economic growth and employment	No impact.	0
F) Supporting retail	No impact.	0
G) Meeting housing needs	Option provides for 5 new dwellings a contribution towards future housing need, a slight positive effect.	+1
H) Ensuring community health and wellbeing	Oakford is remote from all services/facilities with the nearest town Bampton located some 5.5 km distance away and on a less than a daily bus service, a negative effect.	-2
I) Delivering the necessary infrastructure	The local highway network consists of narrow roads having restrictive alignments, a negative effect. A single, central access would be required in order to achieve adequate visibility however the field is considerably higher than the road and this would cause problems in obtaining access, a negative effect. No immediate local school, development will increase the home to school transport costs as no schools are within a safe walking distance. Area is served by Bampton School. Given that an adequate access is difficult to achieve and poor education capacity, an overall negative effect is considered.	-2

Secondary/cumulative/synergistic effects:	No anticipated impact.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within Oakford. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing needs of Oakford.

Summary of Recommendations

1. 35% affordable housing.
2. Provision of Sustainable Urban Drainage (SUD) Scheme to deal with all surface water from the development and arrangements for future maintenance.
3. Archaeological investigation and appropriate mitigation measures.

Higher Town, Sampford Peverell

Option

Land with a gross site area of 6 (ha) at Higher Town, Sampford Peverell is proposed for 60 dwellings.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. The overall rise above Turnpike is significant and there are far-reaching views to and from the site. If suitable access could be achieved, given the steep gradients, it is likely that a substantial length of hedgerow would need to be removed. Visually the character of the area is agricultural and divorced from the village, with only a few low density detached dwellings on the opposite side of Turnpike. Development would have a significant landscape impact, a significant negative effect. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly.	-3
B) Protection and promotion of a quality built and historic environment	The site is adjacent to Sampford Peverell Conservation Area to North East. The site occupies an area enclosed in the medieval period and archaeological remains associated with the earlier field system and archaeological remnants may be affected by development here, a slight negative effect. Archaeological mitigation in the form of a programme of archaeological work undertaken through the application of a standard worded archaeological condition on any consent granted may be required, an overall slight negative effect.	-1
C) Mitigating the	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off	-1

effects of climate change	without appropriate mitigation measures, a slight negative effect.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land which is considered to be negative impact on resource use. The site is located on Grade 2 very good quality agricultural land, a negative effect. Only 11% of land within the district is grade 2. Given the loss of very good quality agricultural land and greenfield land an overall negative effect is considered.	-2
E) Promoting economic growth and employment	No impact.	0
F) Supporting retail	No impact.	0
G) Meeting housing needs	Option provides for 60 new dwellings a contribution towards future housing need, a positive effect.	+2
H) Ensuring community health and wellbeing	Sampford Peverell remote from some services/facilities but has; a shop with post office, pubs, primary school, play area, sports facilities, Doctors' surgery, village hall and mobile library, a slight positive effect. Sampford Peverell is located on a bus route with hourly or greater service and Tiverton Parkway rail station is 2.1 km distant.	+1
I) Delivering the necessary infrastructure	The roads surrounding the site have no footpaths and the Turnpike is a dangerous road for pedestrians. Within the village, pedestrian and cycle links are good, with access to the Grand Western Canal and the cycle path connecting the train station to Tiverton and Willand. Access onto Turnpike would require substantial hedgerow and earth removal and the topography of the site may make suitable access unachievable, a slight negative effect. Adequate road access is achievable to the site however access from the minor roads would require frontage improvements including the removal of substantial length of hedgerow to ensure visibility displays, a slight negative effect. The primary school is on a constrained site but is forecast to have some limited spare capacity to support future housing development however has very limited capacity to expand. Given the difficulties identified to access to the site and potential issues around education capacity an overall slight negative effect is considered.	-1

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within Sampford Peverell. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing needs of Sampford Peverell.

Summary of Recommendations

1. 35% affordable housing.
2. Provision of Sustainable Urban Drainage (SUD) Scheme to deal with all surface water from the development and arrangements for future maintenance.

3. Archaeological investigation and appropriate mitigation measures.

Land off Whitnage Road, Sampford Peverell

Option

Land with a gross site area of 6 (ha) at Land off Whitnage Road, Sampford Peverell is proposed for 60 dwellings.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The canal is a conservation area and County Wildlife Site, negative effect. At this stage, the Council is not aware of the presence of protected species. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly. The eastern part of the site falls within the 'Upper farmed and wooded valley slopes' landscape character area. These areas are typified by having a steeply rolling landform, being a lush and fertile land which gives rise to extensive tracts of medium-scale fields of permanent pasture. The western part of the site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. All parts of the site are well enclosed in the landscape, with no far-reaching views, a neutral effect. The eastern part of the site is particularly low-lying as it leads down to the stream and canal. Housing development east of Whitnage Road would have an adverse impact on the character of the rural landscape which is clearly divorced from the existing settlement, overall a slight negative effect.	-1
B) Protection and promotion of a quality built and historic environment	The Grand Western Canal runs along some of the north side of the site. The site lies in an area where prehistoric activity is demonstrated by findspots of stone tools, a slight negative effect. Archaeological mitigation in the form of a programme of archaeological work undertaken through the application of a standard worded archaeological condition on any consent granted may be required, an overall slight negative effect.	-1
C) Mitigating the effects of climate change	A stream follows the boundary of the fields within the site and a flood risk assessment may be required to determine any potential impact. The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect.	-1
D) Safeguarding and minimising resource use	Development option is located on greenfield land which is considered to be negative impact on resource use. There is a 0.2 ha (3% middle of east field) classified as contaminated land due to quarring, a negative effect. The site is located on Grade 3 good / moderate quality agricultural land, a negative effect. Given the loss of good / moderate quality agricultural land and greenfield land an overall negative effect is considered.	-2
E) Promoting economic growth and employment	No impact.	0
F) Supporting retail	No impact.	0
G) Meeting housing needs	Option provides for 60 new dwellings a contribution towards future housing need, a positive effect.	+2

H) Ensuring community health and wellbeing	Sampford Peverell remote from services/facilities but has; a shop with post office, pubs, primary school, play area, sports facilities, Doctors' surgery, village hall and mobile library, a slight positive effect. Sampford Peverell is located on a bus route with hourly or greater service and Tiverton Parkway rail station is 1.7 km distant. The site is located adjacent to the A361 and could be subject to traffic noise, a slight negative effect. Overall a neutral effect is considered.	0
I) Delivering the necessary infrastructure	Adequate road access is achievable but Whitnage Road would require widening over the site frontages, a slight negative effect. Within the village, pedestrian and cycle links are good, with access to the Grand Western Canal and the cycle path connecting the train station to Tiverton and Willand, a slight positive effect. The primary school is on a constrained site but is forecast to have some limited spare capacity to support future housing development however has very limited capacity to expand. Given an adequate site access is achievable but there are potential issues around education capacity an overall neutral effect is considered.	0

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within Sampford Peverell. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing needs of Sampford Peverell.

Summary of Recommendations

1. 35% affordable housing.
2. Noise mitigation measures.
3. Provision of Sustainable Urban Drainage (SUD) Scheme to deal with all surface water from the development and arrangements for future maintenance.
4. Archaeological investigation and appropriate mitigation measures.
5. Remediation of contaminated land.

Land at Mountain Oak Farm, Sampford Peverell

Option

Land with a gross site area of 9 (ha) at Land at Mountain Oak Farm, Sampford Peverell is proposed for 216 dwellings.

Sustainability objective	**Commentary**	**Impact**
A) Protection of	Site runs up to edge of Grand Western Canal Country Park and Local Nature Reserve, a negative effect. At this stage, the Council is	-2

the natural environment	not aware of the presence of protected species. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly. The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. Significant impact on the Canal Conservation Area would be caused if development came right up to the northern boundary of the site, a negative effect. Development of a smaller portion of the land would have less of an impact and be closer related to existing housing, though even these dwellings are visually separated from the main settlement.	
B) Protection and promotion of a quality built and historic environment	This site occupies a substantial area in a landscape where prehistoric activity is recorded in the wider landscape, a slight negative effect. Archaeological mitigation in the form of a programme of archaeological work undertaken through the application of a standard worded archaeological condition on any consent granted may be required, a neutral effect. Development would impact upon the Canal Conservation Area if the whole site was developed, a negative effect. Any future development would need to consider the mitigation measures available to reduce the impact of development on this Conservation Area.	-2
C) Mitigating the effects of climate change	The site contains a pond and streams which follow the field boundaries within the site, and a flood risk assessment may be required to determine any potential impact. The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect.	-1
D) Safeguarding and minimising resource use	Development option is located on greenfield land which is considered to be negative impact on resource use. There is a 0.9 ha classified as contaminated land due to quarrying, a negative effect. The site is located on Grade 3 good / moderate quality agricultural land, a negative effect. Given the loss of good / moderate quality agricultural land, potential issues around contaminated land and greenfield land an overall negative effect is considered.	-2
E) Promoting economic growth and employment	Development of this scale would be a boost to local construction firms and associated trades who would benefit from being able to undertake contract work on the site. There would therefore be some positive impact.	+1
F) Supporting retail	No impact.	0
G) Meeting housing needs	Option provides for 216 new dwellings a contribution towards future housing need, a significant positive effect. This level of housing provision could be out of scale with the settlement size of Sampford Peverell and may need to be reduced to reflect the housing demand and need within the village.	+3
H) Ensuring community health and wellbeing	Sampford Peverell remote from services/facilities but has; a shop with post office, pubs, primary school, play area, sports facilities, Doctors' surgery, village hall and mobile library, a slight positive effect. Sampford Peverell is located on a bus route with hourly or greater service and Tiverton Parkway rail station is 1 km distant.	+1
I) Delivering the necessary infrastructure	The site could be accessed from Lower Town to the north of the link to the station, as the verge is again maintained in the verge schedules but not shown on Land charges plans, the existing access is suitable for a share surfaced cul-de-sac serving a maximum of 25 dwellings. The overall yield figure will be based upon what access can be formed to the east and a secondary access provided further to the west and an emergency access through the existing access. The site access is of limited width but would be acceptable as a shared surface serving a limited development, a neutral effect. Visibility at the site access is inadequate for a 40 mph speed limit but the 30 mph limit would need to be extended. Street lighting would need to be provided on the C105. There are good links to Tiverton, the outlying villages, the train station and the canal, with a public footpath adjacent to the site, running along Grand Western Canal. The primary school is on a constrained site but is forecast to have some limited spare capacity to support future housing development however has very limited capacity to expand. Given an adequate site access is achievable but	-1

	there are potential issues around education capacity an overall minor negative effect is considered.	

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within Sampford Peverell. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing needs of Sampford Peverell.

Summary of Recommendations

1. 35% affordable housing.
2. Consideration of the setting of the Grand Western Canal Conservation Area and Local Nature Reserve site.
3. Provision of Sustainable Urban Drainage (SUD) Scheme to deal with all surface water from the development and arrangements for future maintenance.
4. Archaeological investigation and appropriate mitigation measures.
5. Remediation of contaminated land.

Morrells Farm, Sampford Peverell

Option

Land with a gross site area of 30.9 (ha) at Morrells Farm, Sampford Peverell is proposed for a use of either 742 dwellings, 64,890 sqm commercial floor space or a mixed (and hence proportionately reduced) use of both.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. The site is not elevated or particularly prominent, but development of this large area outside of the village would significantly change the character of Sampford Peverell and its wider environment, a negative effect. As the site is so large, a wider landscape assessment would be needed if taken forward, as the landscape impact would vary across the site. At this	-2

	stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly.	
B) Protection and promotion of a quality built and historic environment	This site occupies a substantial area in a landscape where prehistoric activity is recorded in the wider landscape, a slight negative effect. Archaeological mitigation in the form of a programme of archaeological work undertaken through the application of a standard worded archaeological condition on any consent granted may be required, an overall slight negative effect. Final design decisions may need to be determined by a masterplanning process or site development brief. The separation of the site from the main element of the village raises concerns about how well the final design could integrate the existing and the proposed development.	-2
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect although there are substantial flood plains to the east and south. The site could contribute to surface water run off without appropriate mitigation measures, a negative effect.	-2
D) Safeguarding and minimising resource use	Development option is located on greenfield land which is considered to be negative impact on resource use. The site is located on mainly Grade 3 good / moderate & some Grade 4 poor quality agricultural land in the eastern corner. Given the large scale loss of good / moderate / poor quality agricultural land and greenfield land an overall negative effect is considered.	-2
E) Promoting economic growth and employment	Option provides 64,890 sqm of commercial floorspace helping to diversify the economy, provide opportunities for local employees, reduce out-commuting and encourage inward investment, a positive effect. Development of this scale would be a boost to local construction firms and associated trades who would benefit from being able to undertake contract work on the site. There would therefore be some positive impact. Even if a lesser amount were allocated, the site still has the potential to meet a significant amount of the district's employment needs.	+3
F) Supporting retail	No impact.	0
G) Meeting housing needs	Option provides for 742 new dwellings a contribution towards future housing need, a significant positive effect. This level of housing provision could be out of scale with the settlement size of Sampford Peverell and may need to be reduced to reflect the housing demand and need within the village. It is possible the quantity of housing could be reduced in order to see some commercial development on the site. Even if this is done, this is a large enough site to provide a significant amount of the district's housing needs.	+3
H) Ensuring community health and wellbeing	The site is divorced from the settlement, which could undermine community cohesion, and Sampford Peverell is remote from some services/facilities but has: a shop with post office, pubs, primary school, play area, sports facilities, Doctors' surgery, village hall and mobile library. Sampford Peverell is located on a bus route with hourly or greater service and Tiverton Parkway rail station is less than 0.5km distant. Overall, balancing some positive and negative scores, a neutral outcome has been assumed.	0
I) Delivering the necessary infrastructure	Adequate accesses are achievable. Street lighting on existing roads would be required and the 30 mph speed limit would need to be extended. There is good access where the site is in close proximity to Sampford Peverell, where there is access to the train station, canal and a cycle path, a slight positive effect. The primary school is on a constrained site but is forecast to have some limited spare capacity to support future housing development however has very limited capacity to expand. The site may need to also deliver a large amount of road infrastructure given the possible level of housing, which the final policy will need to address. Given the capacity limitations at the local school, and the level of road infrastructure required, a negative score has been assumed.	-2

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within Sampford Peverell. A large site like this will take many years to be built out, and is likely to have an impact in the medium to long-term. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing needs of Sampford Peverell.

Summary of Recommendations

The final policy would be supplemented by a suite of detailed policies on the issues listed below.

1. Transport provision
2. Environmental protection and green infrastructure
3. Archaeological investigation & protection of listed buildings
4. Provision of Sustainable Urban Drainage (SUD)
5. Community facilities
6. Carbon reduction & air quality
7. Construction impact and the treatment of waste
8. Consideration of road infrastructure
9. Development brief for the site.

Fanny's Lane, Sandford

Option

Land with a gross site area of 1.7 (ha) at Fanny's Lane, Sandford is proposed for 35 dwellings.

Sustainability objective	Commentary	Impact
A) Protection of	This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a	0

the natural environment	gently rolling and strongly undulating landscape which is intensively farmed. However, development of this site would have a minimal impact on the character of the landscape as it is contained by development and man-made interventions, a neutral effect. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be undertaken on preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly.	
B) Protection and promotion of a quality built and historic environment	The western boundary of the site abuts the curtilage of a listed building, a slight negative effect. Any future proposals would need to consider how best to mitigate the impact of this development on the adjacent listed building.	-1
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect.	-1
D) Safeguarding and minimising resource use	Development option is located on greenfield land which is considered to be negative impact on resource use. The site is located on Grade 2 very good quality agricultural land, a negative effect. Given the loss of very good quality agricultural land and greenfield land an overall negative effect is considered.	-2
E) Promoting economic growth and employment	No impact.	0
F) Supporting retail	No impact.	0
G) Meeting housing needs	Option provides for 35 new dwellings a contribution towards future housing need, a positive effect.	+2
H) Ensuring community health and wellbeing	The site abuts the village hall to the north and a primary school lies close by to the west along Fanny's Lane. There is easy access to the village centre with a public house, church and community shop/post office approximately 200m to the West, a slight positive effect. The closest bus stops lie approximately 150 metres to the north west and 200m to the west in the village centre and there is a school bus service.	+1
I) Delivering the necessary infrastructure	Would need to be accessed off the new road into the estate recently granted planning permission, a slight positive effect. Primary school has capacity to support development in the area but very limited capacity to expand. Given an adequate site access is achievable but there are potential issues around education capacity an overall neutral effect is considered.	0

Secondary/cumulative/synergistic effects:	No anticipated impact.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within Sandford. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing needs of Sandford.

Summary of Recommendations

1. Part of site carried forward as an affordable housing rural exception site with the remaining area seeking to achieve 35% affordable housing.
2. Provision of Sustainable Urban Drainage (SUD) Scheme to deal with all surface water from the development and arrangements for future maintenance.
3. Expansion of village hall car park.

Land off Bowdens Lane, Shillingford

Option

Land with a gross site area of 1.6 (ha) at Land off Bowdens Lane, Shillingford is proposed for 51 dwellings.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. The site would be visible from the hill ridge to the west, south and north east, a negative effect. The existing housing would provide some level of mitigation against any landscape impact that would arise. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly.	-2
B) Protection and promotion of a quality built and historic environment	No impact.	0
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect.	-1
D) Safeguarding and minimising resource use	Development option is located on greenfield land which is considered to be negative impact on resource use. The site is located on Grade 3 good / moderate quality agricultural land, a negative effect. Given the loss of good /moderate quality agricultural land and greenfield land an overall negative effect is considered.	-2
E) Promoting economic growth and employment	No impact.	0
F) Supporting retail	No impact.	0
G) Meeting	Option provides for 51 new dwellings a contribution towards future housing need, a positive effect.	+2

housing needs		
H) Ensuring community health and wellbeing	Shillingford is remote from all services/facilities, there is a play area adjacent to the site, which is currently separated from the village and Shillingford has hourly or greater bus service, a negative effect.	-2
I) Delivering the necessary infrastructure	An adequate access is achievable from Bowdens Lane, a slight positive effect. No immediate local school, development will increase the home to school transport costs as no schools are within a safe walking distance. Area is served by Bampton School. Given an adequate site access is achievable but there are issues around education transport an overall slight negative effect is considered	-1

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within Shillingford. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing needs of Shillingford.

Summary of Recommendations

1. 35% affordable housing.
2. Provision of Sustainable Urban Drainage (SUD) Scheme to deal with all surface water from the development and arrangements for future maintenance.

Land at Old Butterleigh Road, Silverton

Option

Land with a gross site area of 1.4 (ha) at Land at Old Butterleigh Road is proposed for 45 dwellings.

Sustainability objective	**Commentary**	**Impact**
A) Protection of the natural environment	This site falls within the 'Upper farmed and wooded valley slopes' landscape character area. These areas are typified by having a steeply rolling landform, being a lush and fertile land which gives rise to extensive tracts of medium-scale fields of permanent pasture. The site is shielded to the west and north by high hedges, but may be viewed from the east, a slight negative effect. The site would be visible from the houses adjacent. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly.	-1
B) Protection and	The site is adjacent to the Silverton Conservation Area, a slight negative effect. Any future proposals would need to consider how	-1

promotion of a quality built and historic environment	best to mitigate the impact of this development on the adjacent Conservation Area.	
C) Mitigating the effects of climate change	A river runs to the eastern side of the site, and a small proportion of the eastern field falls within the flood zones 2 and 3. The remaining area of the site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect.	-1
D) Safeguarding and minimising resource use	Development option is located on greenfield land which is considered to be negative impact on resource use. 1.02ha (54% South) of the site is located on Grade 2 very good quality agricultural land and 0.88ha (46% North) is located on Grade 3 good / moderate agricultural land, a neutral effect. Only 11% of land within the district is grade 2. Given the loss of very good / good /moderate quality agricultural land and greenfield land an overall negative effect is considered.	-2
E) Promoting economic growth and employment	No impact.	0
F) Supporting retail	No impact.	0
G) Meeting housing needs	Option provides for 45 new dwellings a contribution towards future housing need, a positive effect.	+2
H) Ensuring community health and wellbeing	Silverton has a convenience store and butchers while other services / facilities require travel for which Silverton has an hourly bus service, a slight negative effect.	-1
I) Delivering the necessary infrastructure	An adequate access to both sites is achievable however the highway would require widening across the site frontages and frontage footways would need to be provided, a slight negative effect. The primary school will have limited spare capacity to support future development and is on a constrained site and not easily expanded. The secondary school is at capacity and will need to be expanded to support increased children in and around area, a slight negative effect. Given an adequate site access is achievable and education capacity an overall neutral effect is considered.	0

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within Silverton. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing needs of Silverton.

Summary of Recommendations

1. 35% affordable housing.
2. Provision of Sustainable Urban Drainage (SUD) Scheme to deal with all surface water from the development and arrangements for future maintenance.

Glebe, Silverton

Option

Land with a gross site area of 1.08 (ha) at Glebe, Silverton is proposed for 35 dwellings.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	This site falls within the 'Upper farmed and wooded valley slopes' landscape character area. These areas are typified by having a steeply rolling landform, being a lush and fertile land which gives rise to extensive tracts of medium-scale fields of permanent pasture. The site is largely flat, but does offer some views to the south, which will be impacted, although the site will be partly shielded by the hedges and trees, a slight negative effect. Views from the north are limited to the buildings immediately adjacent. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly.	-1
B) Protection and promotion of a quality built and historic environment	The proposed development site lies on the edge of the historic core of the village and in an area where the mid-19th century Tithe Map shows a concentration of buildings that have largely disappeared by the late 19th century, a slight negative effect. Archaeological mitigation may be required through the application of an appropriately worded condition to any consent granted for development here, a neutral effect. The site is adjacent to the Silverton Conservation Area, a slight negative effect. Any future proposals would need to consider how best to mitigate the impact of this development on the adjacent Conservation Area.	-1
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect.	-1
D) Safeguarding and minimising resource use	Development option is located on greenfield land which is considered to be negative impact on resource use. 0.162 ha (15% South) of the site is located on Grade 1 excellent quality agricultural land, 0.03 ha (3% South) is located on Grade 2 very good quality agricultural land and 0.86 ha (81% north) is located on Grade 3 good / moderate agricultural land , a neutral effect. Grade 1 agricultural land in Mid Devon amounts to 32.4 square kilometres, only 3.5% of the district. Only 11% of land within the district is grade 2. Given the loss of excellent / very good / good /moderate quality agricultural land and greenfield land an overall negative effect is considered.	-2
E) Promoting economic growth and employment	No impact.	0
F) Supporting retail	No impact.	0

G) Meeting housing needs	Option provides for 35 new dwellings a contribution towards future housing need, a positive effect.	+2
H) Ensuring community health and wellbeing	Silverton has a convenience store and butchers while other services / facilities require travel for which Silverton has an hourly bus service, a slight negative effect.	-1
I) Delivering the necessary infrastructure	An adequate access is achievable from the unclassified road fronting the north west of the site. The unclassified road fronting the north east of the site is subject only to the national speed limit and the provision of adequate visibility would be likely to be problematic, a slight negative effect. The primary school will have limited spare capacity to support future development and is on a constrained site and not easily expanded. The secondary school is at capacity and will need to be expanded to support increased children in and around area, a slight negative effect. Given an adequate site access is achievable but visibility would be problematic and the potential issues around education capacity an overall slight negative effect is considered.	-1

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within Silverton. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing needs of Silverton.

Summary of Recommendations

1. 35% affordable housing.
2. Provision of Sustainable Urban Drainage (SUD) Scheme to deal with all surface water from the development and arrangements for future maintenance.
3. Archaeological investigation and appropriate mitigation measures.

The Garage, Silverton

Option

Land with a gross site area of 0.11 (ha) at The Garage, Silverton is proposed for 5 dwellings.

Sustainability objective	**Commentary**	**Impact**
A) Protection of the natural	This site falls within the 'River valley slopes and coombes' landscape character area. This area typically falls within the River Exe valley and often has steep, wooded sides and a strong sense of enclosure within a lush valley landscape. The site is shielded by high	0

environment	hedges and trees along the lane, and with few opportunities for views into and out of the site, a neutral effect. It is anticipated that the landscape impact would be minimal. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be undertaken on preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly.	
B) Protection and promotion of a quality built and historic environment	Site is within Silverton Conservation Area, a slight negative effect. Any future proposals would need to consider how best to mitigate the impact of this development on the adjacent Conservation Area.	-1
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect.	-1
D) Safeguarding and minimising resource use	The site is located on brownfield land, a positive effect.	+2
E) Promoting economic growth and employment	Planning permission from 1983 is for storage, parking and maintenance. There will be a loss of employment land if this site is developed for housing, a negative effect.	-2
F) Supporting retail	No impact.	0
G) Meeting housing needs	Option provides for 5 new dwellings a contribution towards future housing need, a slight positive effect.	+1
H) Ensuring community health and wellbeing	Silverton has a convenience store and butchers while other services / facilities require travel for which Silverton has an hourly bus service, a slight negative effect.	-1
I) Delivering the necessary infrastructure	Access from Newcourt Road where an adequate site access is achievable if located to maximise visibility, a slight positive effect. The primary school will have limited spare capacity to support future development and is on a constrained site and not easily expanded. The secondary school is at capacity and will need to be expanded to support increased children in and around area, a slight negative effect. Given an adequate site access is achievable but there are potential issues around education capacity an overall neutral effect is considered.	0

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within Silverton. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing needs of Silverton.

Summary of Recommendations

1. 35% affordable housing.
2. Provision of Sustainable Urban Drainage (SUD) Scheme to deal with all surface water from the development and arrangements for future maintenance.

Livinghayes Road, Silverton

Option

Land with a gross site area of 1.04 (ha) at Livinghayes Road, Silverton is proposed for 15 dwellings.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	This site falls within the 'Upper farmed and wooded valley slopes' landscape character area. These areas are typified by having a steeply rolling landform, being a lush and fertile land which gives rise to extensive tracts of medium-scale fields of permanent pasture. The site would be highly visible from the hillside immediately east, which is adjacent to the site, a negative effect. The high hedges and trees would reduce the impact of developing the site and provide screening from views in other directions. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly.	-2
B) Protection and promotion of a quality built and historic environment	No impact.	0
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect.	-1
D) Safeguarding and minimising resource use	Development option is located on greenfield land which is considered to be negative impact on resource use. The site is located on Grade 3 good / moderate quality agricultural land, a slight negative effect as the site is relatively small. Given the loss of good /moderate quality agricultural land and greenfield land an overall slight negative effect is considered.	-1
E) Promoting economic growth and employment	No impact.	0
F) Supporting retail	No impact.	0

G) Meeting housing needs	Option provides for 15 new dwellings a contribution towards future housing need, a slight positive effect.	+1
H) Ensuring community health and wellbeing	Silverton has a convenience store and butchers while other services / facilities require travel for which Silverton has an hourly bus service, a slight negative effect.	-1
I) Delivering the necessary infrastructure	An adequate site access is achievable although the site is located on a private road, Livinghayes Road which is narrow and lacks footways which would need to be provided by any development, a neutral effect. This is only adopted up to house 1, remainder is private road which given the constraints either side is effectively a single carriageway. No more than 15 linear developments with road widening. The primary school will have limited spare capacity to support future development and is on a constrained site and not easily expanded. The secondary school is at capacity and will need to be expanded to support increased children in and around area, a slight negative effect. Given an adequate site access is achievable but there are potential issues around education capacity an overall slight negative effect is considered.	-1

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within Silverton. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing needs of Silverton.

Summary of Recommendations

1. 35% affordable housing.
2. Provision of Sustainable Urban Drainage (SUD) Scheme to deal with all surface water from the development and arrangements for future maintenance.

East of Hederman Close, Silverton

Option

Land with a gross site area of 1.86 (ha) at East of Hederman Close, Silverton is proposed for 60 dwellings.

Sustainability objective	**Commentary**	**Impact**
A) Protection of the natural environment	This site falls within the 'Upper farmed and wooded valley slopes' landscape character area. These areas are typified by having a steeply rolling landform, being a lush and fertile land which gives rise to extensive tracts of medium scale fields of permanent pasture. The site can be viewed from the wooded hillside to the south west, but it appears an inaccessible viewpoint, a neutral	0

	effect. Views to the north are shielded by elevated fields. The housing along the western boundary is visible from the east and would provide a level of mitigation. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly.	
B) Protection and promotion of a quality built and historic environment	This site lies within a landscape where there is a concentration of prehistoric activity. While no sites are recorded within the area under consideration it is possible that evidence of prehistoric activity may be present here, a slight negative effect. Should this area be subject to a planning application for development, the Historic Environment Team would advise that any such application should be supported by an appropriate programme of archaeological investigation to allow the presence/absence and significance of archaeological deposits to be understood along with the impact of the development upon them, an overall slight negative effect.	-1
C) Mitigating the effects of climate change	The Heal-eye Stream runs along the western boundary of the site, and a flood risk assessment would need to be required to determine any potential impacts of developing the site. The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect.	-1
D) Safeguarding and minimising resource use	Development option is located on greenfield land which is considered to be negative impact on resource use. 0.82ha (south east) is located on Grade 1 Excellent quality agricultural land, 0.04ha (north east) Grade 2 very good quality agricultural land and 1 ha (west) Grade 3 good / moderate quality agricultural land , a negative effect. Grade 1 agricultural land in Mid Devon amounts to 32.4 square kilometres, only 3.5% of the district. Only 11% of land within the district is grade 2. Given the loss of Excellent / very good /good / moderate quality agricultural land and greenfield land an overall negative effect is considered.	-2
E) Promoting economic growth and employment	No impact.	0
F) Supporting retail	No impact.	0
G) Meeting housing needs	Option provides for 60 new dwellings a contribution towards future housing need, a positive effect.	+2
H) Ensuring community health and wellbeing	Silverton has a convenience store and butchers while other services / facilities require travel for which Silverton has an hourly bus service, a slight negative effect.	-1
I) Delivering the necessary infrastructure	A suitable junction can be formed to the site however there is a need to widen the road C811 (road along northern boundary) at the point of access, a slight positive effect. An adequate footway network back to village centre is also required. The primary school will have limited spare capacity to support future development and is on a constrained site and not easily expanded. The secondary school is at capacity and will need to be expanded to support increased children in and around area, a slight negative effect. Given an adequate site access is achievable and education capacity an overall neutral effect is considered.	0

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within Silverton. Once completed the development will be

	permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing needs of Silverton.

Summary of Recommendations

1. 35% affordable housing.
2. Provision of Sustainable Urban Drainage (SUD) Scheme to deal with all surface water from the development and arrangements for future maintenance.
3. Archaeological investigation and appropriate mitigation measures.

Thorverton Glebe & Paddock, Thorverton

Option

Land with a gross site area of 2.54 (ha) at Thorverton Glebe & Paddock, Thorverton is proposed for 50 dwellings.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. The site is partially screened by the topography of the land adjacent to the east, known as Peter's Hill. The site has distant views of the site from the west, but this could be limited through the use of screening, a neutral effect. The site itself is fairly level and there would be limited visual impact on the character of Thorverton, an overall neutral effect. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly.	0
B) Protection and promotion of a quality built and historic environment	This site lies just to the north of a large probably prehistoric enclosure site, a slight negative effect. Any planning application for development here will need to be supported by the results of an appropriate level of archaeological works to allow the significance of the heritage asset to be understood along with the impact of the development upon it, an overall slight negative effect.	-1
C) Mitigating the effects of climate change	Part of the site (south eastern) is within Zone 3 Source Protection Zone, a slight negative effect. The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect.	-1
D) Safeguarding and minimising	Development option is located on greenfield land which is considered to be negative impact on resource use. The site is located on Grade 1 excellent quality agricultural land, a significant negative effect. Grade 1 agricultural land in Mid Devon	-3

resource use	amounts to 32.4 square kilometres, only 3.5% of the district. Given the loss of Excellent quality agricultural land and greenfield land an overall significant negative effect is considered.	
E) Promoting economic growth and employment	No impact.	0
F) Supporting retail	No impact.	0
G) Meeting housing needs	Option provides for 50 new dwellings a contribution towards future housing need, a positive effect.	+2
H) Ensuring community health and wellbeing	The site is close to a number of services, including a primary school, a shop, public house, a bus stop within 100m of the site and a church and Thorverton is on a bus route with five or more bus journeys per day, a slight positive effect.	+1
I) Delivering the necessary infrastructure	The western site has a limited highway frontage to the C23 which at this location is subject only to the national speed limit. An adequate site access cannot therefore be achieved without lowering the speed limit, a slight negative effect. The eastern site can be accessed from both the C23 and School Lane although the latter is not favoured due to the lack of pedestrian facilities. An adequate access from the C23 is achievable if the access is placed at the north end of the site and the C23 would require widening over the site frontage, a slight negative effect. The current accesses into the sites are poor and would need to be improved and would result in the potential loss of hedgerow, a slight negative effect. Would require road widening and footway link to existing to serve site but access can be achieved. Surrounding network is narrow and would limit both sides to shared surface cul-de-sacs of 25 dwellings each subject to the highway improvements and widening. There is no footpath from the site towards Thorverton village centre for 100m so links would need to be provided, a slight negative effect. Primary is forecast to be at capacity and very limited capacity to expand. Given an adequate site access is achievable but would require a number of works and the potential issues around education capacity an overall slight negative effect is considered.	-1

Secondary/cumulative/synergistic effects:	No anticipated impact.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within Thorverton. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing needs of Thorverton.

Summary of Recommendations

1. 35% affordable housing.
2. Provision of Sustainable Urban Drainage (SUD) Scheme to deal with all surface water from the development and arrangements for future maintenance.

3. Archaeological investigation and appropriate mitigation measures.

Land adjoining Poynings, Uffculme

Option

Land with a gross site area of 2.8 (ha) at Land adjoining Poynings, Uffculme is proposed for 35 dwellings.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	There are a number of mature trees on the site which should be retained, a slight negative effect. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly. This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. There are views of the site from the east, and the landscape is punctuated by mature trees. Developing the site would impact on the landscape character of the area, particularly given its position on elevated land, a negative effect.	-2
B) Protection and promotion of a quality built and historic environment	Site is located close to Uffculme Conservation Area (to the south east), a slight negative effect. Any future proposals would need to consider how best to mitigate the impact of this development on the adjacent Conservation Area.	-1
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. There is a large dip in the middle of the field which may cause drainage issues, a slight negative effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect.	-1
D) Safeguarding and minimising resource use	The site adjoins, but is not within a Minerals Consultation Zone, a neutral effect. Development option is located on greenfield land which is considered to be negative impact on resource use. The site is located on Grade 3 good / moderate quality agricultural land, a negative effect. Given the loss of good / moderate quality agricultural land and greenfield land an overall slight negative effect is considered.	-1
E) Promoting economic growth and employment	No impact.	0
F) Supporting retail	No impact.	0
G) Meeting housing needs	Option provides for 35 new dwellings a contribution towards future housing need, a positive effect.	+2
H) Ensuring community health and wellbeing	The site is remote from Uffculme which has a wide range of services including a shop, pub, church, post office, two schools, doctors' surgery and daily transport services. Uffculme is located near a bus route with an hourly or greater service, a overall slight negative effect.	-1

I) Delivering the necessary infrastructure	An adequate site access is achievable as access to the site is good, with good visibility, although it is located on a bend and just before the 30mph two lane road into the village. Chapel Hill which provides the route to the centre of Uffculme is narrow and lacks footways. There is an alternative pedestrian route, via Uffculme Footpath 46 and highland terrace, but this is a longer route. Primary school will have limited spare capacity to support future development and is on a constrained site and not easily expanded. Secondary school is at capacity and will need to be expanded to support increased children in and around area. Given an adequate site access is achievable but there are potential issues around education capacity an overall slight negative effect is considered.	-1

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities including education capacity and the current provision of infrastructure.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within Uffculme. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing needs of Uffculme.

Summary of Recommendations

1. 35% affordable housing.
2. Provision of Sustainable Urban Drainage (SUD) Scheme to deal with all surface water from the development and arrangements for future maintenance.

Land adjacent Sunnydene, Uffculme

Option

Land with a gross site area of 0.6 (ha) at Land adjacent Sunnydene, Uffculme is proposed for 10 dwellings.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. The site is slightly elevated but would not be overly dominant in the village context as neighbouring properties are set back from the site, though developing the site would extend the built environment further into the countryside, a slight negative effect. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly.	-1
B) Protection and promotion of a	The site is located adjacent to the Uffculme conservation area, which is to the south east of the site, a slight negative effect. Any future proposals would need to consider how best to mitigate the impact of this development on the adjacent Conservation Area.	-1

quality built and historic environment		
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect.	-1
D) Safeguarding and minimising resource use	Development option is located on greenfield land which is considered to be negative impact on resource use. The site is located on Grade 3 good / moderate quality agricultural land, a slight negative effect as the site is relatively small. Given the loss of good / moderate quality agricultural land and greenfield land an overall slight negative effect is considered.	-1
E) Promoting economic growth and employment	No impact.	0
F) Supporting retail	No impact.	0
G) Meeting housing needs	Option provides for 10 new dwellings a contribution towards future housing need, a slight positive effect.	+1
H) Ensuring community health and wellbeing	The site is remote from Uffculme which has a wide range of services including a shop, pub, church, post office, two schools, doctors' surgery and daily transport services. Uffculme is located near a bus route with an hourly or greater service, overall a slight negative effect.	-1
I) Delivering the necessary infrastructure	There is poor access to the site being located on a bend of a very narrow lane and Uffculme Road is subject to the national speed limit, a negative effect. If alternative access were required on the western edge of the site, development would impact on the adjacent allotments. Primary school will have limited spare capacity to support future development and is on a constrained site and not easily expanded. Secondary school is at capacity and will need to be expanded to support increased children in and around area. Given an adequate site access is difficult to achieve and there are potential issues around education capacity an overall negative effect is considered.	-2

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities including education capacity and the current provision of infrastructure.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within Uffculme. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing needs of Uffculme.

Summary of Recommendations

1. 35% affordable housing.
2. Provision of Sustainable Urban Drainage (SUD) Scheme to deal with all surface water from the development and arrangements for future maintenance.

Land west of Uffculme, Uffculme

Option

Land with a gross site area of 3.86 (ha) at Land west of Uffculme, Uffculme is proposed for 60 dwellings.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The site is within the 'Lowland plains' landscape character area. This area is characterised by having an open, low lying flat agricultural landscape. The fields to the north of the B3340 are partially screened from views by the existing field boundaries. The southern field is more open, and offers wider and more distant views to the south. All fields are divorced from the village of Uffculme and therefore development in this location would have an impact on the character of the immediate area, a negative effect. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly.	-2
B) Protection and promotion of a quality built and historic environment	This site occupies a substantial area where prehistoric activity is recorded in the wider landscape, a slight negative effect. Archaeological mitigation in the form of a programme of archaeological work undertaken through the application of a standard worded archaeological condition on any consent granted may be required, a neutral effect. The site is located opposite from the boundary of Bridwell Park, a nationally important grade I listed historic park and garden, a slight negative effect. Any future proposals would need to consider how best to mitigate the impact of this development on the adjacent grade 1 historic park and garden.	-1
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk with the exception of 1.2ha along southern boundary of south field located in flood zone 3, a negative effect. The site could contribute to surface water run off without appropriate mitigation measures, a further slight negative effect.	-2
D) Safeguarding and minimising resource use	Development option is located on greenfield land which is considered to be negative impact on resource use. The site is located on Grade 3 good / moderate quality agricultural land, a negative effect. Given the loss of good / moderate quality agricultural land and greenfield land an overall negative effect is considered.	-2
E) Promoting economic growth and employment	No impact.	0
F) Supporting retail	No impact.	0
G) Meeting housing needs	Option provides for 60 new dwellings a contribution towards future housing need, a positive effect.	+2

H) Ensuring community health and wellbeing	The site is remote from Uffculme which has a wide range of services including a shop, pub, church, post office, two schools, doctors' surgery and daily transport services. Uffculme is located near a bus route with an hourly or greater service, overall a slight negative effect.	-1
I) Delivering the necessary infrastructure	Site access is achievable subject to any development requiring the extension of the 30 mph limit, a slight negative effect. The footway at Culm Valley Way would need to be extended to the site, a slight negative effect. Primary school will have limited spare capacity to support future development and is on a constrained site and not easily expanded. Secondary school is at capacity and will need to be expanded to support increased children in and around area. Given an adequate site access is achievable but there are issues around education capacity, an overall slight negative effect is considered.	-1

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities including education capacity and the current provision of infrastructure.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within Uffculme. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing needs of Uffculme.

Summary of Recommendations

1. 35% affordable housing.
2. Provision of Sustainable Urban Drainage (SUD) Scheme to deal with all surface water from the development and arrangements for future maintenance.
3. Archaeological mitigation and protection of historic park and garden.

Land off Chapel Hill, Uffculme

Option

Land with a gross site area of 2 (ha) at Land off Chapel Hill, Uffculme is proposed for 64 dwellings.

Sustainability objective	**Commentary**	**Impact**
A) Protection of the natural environment	This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. The village of Uffculme is surrounded by hills on all sides, and the site would be visible from a number of the surrounding ridgelines, a negative effect. There is a hedge to the east of the site and to the north the site is well screened, with views predominately into the site from the south. At this stage, the Council	-2

	is not aware of the presence of protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly.	
B) Protection and promotion of a quality built and historic environment	It is not anticipated that the development of this area will have an archaeological impact, a neutral effect. The site lies on the northern edge of the Uffculme Conservation Area and in close proximity to two listed buildings – The Mount and the Baptist Chapel, a slight negative effect. The impact of any development upon the setting of these designated heritage assets will need to be considered.	-1
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect.	-1
D) Safeguarding and minimising resource use	Development option is located on greenfield land which is considered to be negative impact on resource use. The site is located on Grade 3 good / moderate quality agricultural land, a negative effect. Given the loss of good / moderate quality agricultural land and greenfield land an overall negative effect is considered.	-2
E) Promoting economic growth and employment	No impact.	0
F) Supporting retail	No impact.	0
G) Meeting housing needs	Option provides for 64 new dwellings a contribution towards future housing need, a positive effect.	+2
H) Ensuring community health and wellbeing	Uffculme has a wide range of services including a shop, pub, church, post office, two schools, doctors' surgery and daily transport services,. Uffculme is located near a bus route with an hourly or greater service, overall a slight positive effect.	+1
I) Delivering the necessary infrastructure	Adequate access can be achieved off Chapel Hill but there will need to be a suitable pedestrian footway over the frontage. Preference is for access to be taken from Highland Terrace but would require third party land. Chapel Hill needs to be widened to 5.5m passed the site with provision of footway linkages to Highland Terrace and over site frontage. Level differences may constrain opportunities to access the site and the junctions at either end of Chapel Hill with High street and with B3181 give cause for concerns and have limited opportunities for improvement, a slight negative effect Primary school will have limited spare capacity to support future development and is on a constrained site and not easily expanded. Secondary school is at capacity and will need to be expanded to support increased children in and around the area, a negative effect. Given an adequate site access is achievable but there are issues around education capacity an overall slight negative effect is considered.	-1

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities including education capacity and the current provision of infrastructure.
Temporary/permanent effects: Timescale: Short (1-5 years),	Within the short term, construction traffic associated with the development will contribute

Medium (6-15 years) Long (15+ years)	towards traffic congestion within Uffculme. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing needs of Uffculme.

Summary of Recommendations

1. 35% affordable housing.
2. Provision of Sustainable Urban Drainage (SUD) Scheme to deal with all surface water from the development and arrangements for future maintenance.

Land off Ashley Close, Uffculme

Option

Land with a gross site area of 1.18 (ha) at Land off Ashley Close, Uffculme is proposed for 20 dwellings.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. The site is steeply sloping and is visible within the wider landscape, a negative effect. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly.	-2
B) Protection and promotion of a quality built and historic environment	No impact.	0
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect.	-1
D) Safeguarding and minimising resource use	Within Hillhead Quarry mineral safeguarding area and will need to comply with policies in the Devon Minerals Local Plan, a slight negative effect. Development option is located on greenfield land which is considered to be negative impact on resource use. The site is located on Grade 3 good / moderate quality agricultural land, a negative effect. Given the loss of good / moderate quality agricultural land and location with the Hillhead Quarry Safeguarding Zone an overall slight negative effect is considered.	-2
E) Promoting economic growth	No impact.	0

and employment		
F) Supporting retail	No impact.	0
G) Meeting housing needs	Option provides for 20 new dwellings a contribution towards future housing need, a slight positive effect.	+1
H) Ensuring community health and wellbeing	Uffculme has a wide range of services including a shop, pub, church, post office, two schools, doctors' surgery and daily transport services. Uffculme is located near a bus route with an hourly or greater service, overall a slight positive effect.	+1
I) Delivering the necessary infrastructure	Access may be possible through Bellevue to the south although access would have to be via third party land which is currently subject to a planning application. Primary school will have limited spare capacity to support future development and is on a constrained site and not easily expanded. Secondary school is at capacity and will need to be expanded to support increased children in and around the area, a negative effect. Given an adequate site access is achievable but there are issues around education capacity an overall slight negative effect is considered.	-1

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities including education capacity and the current provision of infrastructure.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within Uffculme. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing needs of Uffculme.

Summary of Recommendations

1. 35% affordable housing.
2. Provision of Sustainable Urban Drainage (SUD) Scheme to deal with all surface water from the development and arrangements for future maintenance.

Quicks Farm, Willand

Option

Land with a gross site area of 2.85 (ha) at Quick Farm, Willand is proposed for 68 dwellings.

Sustainability objective	**Commentary**	**Impact**
A) Protection of	The site is within the 'Lowland plains' landscape character area. This area is characterised by having an open, low lying flat	0

the natural environment	agricultural landscape. The site is flat and well screened by the boundary trees and other trees in the immediate area. Views into the site are very local from the adjacent farmland. There would be limited impact, a neutral effect. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly.	
B) Protection and promotion of a quality built and historic environment	The site lies in an area of archaeological potential. Archaeological work to the west has demonstrated the presence of widespread archaeological material including a prehistoric field system and funerary monuments. Development here also has the potential to expose similar associated deposits, a slight negative effect. Archaeological mitigation in the form of a programme of archaeological work undertaken through the application of a standard worded archaeological condition on any consent granted may be required, an overall slight negative effect.	-1
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect.	-1
D) Safeguarding and minimising resource use	Development option is located on greenfield land which is considered to be negative impact on resource use. The site is located on Grade 3 good / moderate quality agricultural land, a negative effect. Given the loss of good / moderate quality agricultural land and greenfield land an overall negative effect is considered.	-2
E) Promoting economic growth and employment	No impact.	0
F) Supporting retail	No impact.	0
G) Meeting housing needs	Option provides for 68 new dwellings a contribution towards future housing need, a positive effect.	+2
H) Ensuring community health and wellbeing	Willand has a number of services including a school, shop, pub, doctors, post office and petrol station. It also has access to a bus route with an hourly or greater service, a slight positive effect. The site is located within Cullompton catchment area and therefore has possible off-site air quality impact within Cullompton AQMA, a slight negative effect. Overall a neutral effect is considered.	0
I) Delivering the necessary infrastructure	An adequate access is achievable via the Quick's Farm access provided it was substantially improved and the 30 mph limit on Uffculme Road was extended to provide the required visibility, a neutral effect. Pedestrian and cycle provision would need to be provided as there are none at this location on Uffculme Road. Primary school is forecast to have some spare capacity to support future development but this will only be released if additional primary provision is provided in Cullompton as school currently draws from the town. Given an adequate site access is achievable and possible issues around education capacity an overall slight negative effect is considered.	-1

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development may contribute towards the junction capacity at M5 J27.
Temporary/permanent effects: Timescale: Short (1-5 years),	Within the short term, construction traffic associated with the development will contribute

Medium (6-15 years) Long (15+ years)	towards traffic congestion within Willand. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing needs of Willand.

Summary of Recommendations

1. Part of site carried forward as an affordable housing rural exception site with the remaining area seeking to achieve 35% affordable housing.
2. Provision of Sustainable Urban Drainage (SUD) Scheme to deal with all surface water from the development and arrangements for future maintenance.
3. Archaeological investigation and appropriate mitigation measures.

Land adjacent B3181, Willand

Option

Land with a gross site area of 1 (ha) at Land adjacent B3181, Willand is proposed for 39 dwellings.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	Wildlife surveys accompanying the planning application noted that badgers actively used the site but found no evidence of setts. No evidence of bat roosts were detected, though dormice and slow worm habitats were identified and will require habitat migration. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly. The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. Only the south west part is visible from any distance, the rest of the site is well screened by the existing boundary hedging and trees. Any impact is likely to be very low, a neutral effect.	0
B) Protection and promotion of a quality built and historic environment	No impact.	0
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect.	-1
D) Safeguarding and minimising resource use	Development option is located on greenfield land which is considered to be negative impact on resource use. The site is located on Grade 1 excellent quality agricultural land, a significant negative effect. Grade 1 agricultural land in Mid Devon amounts to 32.4 square kilometres, only 3.5% of the district. Given the loss of excellent quality agricultural land and greenfield land an overall significant negative effect is considered.	-3

E) Promoting economic growth and employment	No impact.	0
F) Supporting retail	No impact.	0
G) Meeting housing needs	Option provides for 39 new dwellings a contribution towards future housing need, a positive effect.	+2
H) Ensuring community health and wellbeing	Willand has a number of services including a school, shop, pub, doctors, post office and petrol station and has access to a bus route with an hourly or greater service, a slight positive effect. The site is located within Cullompton catchment area and therefore has possible off-site air quality impact within Cullompton AQMA, a slight negative effect. Overall a neutral effect is considered.	0
I) Delivering the necessary infrastructure	An adequate access is achievable, a neutral effect. There is a footpath along the main road which leads into the centre of the village, a neutral effect. Primary school is forecast to have some spare capacity to support future development but this will only be released if additional primary provision is provided in Cullompton as school currently draws from the town. Given an adequate site access is achievable and but there are possible issues around education capacity an overall slight negative effect is considered.	-1

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development may contribute towards the junction capacity at M5 J27.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within Willand. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing needs of Willand.

Summary of Recommendations

1. Site carried forward as an affordable housing rural exception site.
2. Improved pedestrian links to the village and retention and enhancement of existing public right of way.
3. Measures to protect and strengthen trees, hedgerows, and other environmental features which contribute to the character and biodiversity, maintaining a wildlife network within the site and linking to the surrounding countryside.
4. Provision of Sustainable Urban Drainage (SUD) Scheme to deal with all surface water from the development and arrangements for future maintenance.

Land east of M5, Willand

Option

Land with a gross site area of 5.9 (ha) at Land east of M5, Willand is proposed for 142 dwellings.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The woodland along the north eastern boundary is covered by a tree protection order, a negative effect. The site lies within the 'lowland plains' landscape character area which is typified by being an open, low lying flat landscape in a prosperous agricultural area. The site is flat in nature, and is well screened from views from the east by the presence of tall trees. There are some distant views from the west into the site. The existing adjacent housing is well screened by the high trees, and therefore any new developments would represent a change in the landscape character when viewed from the west, a negative effect. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly.	-2
B) Protection and promotion of a quality built and historic environment	No impact.	0
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect.	-1
D) Safeguarding and minimising resource use	Development option is located on greenfield land which is considered to be negative impact on resource use. 3.7ha (43% of site, northern portion) is located on Grade 1 excellent quality agricultural land, a significant negative effect with the remaining 5 ha (57% of site, southern portion) located on Grade 3 good / moderate quality agricultural land, a negative effect. Grade 1 agricultural land in Mid Devon amounts to 32.4 square kilometres, only 3.5% of the district. Given the loss of excellent quality agricultural land and greenfield land an overall significant negative effect is considered.	-3
E) Promoting economic growth and employment	Development of this scale would be a boost to local construction firms and associated trades who would benefit from being able to undertake contract work on the site. There would therefore be some positive impact.	+1
F) Supporting retail	No impact.	0
G) Meeting housing needs	Option provides for 142 new dwellings a contribution towards future housing need, a significant positive effect.	+3
H) Ensuring community health and wellbeing	Willand has a number of services including a school, shop, pub, doctors, post office and petrol station and has access to a bus route with an hourly or greater service, a slight positive effect. The site is located within Cullompton catchment area and therefore has possible off-site air quality impact within Cullompton AQMA, a slight negative effect. There are also possible concerns regarding developing new housing in close proximity to the M5 whereby noise impact may negatively affect residential amenity. On balance a slight negative effect is considered.	-1

I) Delivering the necessary infrastructure	An adequate access is achievable. Access from Meadow park verge would appear to be achievable as the verge is maintained by the Highway Authority although this is not shown on the land charges record only on the verge cutting schedule. The Site would serve Cul-de-sac style development and numbers would be dependent on Transport assessment of the junction with Silver St. The Track that runs to the south is not highway and does not appear to be ROW and must be assumed to be private. Primary school is forecast to have some spare capacity to support future development but this will only be released if additional primary provision is provided in Cullompton as school currently draws from the town. Given an adequate site access is achievable but there are possible issues around education capacity an overall slight negative effect is considered.	-1

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development may contribute towards the junction capacity at M5 J27.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within Willand. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing needs of Willand.

Summary of Recommendations

1. 35% affordable housing.
2. Noise mitigation measures due to proximity to the M5 motorway.
3. Provision of Sustainable Urban Drainage (SUD) Scheme to deal with all surface water from the development and arrangements for future maintenance.

Dean Hill Road, Willand

Option

Land with a gross site area of 1.7 (ha) at Dean Hill Road, Willand is proposed for 54 dwellings.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. The area of the site sits on elevated ground (the adjacent M5 is at a considerably lower level). As a result the site has a relatively prominent place in the landscape, offering wide and far views to the west and south-west. The area around the site, partially due to its separation from Willand, is generally open countryside, being agricultural in nature. Developing the site would have an impact on the landscape character, particularly given that the existing housing at the site is relatively well screened	-2

	from views, a negative effect. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly.	
B) Protection and promotion of a quality built and historic environment	No impact.	0
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect.	-1
D) Safeguarding and minimising resource use	Development option is located on greenfield land which is considered to be negative impact on resource use. Site is located on Grade 1 excellent quality agricultural land, a significant negative effect. Grade 1 agricultural land in Mid Devon amounts to 32.4 square kilometres, only 3.5% of the district. Given the loss of excellent quality agricultural land and greenfield land an overall significant negative effect is considered.	-3
E) Promoting economic growth and employment	No impact.	0
F) Supporting retail	No impact.	0
G) Meeting housing needs	Option provides for 54 new dwellings a contribution towards future housing need, a positive effect.	+2
H) Ensuring community health and wellbeing	Willand has a number of services including a school, shop, pub, doctors, post office and petrol station and has access to a bus route with an hourly or greater service, a slight positive effect. There are possible concerns regarding developing new housing in close proximity to the M5 whereby noise impact may negatively affect residential amenity. The site is located within Cullompton catchment area and therefore has possible off-site air quality impact within Cullompton AQMA, overall a slight negative effect is considered.	-1
I) Delivering the necessary infrastructure	An adequate access is achievable. Primary school is forecast to have some spare capacity to support future development but this will only be released if additional primary provision is provided in Cullompton as school currently draws from the town. Given an adequate site access is achievable but there are possible issues around education capacity, an overall neutral effect is considered.	0

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development may contribute towards the junction capacity at M5 J27.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within Willand. Once completed the development will be

	permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing needs of Willand.

Summary of Recommendations

1. 35% affordable housing.
2. Noise mitigation measures due to proximity to the M5 motorway.
3. Provision of Sustainable Urban Drainage (SUD) Scheme to deal with all surface water from the development and arrangements for future maintenance.

Lloyd Maunder Way, Willand (Residential) Option

Land with a gross site area of 1.7 (ha) at Lloyd Maunder Way, Willand is proposed for 41 dwellings.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	0.17 ha of site is covered by important mixed trees which are protected with tree preservation orders, a slight negative effect. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly. The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. The site is flat and wedged between industrial uses and the M5. Views from the site are short and it is well screened, a neutral effect. The impact on landscape character is likely to be very low should the site be developed. Overall a slight negative effect is considered as a small area of the site is covered by important mixed trees.	-1
B) Protection and promotion of a quality built and historic environment	No impact.	0
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect.	-1
D) Safeguarding and minimising resource use	Development option is located on greenfield land which is considered to be negative impact on resource use. Site is located on Grade 3 good / moderate quality agricultural land, a slight negative effect. Given the loss of good / moderate quality agricultural land and greenfield land an overall slight negative effect is considered.	-1
E) Promoting	No impact.	0

economic growth and employment		
F) Supporting retail	No impact.	0
G) Meeting housing needs	Option provides for 41 new dwellings a contribution towards future housing need, a positive effect.	+2
H) Ensuring community health and wellbeing	Willand has a number of services including a school, shop, pub, doctors, post office and petrol station and has access to a bus route with an hourly or greater service, a slight positive effect. There are possible concerns regarding developing new housing in close proximity to the M5 whereby noise impact may negatively affect residential amenity. The site is located within Cullompton catchment area and therefore has possible off-site air quality impact within Cullompton AQMA, overall a slight negative effect is considered.	-1
I) Delivering the necessary infrastructure	An adequate access is achievable Primary school is forecast to have some spare capacity to support future development but this will only be released if additional primary provision is provided in Cullompton as school currently draws from the town. Given an adequate site access is achievable but there are possible issues around education capacity an overall neutral effect is considered.	0

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development may contribute towards the junction capacity at M5 J27.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within Willand. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing needs of Willand.

Summary of Recommendations

1. 35% affordable housing.
2. Noise mitigation measures due to proximity to the M5 motorway.
3. Provision of Sustainable Urban Drainage (SUD) Scheme to deal with all surface water from the development and arrangements for future maintenance.

Willand Industrial Estate, Willand

Option

Land with a gross site area of 10.4 (ha) at Willand Industrial Estate, Willand is proposed for 21,840 sqm commercial floor space.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	There are a number of protected trees in the site near the south eastern boundary. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly. The site is hidden from the settlement by vegetation, but the site may be seen from the M5 if it is developed. The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous, a neutral effect.	0
B) Protection and promotion of a quality built and historic environment	Previous archaeological work undertaken on this site demonstrated the presence of prehistoric activity within this site. Any planning application for development of the undisturbed parts of this site will need to be supported by the results an appropriate level of archaeological works to allow the significance of the heritage asset to be understood along with the impact of the development upon it, a slight negative effect.	-1
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect.	-1
D) Safeguarding and minimising resource use	The site is located on part greenfield and part brownfield land, a neutral effect. The site is located on Grade 3 good / moderate quality agricultural land, a slight negative effect. Given the large scale loss of good / moderate quality agricultural land and greenfield / brownfield land an overall neutral effect is considered.	0
E) Promoting economic growth and employment	Option provides 21,840 sqm of commercial floorspace helping to diversify the economy, provide opportunities for local employees, reduce out-commuting and encourage inward investment, a positive effect.	+3
F) Supporting retail	No impact.	0
G) Meeting housing needs	No impact.	0
H) Ensuring community health and wellbeing	Willand has a local shop and access to a bus service. There are links to Willand and to a lane which leads to a cycle path that links Willand and Uffculme to Tiverton Parkway rail station and Tiverton. The allocation of commercial land within Willand could decrease air quality within the settlement through increased traffic movement and in particular HGV movements, a slight negative effect. Given the sustainable location for walking but potential for harm to air quality an overall slight negative effect is considered.	-1
I) Delivering the necessary infrastructure	Much of the site infrastructure is already in place and there is existing access into the site which could be improved to cover the whole of the site, a positive effect.	+2

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic congestion.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within Willand. Once completed the development will be

	permanent.
Spatial extent: (District wide / local)	This site option will help meet the employment needs of Willand.

Summary of Recommendations

1. Provision of Sustainable Urban Drainage (SUD) Scheme to deal with all surface water from the development and arrangements for future maintenance.
2. Archaeological investigation and appropriate mitigation measures.
3. Adequate access into the site for existing units immediately adjacent.
4. Provision of a cycle link from Muxbeare Lane to the existing industrial estate.
5. Provision of a footbridge along the north side of the south view road bridge over the former railway line.

Lloyd Maunder, Willand (Commercial) Option

Land with a gross site area of 4.2 (ha) at Lloyd Maunder, Willand is proposed for 8,820 sqm commercial floor space.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The site contains 3.7ha of unconfirmed wildlife area, in the north of the site with development potentially impacting upon species diversity, it is assumed subject to further investigation work that this will have a slight negative effect. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly. The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. The site would not be visible from the settlement, and is surrounded by hedgerows and trees which would further screen the site. Given the presence of the unconfirmed wildlife area, a slight negative effect is considered.	-1
B) Protection and promotion of a quality built and historic environment	This site lies adjacent to the flood plain and such development in this area have the potential to expose waterlogged palaeoenvironmental deposits that can provide information on past land use and man's impact upon it. In addition, recent archaeological work at Four Ways Cross to the east has demonstrated the presence of significant amounts of prehistoric archaeological deposits and features. Lying between these recently discovered sites and the river the presence of prehistoric activity in this area cannot be discounted. Archaeological mitigation in the form of a programme of archaeological work undertaken through the application of a standard worded archaeological condition on any consent granted may be required, a neutral effect.	0
C) Mitigating the effects of climate change	6.1 ha of the site is located on Flood zone 1 the lowest level of flood risk, 1.4ha was located in Flood zone 2 and 0.7ha located on Flood zone 3, a negative effect. The site could contribute to surface water run off without appropriate mitigation measures, a negative effect.	-2

D) Safeguarding and minimising resource use	The site is located on greenfield land which is considered to be negative impact on resource use. 2.1 ha to the (east) of the site is located on Grade 3 quality agricultural land with the remaining 2.1ha (west) located on Grade 4 agricultural land. Given the large scale loss of good / moderate / poor quality agricultural land and greenfield land an overall slight negative effect is considered.	-1
E) Promoting economic growth and employment	Option provides 8,820 sqm of commercial floorspace helping to diversify the economy, provide opportunities for local employees, reduce out-commuting and encourage inward investment, a positive effect.	+2
F) Supporting retail	No impact.	0
G) Meeting housing needs	No impact.	0
H) Ensuring community health and wellbeing	Willand has a local shop and access to a bus service. The allocation of commercial land within Willand could decrease air quality within the settlement through increased traffic movement and in particular HGV movements, a slight negative effect. Given the sustainable location for walking but potential for harm to air quality an overall slight negative effect is considered.	-1
I) Delivering the necessary infrastructure	The site is easily accessible from the B3181 with poor links to the village centre at present, a slight negative effect.	-1

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic congestion.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within Sampford Peverell. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the employment needs of Sampford Peverell.

Summary of Recommendations

1. Provision of Sustainable Urban Drainage (SUD) Scheme to deal with all surface water from the development and arrangements for future maintenance.
2. Archaeological investigation and appropriate mitigation measures.
3. Areas within the floodplain should be retained for green infrastructure.

Land off Lower Road, Yeoford

Option

Land with a gross site area of 0.7 (ha) at Land off Lower Road, Yeoford is proposed for 17 dwellings.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The site falls within the Lowland Plains Character Area which is typically present in the area around Crediton. It traditionally has an open, landscape which at times can be gently rolling. The northern element is largely sheltered from views into the site, and is largely flat. There are limited opportunities to view the southern site from the rest of the village, a neutral effect. Development of the site would extend the built form of the village further to the east, though a level of mitigation would be provided by the existing adjoining housing and the modern farm buildings that abut the southern site. At this stage, the Council is not aware of the presence of protected species or habitats. Further site-specific evidence will be procured for preferred sites in 2014, and the results will be used to update this sustainability appraisal accordingly.	0
B) Protection and promotion of a quality built and historic environment	This site lies in an area of archaeological potential on the edge of the historic core of the settlement at Yeoford, a slight negative effect. Archaeological mitigation in the form of a programme of archaeological work undertaken through the application of a standard worded archaeological condition on any consent granted may be required depending upon the nature of the proposed development here, a neutral effect. There are a number of listed buildings within the centre of Yeoford. The southern portion of site is adjacent to a small section of the Yeoford Conservation Area, an overall slight negative effect.	-1
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect.	-1
D) Safeguarding and minimising resource use	The site is located largely on greenfield land however within the northern part there is a used, but tired agricultural barn of timber, block and corrugated iron construction, a negative effect. The site is located on Grade 3 good /moderate quality agricultural land, a slight negative effect as the site is relatively small. Given the loss of good / moderate quality agricultural land and greenfield land, a slight negative effect is considered.	-1
E) Promoting economic growth and employment	No impact.	0
F) Supporting retail	No impact.	0
G) Meeting housing needs	Option provides for 17 new dwellings a contribution towards future housing need, a slight positive effect.	+1
H) Ensuring community health and wellbeing	Yeoford is remote from services but lies on a bus route operating a less than daily service and Yeoford rail station is within walking distance, a neutral effect.	0
I) Delivering the necessary	Adequate highway accesses are achievable for both sites however the wider local highway network consists of narrow roads having restrictive alignments, a slight negative effect. Primary school is forecast to have limited spare capacity to support development	0

infrastructure	and has limited capacity to expand. Given an adequate site access is achievable but the local highway network consists of narrow roads and there are possible issues around education capacity, an overall neutral effect is considered.	

Secondary/cumulative/synergistic effects:	No anticipated impact.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within Yeoford. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing needs of Yeoford.

Summary of Recommendations

1. 35% affordable housing.
2. Provision of Sustainable Urban Drainage (SUD) Scheme to deal with all surface water from the development and arrangements for future maintenance.
3. Archaeological investigation and appropriate mitigation measures.

Managing Development Policies

Please note the original DM 1 'Presumption in favour of sustainable development' now sits at the front of this plan and has been given the policy number S1.

Policy DM2 High quality design

This policy recognises the importance of good design as a key aspect of sustainable development, setting out key principles to be adhered to. It requires development to have a clear understanding of character, context and surrounding area. New development is required through the policy to make a positive contribution to local character, create safe places, encourage sustainable transport and take account of architecture, layout, siting, scale, massing, orientation, fenestration, materials, landscaping and green infrastructure. There is also a requirement for major residential developments to achieve a 75% score against the Building for Life standard. The policy may need to be revised to take account of the Government's review of housing standards.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	Criteria within the policy states that development should demonstrate a clear understanding of the characteristics of the site, wider context and the surrounding area as well as a positive contribution to the local character including biodiversity assets, a positive effect on the natural environment.	+2
B) Protection and promotion of a quality built and historic environment	The policy states that the design of new development must be of high quality and based on set principles: characteristics of the site, efficient and effective use, positive contribution to local character, creation of safe and accessible places, visually attractive places including taking into account Architecture, Siting, layout, scale and massing, orientation and fenestration, materials and landscaping and green infrastructure and appropriate use of sustainable urban drainage schemes. Major proposals will be expected to achieve 8 out of 12 against the building for life criteria. The policy also requires development to make a positive contribution to character including heritage assets, and therefore scores positively for the effect it should have on listed buildings, historic parks and gardens and the character of conservation areas. The policy's focus on architecture, scale, and materials ensure that the details that contribute towards historical character are positively emphasised. Overall this policy will have a significant positive effect.	+3
C) Mitigating the effects of climate change	Criteria within the policy seek the efficient and effective use of sites, a positive effect. Policy criteria seek appropriate drainage including sustainable urban drainage systems (SUDs) and connection of foul drainage to a main sewer where available, a positive effect. The policy requires major developments to meet 75% of the criteria within the Building for Life criteria – these standards cover a range of issues which include access to public transport and the reduction of environmental impact. Through designs that maximise opportunities for the use of sustainable transport modes such as walking, cycling and public transport and environmental improvements incorporating facilities such as plug-ins for ultra-low emission vehicles, carbon emissions can be reduced, a significant positive effect towards climate change	+3
D) Safeguarding and minimising resource use	The policy requires major developments to meet 75% of the criteria within the Building for Life standard, which covers a range of issues which include assessing potential of any older buildings or structure for conversion and providing convenient, dedicated bin and recycling storage, a positive effect.	+2
E) Promoting	No impact.	0

economic growth and employment		
F) Supporting retail	No impact.	0
G) Meeting housing needs	Criteria in policy seek high quality development that create visually attractive places that do not adversely effect on the privacy and amenity of proposed neighbouring properties, a positive effect.	+2
H) Ensuring community health and wellbeing	Criteria within the policy seek the creation of safe and accessible places that encourage sustainable modes of travel such as walking and cycling, a positive effect.	+2
I) Delivering the necessary infrastructure	Proposals should take into account green infrastructure, a positive effect.	+2

Secondary/cumulative/synergistic effects:	This policy will complement a number of other policies within the plan. Particularly DM3 (sustainable design) through the incorporation of Sustainable Urban Drainage Systems (SUDS) where appropriate; DM6 (transport and air quality) through prioritising sustainable modes of transport in developments, particularly walking and cycling; and DM14 (design of housing) through complementary approaches to high quality local places, daylight, orientation, materials etc; and DM27 (heritage assets) as the policy requires development to make a positive contribution to local character.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Permanent, as this policy will apply to all new development that takes place in the district over the lifetime of the plan. Immediate to long term.
Spatial extent: (District wide / local)	District wide.

Summary of Recommendations

1. No recommendations following SA

Policy DM3 Sustainable design

This policy incorporates sustainable design features into proposals for new housing and major commercial development, thereby reducing negative environmental and social impacts. The policy required applicants to demonstrate that developments are energy and water efficient and resilient to climate change. The Code for Sustainable Homes and BREEAM are used to determine compliance with the policy, with the level of achievement required to meet the policy rising over time. The policy may need to be revised following the outcome of the Government's consultation on the review of housing standards.

Sustainability	**Commentary**	**Impact**

objective		
A) Protection of the natural environment	It is possible that there could be some negative impacts arising from the requirement to cut carbon emissions, particularly by using more visual forms of renewable energy technologies. For example, developments that include photovoltaic panels could have a negative effect on valued landscapes. However such proposals for development will also have to consider their impact on protected landscapes to ensure a level of control. Given this mitigation a neutral effect is considered.	0
B) Protection and promotion of a quality built and historic environment	It is possible that there could be some negative impacts arising from the requirement to cut carbon emissions, particularly by using more visual forms of renewable energy technologies. For example, developments that include photovoltaic panels could have a negative effect on the character of conservation areas. However such proposals for development will have to consider their impact on heritage assets which will ensure a level of control. Given this mitigation a neutral effect is considered.	0
C) Mitigating the effects of climate change	Policy requires proposals involving the construction of new buildings to demonstrate how sustainable design and construction methods will be incorporated to achieve energy and water efficiency and resilience to climate change. Design must use landform, layout, building orientation, massing and landscaping to minimise energy consumption. Major housing development should meet the Code for Sustainable Homes levels. Major commercial development will be required to meet BREEAM standards. If evidence demonstrates the development is unachievable the benefits of the proposal will be weighed against the objective of the policy. The Code for Sustainable Homes covers a range of criteria from which developers are able to pick and choose the elements that they wish to deliver in order to obtain the required number of credits. Therefore it is difficult to be absolutely certain of each positive impact against the sustainability framework, but overall the impacts on carbon emissions are likely to be the most certain. The policy will contribute to reducing carbon dioxide emissions and increasing renewable energy capacity, a significant positive effect.	+3
D) Safeguarding and minimising resource use	The code requires developments to tackle waste, a positive effect.	+2
E) Promoting economic growth and employment	No impact.	0
F) Supporting retail	No impact.	0
G) Meeting housing needs	No impact.	0
H) Ensuring community health and wellbeing	The Code for Sustainable Homes has an objective to reduce NOx emissions, and therefore implementation of the policy could result in a positive impact on air quality.	+2
I) Delivering the necessary infrastructure	No impact.	0

Secondary/cumulative/synergistic effects:	Indirect effects may include the need for more assessors who can complete BREEAM or Code for Sustainable Homes assessments and sign-off post-construction certificates. Synergistic effects include how the policy complements others which include other building standards. For example, builders of a major housing development will need to comply with Code for Sustainable Homes requirement (from Policy DM2), Building for Life (from Policy DM2) and Lifetime homes (from Policy DM14). However these requirements can be collectively undertaken as part of the Code for Sustainable Homes design stage; in particular Lifetime homes is already one of the credits under the Code's 'Health & Well-being' category. Other synergistic impacts relate to the visual impact of renewables technologies, and their potential impact on valued landscapes and heritage assets as discussed above. Such proposals would also be considered against DM27 (heritage assets) and DM29 (protected landscapes) to mitigate against potential negative impacts.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Permanent, as the policy is a mechanism to reduce carbon emissions that arise as a result of the 'lifetime' of a building. Short to long term, though the policy will set a higher standard from 2016, so there will be changes in the short term.
Spatial extent: (District wide / local)	District wide.

Summary of Recommendations

1. No recommendations following SA

Policy DM4 Waste management

This policy sets out requirements for development proposals to give consideration to the management of waste during construction and operation. In particular it includes a 'waste hierarchy', based on national waste policy that seeks to reduce the amount of waste that goes to landfill. While there is some overlap with Policy DM/3, this policy goes further in setting out a hierarchy. Also not all homes developed in accordance with the Code for Sustainable Homes will choose the waste credits in order to meet their overall total.

Sustainability objective	**Commentary**	**Impact**
A) Protection of the natural environment	No impact.	0
B) Protection and promotion of a quality built and historic environment	No impact.	0
C) Mitigating the	No impact.	0

effects of climate change		
D) Safeguarding and minimising resource use	Development proposals must demonstrate that the construction and operation of development will accord with sustainable waste management principles. A waste audit statement will be required for all major development in accordance with the proposed waste hierarchy. The policy clearly sets out at a local level a waste hierarchy to guide development. Planning cannot change people's behaviour once a development is in operation, however it can influence the choices people make by providing opportunities for reducing waste/recycling/composting etc. This policy therefore is highlighted as having a positive sustainable impact through the reduction of waste and of carbon dioxide emissions that would otherwise have been expended in processing of waste and production of new products, a significant positive effect.	+3
E) Promoting economic growth and employment	No impact.	0
F) Supporting retail	No impact.	0
G) Meeting housing needs	No impact.	0
H) Ensuring community health and wellbeing	No impact.	0
I) Delivering the necessary infrastructure	No impact.	0

Secondary/cumulative/synergistic effects:	Secondary indirect effects are likely to include a reduction in land use for landfill, and the negative environmental impacts associated with landfill. Synergistically the policy complements DM3 (sustainable design) which includes waste as one of the options that development could choose to select in order to meet the criteria of the Code for Sustainable Homes; this policy ensure that waste considerations must be tackled on major developments (under policy DM3 a developer would not necessarily have to select waste as one of its credits to achieve the overall Code requirement). The policy also complements DM14 (design of housing) which has a requirement for homes to be designed with provision for recycling and waste storage.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Temporary in that waste during construction of major developments is subject to this policy; permanent in that sustainable development principles have to be incorporated into the design of the development for the lifetime of its operation. Short to long term.
Spatial extent: (District wide / local)	District wide.

Summary of Recommendations

1. No recommendations following SA.

Policy DM5 Renewable and low carbon energy

The policy requires proposals for renewable or low carbon energy to be weighed against their impact. The policy recognises the importance of delivering low carbon or renewable technology, but understands that there are other considerations that need to be taken account of in order for such developments to be acceptable in planning terms. The policy text has been updated from LP3 to list proposals for renewable or low carbon energy will be permitted where they do not have a significant adverse impact on character, amenity, visual quality, "the community and agricultural land" of the area reflecting Government guidance. Requirement's for Environmental Impact Assessment has been deleted and the term "similar developments" will be clarified in the supporting text.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The policy requires development proposals to take account of landscape character, which could be detrimentally affected by renewable technology development, for example where large scale solar farms are proposed in sensitive landscapes. In order to mitigate against such issues the policy requires the benefits of proposals to be weighed against their impact, and does not permit such development where it would have a significant effect on 'character, amenity and visual quality of the area'. The policy seeks to reduce the likelihood of habitat fragmentation and to consider the environmental amenity of nearby properties. Such proposals would also have to be assessed against other policies within the Local Plan, which provide protection for landscapes, a positive effect.	+2
B) Protection and promotion of a quality built and historic environment	The policy requires development proposals to take account heritage assets, which could be detrimentally affected by renewable technology development, for example where solar panels are proposed on listed buildings or buildings in a conservation area. In order to mitigate against such issues the policy requires the benefits of proposals to be weighed against their impact, and does not permit such development where it would have a significant effect on 'character, amenity and visual quality of the area'. Such proposals would also have to be assessed against other policies within the Local Plan, a positive effect.	+2
C) Mitigating the effects of climate change	Proposals for renewable or low carbon energy will be permitted where they do not have a significant adverse impact, a positive effect towards mitigating climate change. The policy contains a number of factors to mitigate against a number of possible negative aspects of renewable and low carbon development including having regard for character, amenity, visual quality of the area, agricultural land value and biodiversity. The policy represents a significant positive impact on delivering the objective.	+3
D) Safeguarding and minimising resource use	The policy, by permitting renewable energy generation, could reducing district-wide and nation-wide reliance on other forms of energy, such as those derived from fossil fuels. This could have a significant impact on reducing the loss of limited resources. The policy requires development to recognise the quality and productivity of agricultural land including the quality and productivity of the best and most versatile agricultural land (grade 1, 2 & 3a). Overall the impacts are considered to significantly contribute	+3

	towards achieving the objective.	
E) Promoting economic growth and employment	Renewable energy schemes can provide a form of alternative income, particularly for farmers wishing to diversify from traditional land uses. Overall, a slight positive outcome has been assumed as a result.	+1
F) Supporting retail	No impact.	0
G) Meeting housing needs	No impact.	0
H) Ensuring community health and wellbeing	There are positive and negative impacts in terms of public support, which vary depending on the individual proposal in question. Overall a neutral impact has been assumed, given the both positive and negative feedback the Council has previously received about such projects.	0
I) Delivering the necessary infrastructure	No impact.	0

Secondary/cumulative/synergistic effects:	Wind turbines can have cumulative impacts on a landscape, particularly where isolated small scale developments are granted, eventually dotting the landscape. The policy requires development not to have significant adverse impacts, including cumulative impacts in relation to other similar developments, with many developments being required to support their application with a Landscape and Visual Impact Assessment (LVIA). The policy also works in tandem with DM6 (transport and air quality) to consider the environmental amenity of nearby properties, and with DM29 (protected landscapes) and DM30 (other protected sites) to provide protection against habitat fragmentation.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	The scoping stage of installing renewable energy technology to investigate feasibility, such as the installation of anemometer masts to assess wind speeds, will have a temporary effect on the landscape, as temporary permissions are often granted for the masts. Large renewable projects, such as solar farms are often granted long-term permissions, for example 25 years, so that once the Fed In Tariff expires, the facility is required to be removed, in order to protect the landscape and best agricultural land. Immediate to long term as an increasing number of applications have been received in recent years, which is likely to increase as time progresses given the pressures to reduce carbon emissions as a result of climate change.
Spatial extent: (District wide / local)	District wide.

Summary of Recommendations

1. No recommendations following SA.

Policy DM6 Transport and air quality

The policy aims to manage the impact of additional transport on air quality arising from development proposals. The policy requires major development that significantly increases levels of movement to be accompanied by an integrated Transport Assessment, Travel Plan, Environmental Statement and Low Emission Assessment. Where Low Emission Assessments are required the policy requires them to specify their impact on existing Air Quality Management Areas, to set out modelling of transport emissions and onsite mitigation measures to off-set negative impacts on air quality. The impacts of transport emissions on environmental assets must also be assessed and mitigated where necessary.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The impacts of transport emissions on environmental assets must also be assessed, with the policy requiring mitigation measures to reduce negative impacts.	0
B) Protection and promotion of a quality built and historic environment	No impact.	0
C) Mitigating the effects of climate change	The policy requires major development that significantly increases levels of movement to be accompanied by an integrated Transport Assessment, Travel Plan, Environmental Statement and Low Emission Assessment. Through the implementation of the requested statements it is anticipated that traffic movements in new development can be reduced, thereby decreasing traffic CO2 pollution, a positive effect.	+2
D) Safeguarding and minimising resource use	No impact.	0
E) Promoting economic growth and employment	No impact.	0
F) Supporting retail	The impact on town centres could also be a positive factor. Cullompton and Crediton are both Air Quality Management Areas, with Tiverton at risk of being classified in addition. It is noted that the poor air quality, caused by the significant amount of road traffic through Cullompton and Crediton, has a link to the viability and vitality of the town centre. This policy may have a positive effect on the town centres through the requirement for development in those areas to provide on-site mitigation to reduce negative impacts on air quality.	+2
G) Meeting housing needs	No impact.	0
H) Ensuring	It is acknowledged that new development can result in an increase in transport and associated emissions, a negative effect.	+2

community health and wellbeing	Without this policy in place only the site specific measures on the largest allocations will apply. These provide a level of protection, however the policy has a specific requirement for major development to provide low emission assessments and associated on site mitigation measures that include encouraging public transport, walking and cycling. This provides a mechanism for addressing negative air quality impacts, whilst also encouraging the introduction of low emission technologies, such as electric charging points, thereby creating the infrastructure for longer term climate change mitigation, an overall positive effect.	
I) Delivering the necessary infrastructure	No impact.	0

Secondary/cumulative/synergistic effects:	Emissions can have significant indirect negative impacts on biodiversity and in particular on protected species. The policy links to Policy DM30 (other protected sites) in order to provide protection for sites that may be vulnerable due to their proximity to major roads (such as the Rackenford Special Area of Conservation near to the A361).
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Temporary effects will arise during construction phase, for which the provision of Travel Plans are designed to allow developments to set out alternative sustainable modes of transport as a means of accessing the development site. Permanent effects should be highlighted within the supporting evidence submitted with an application, and mitigation required. Short to long term.
Spatial extent: (District wide / local)	District wide.

Summary of Recommendations

1. No recommendations following SA.

Policy DM7 Pollution

This policy aims to protect individuals, the natural environment and general amenity from the harmful effects of noise, odour, light, air, water, land and other forms of pollution. The policy requires development to provide an impact assessment of the effects of pollution from development and details of mitigation where necessary.

Sustainability objective	**Commentary**	**Impact**
A) Protection of the natural environment	The policy acknowledges that development may have a negative impact on the quality of the environment through the direct, indirect and cumulative effects of pollution. However, the policy only permits development where these effects do not have an unacceptable negative impact. Whilst this is a general policy, it is anticipated that with it in place, there is an additional level of protection against developments that would pollute the local environment, a positive effect.	+2
B) Protection and promotion of a	No impact.	0

quality built and historic environment		
C) Mitigating the effects of climate change	No impact.	0
D) Safeguarding and minimising resource use	No impact.	0
E) Promoting economic growth and employment	No impact.	0
F) Supporting retail	There could be a positive impact on town centres as a result of implementing the policy. Cullompton and Crediton are already Air Quality Management Areas, with Tiverton at risk of being classed in addition. The various forms of pollution can have a damaging impact on the vitality of a town centre. This policy may result in mitigation schemes being put in place within town centres to address potential negative impacts.	+2
G) Meeting housing needs	No impact.	0
H) Ensuring community health and wellbeing	The policy acknowledges that development may have a negative impact on the quality of the environment through the direct, indirect and cumulative effects of pollution including on light, air, odour and noise. However, the policy only permits development where these effects do not have an unacceptable negative impact. Whilst this is a general policy, it is anticipated that with it in place, there is an additional level of protection against developments that would pollute the local environment, a positive effect.	+2
I) Delivering the necessary infrastructure	No impact.	0

Secondary/cumulative/synergistic effects:	Traffic pollution from individual vehicles can have a low level impact, but indirectly and cumulatively there can be more significant impacts on amenity, biodiversity and the environment. The policy seeks to minimise such unacceptable negative impacts. Synergistically the policy also complements DM3 (sustainable design) which has the option for development to tackle NOx Emissions as a credit towards meeting the Code for Sustainable Homes criteria; having this policy work in tandem with DM3 ensures that the effects of pollution are considered and where necessary mitigated on all development, not just on those where it is selected as a credit towards achieving the Code level.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Temporary, in that some pollution may result during construction; however it is the lifetime of a development where pollution will continue to have an effect. Short to long term.
Spatial extent: (District wide / local)	District wide.

Summary of Recommendations

1. No recommendations following SA.

Policy DM8 Parking

The policy takes account of the fact that car ownership is predicted to increase, rather than decrease, over the next 10-15 years, and particularly reflects the importance of car usage in Mid Devon due to its rural nature. Rather than try to limit car usage through applying maximum parking standards, the policy seeks to provide adequate parking, and seeks to deliver low emission vehicle infrastructure to new developments. This recognises that restrictions in parking do not correspond to a reduction in car ownership, which has caused increasing congestion within residential areas. A parking SPD has been produced which provides further guidance. The policy has been updated from LP3 to clarify the retail requirements and "Gross floor area" as opposed to "shop floor area".

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	No impact.	0
B) Protection and promotion of a quality built and historic environment	No impact.	0
C) Mitigating the effects of climate change	The analysis highlights that the policy has potentially a mixed outcome in terms of reducing carbon dioxide emissions. This is because the positive benefits of using electric vehicles is to some extent offset by the fact that their production incurs a high carbon cost, whilst the electricity that powers them may be derived from fossil fuels, which are a finite resource. However the supporting text does encourage the option for other alternative fuel sources to be used in future.	0
D) Safeguarding and minimising resource use	No impact.	0
E) Promoting economic growth and employment	The proposed parking standards for non-residential development is unlikely to change the approach that has previously been applied, and is not expected to result in any new negative impacts, a neutral effect.	0
F) Supporting retail	The proposed parking standards for non-residential development is unlikely to change the approach that has previously been applied, and is not expected to result in any new negative impacts, a neutral effect.	0

G) Meeting housing needs	These are related to the delivery of affordable housing, as the requirement to deliver low emission technologies adds an additional requirement and cost to developers which may impact on viability. However, building EV charging infrastructure into a development alongside all the other utilities infrastructure is likely to be far cheaper than retro-fitting, and is not considered to impose an excessive burden on development, a slight positive effect. The application of minimum parking standard has implications for the land take of development, as requiring more parking is an additional requirement on space within a development. Therefore, it is possible that this requirement may result in a squeeze on other land-based uses within a development, such as garden sizes, or could perhaps result in a reduction in the overall number of dwellings to be constructed on a given site (and hence would lower the ratio of dwellings per hectare). However, given that residential sites can exceeded the proposed minimum, it is considered that the standard does not place a disproportionate burden on development. Therefore, the implementation of a minimum parking standard is considered to have a balanced/neutral impact, taking account of some positive and some negative impacts arising.	0
H) Ensuring community health and wellbeing	It is difficult to be absolutely certain about the positive outcomes, given that low emission technologies are relatively new, though there should be beneficial impacts on public transport and opportunities for walking and cycling, a slight positive effect.	+1
I) Delivering the necessary infrastructure	The success of the policy will be greatly determined by the introduction of affordable mass-market low emission vehicles. The introduction of low emission infrastructure alone is unlikely to be sufficient to change car ownership preference from petrol/diesel usage to more sustainable alternatives. However, without infrastructure in place to enable residents and businesses to charge/re-fuel low emission vehicles there would be a significantly reduced likelihood of the technologies taking hold in the district. It is likely that residents will continue to make use of traditional diesel/petrol vehicles until mass market low emissions technology becomes common across the country, thereby driving down costs, a slight positive effect.	+1

Secondary/cumulative/synergistic effects:	The impact on the use of electric vehicles is likely to have a cumulative effect, as a 'critical mass' will need to be reached in terms of the availability of infrastructure and reduced costs of vehicles for their wider use to take place. Synergistically, this policy, and others such as DM11 (conversion of rural buildings) and DM20 (rural employment development) is unlikely to lead to a reduction in car use in the countryside; more likely car usage may be increased as a result.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	The impact will be permanent in relation to setting the amount of parking available per development, and through permanent installation of electric vehicle charging infrastructure. Immediate to long term.
Spatial extent: (District wide / local)	District wide.

Summary of Recommendations

1. No recommendations following SA.

NB: Policy DM9 from the Local Plan Part 3, previously titled 'Cross subsidy of affordable housing on exception sites', has been revised and combined with another existing policy. The SA of the revised version, entitled 'Rural exception sites for affordable housing' can be found at the end of this document.

Policy DM10 Rural workers dwellings

This policy permits the development of housing for rural workers outside of defined settlement limits, providing a criterion based approach when this can take place: the nature and demand of an existing rural business are such that a full time need to be a permanent resident, the need cannot be met elsewhere (a nearby settlement or dwelling), the size and scale of the residence is commensurate with the scale of operation and the rural enterprise has been established for at least three years and is financially sound. Where a rural business is not established the policy allows for a mobile home on a temporary period against set criteria. Permission will also be subject to an occupancy condition.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	Negative impacts could arise from development taking place within the open countryside to the detriment of the surrounding landscape. To minimise the harm, the policy has been worded so that the scale of any building is proportionate to the size of the enterprise, and that it reflects the location and setting of the site. Given the proposed mitigation measure an overall slight negative effect is considered.	-1
B) Protection and promotion of a quality built and historic environment	No impact.	0
C) Mitigating the effects of climate change	The location of the dwelling, outside of a settlement is likely to lead to increased car usage in order to access services that potentially could be some distance away, resulting in increased carbon emissions, a negative effect. In order to minimise such harm, developments will only be permitted where there is no existing housing or conversion of existing buildings is not an option, thereby reducing opportunities where the policy will apply. Given the proposed mitigation measure an overall slight negative effect is considered.	-1
D) Safeguarding and minimising resource use	This policy permits the development of housing for rural workers outside of defined settlement limits. In order to minimise such harm, developments will only be permitted where there is no existing housing or conversion of existing buildings is not an option, thereby reducing opportunities where the policy will apply. Given the proposed mitigation measure an overall slight negative effect is considered.	-1
E) Promoting economic growth and employment	The policy will positively help a rural business where the need for a worker to be permanently on site is essential to the success of the enterprise, a positive effect.	+2
F) Supporting retail	No impact.	0
G) Meeting	The policy will deliver a limited number of new housing where there is a rural need, a positive effect. This policy attaches a planning	+2

housing needs	condition to rural workers dwellings, tying the dwelling to the agricultural or occupancy use. The removal of a tie is restricted to situations where the use is no longer needed, and requires provision of strong evidence as justification. Whilst not classed as affordable housing, this type of housing could be considered low cost. The tie placed on the building by a planning condition effectively keeps the cost of the property to a level that makes it more affordable to rural workers, thereby possibly providing a form of lower cost housing that meets a local need. Whilst this cannot be highlighted on the sustainability appraisal as having a positive effect on 'affordable housing', it does have a local positive impact.	
H) Ensuring community health and wellbeing	By providing rural workers' dwellings, the policy may permit people to remain living in places from which they originate, where otherwise, many people may have had to move away to find suitable affordable accommodation. A slight positive impact is anticipated.	+1
I) Delivering the necessary infrastructure	The policy may result in more homes being built in the open countryside which cumulatively could impact on local infrastructure including traffic, schools and health services, a negative effect.	-2

Secondary/cumulative/synergistic effects:	The policy may result in more homes being built in the countryside which cumulatively could impact on the landscape. Any proposals would be determined with regard to DM2 (high quality design) and also Mid Devon's Landscape Character Assessment and the Landscape Sensitivity Assessment. This will have secondary effects on the availability of agricultural/forestry/other important rural labour in the vicinity. The policy should have a positive impact in this regard.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	The policy permits temporary dwellings where a firm intention to establish a rural enterprise is demonstrated, which will result in dwellings appearing for a limited period. Otherwise, the construction of rural workers dwellings is likely to have a permanent impact. The effects will be permanent for occupancy conditions, though the policy does set criteria whereby an occupancy condition can be removed. Short to long term.
Spatial extent: (District wide / local)	District wide.

Summary of Recommendations

1. No recommendations following SA.

Policy DM11 Conversion of rural buildings

This policy permits the conversion of redundant or disused rural buildings to a residential or employment use. The policy recognises the importance of rural buildings to the landscape and character of Mid Devon and permits their conversion where proposals meet a number of criteria regarding access, design, amenity and compatibility with rural character. The policy has been updated from LP3 to clarify that it applies to local character.

Sustainability objective	**Commentary**	**Impact**

A) Protection of the natural environment	Rural buildings such as barns can provide habitats for creatures such as barn owls and bats, particularly if the buildings have been redundant for some time, and therefore negative effects could be anticipated. However, criteria within the policy seek to retain any nature conservation interest associated with the site or building and provide a net gain in biodiversity where possible, and the supporting text requires provision of a habitat survey and makes reference to other legislation that exists to provide protection for priority species, a positive effect. Other effects include the impact on the rural landscape of the district. Rural buildings contribute positively towards the character and appeal of the district. Inappropriate conversion of such buildings to a residential or employment use could therefore have a negative impact. The policy seeks to improve the landscape by retaining buildings of character – others will eventually be knocked down, a positive effect. Given the negative effect to nature conservation / landscape through conversion but mitigation measures available an overall neutral effect is considered.	0
B) Protection and promotion of a quality built and historic environment	Rural buildings contribute positively towards the character and appeal of the district. Inappropriate conversion of such buildings to a residential or employment use could therefore have a negative impact. The policy seeks designs that will retain the original character of the building and its surrounds, a positive effect. Given the negative effect to through conversion but the mitigation measures available an overall neutral effect is considered.	0
C) Mitigating the effects of climate change	The policy could have an effect on carbon emissions. Locating development away from existing settlements is likely to lead to increased car usage, given the low levels of public transport in the more rural parts of the district. Further negative impacts will be felt in terms of waste, as the creation of isolated homes in the countryside requires services, such as waste collection to come to them. This has implications for carbon usage in increasing the length of collection rounds, as well as increasing the cost of services. To some degree there will be a positive impact on carbon emissions as converting an existing building will use less energy than constructing a brand new dwelling. Given the negative effect through the creation of isolated homes in the countryside but mitigation measures available an overall slight negative effect is considered.	-1
D) Safeguarding and minimising resource use	Further negative impacts will be felt in terms of waste, as the creation of isolated homes in the countryside requires services, such as waste collection to come to them. To some degree the re-use of rural buildings is a positive effect. Given some positive and some negative impacts, and overall neutral impact has been considered.	0
E) Promoting economic growth and employment	There are positive impacts on the provision of employment floorspace in rural areas as a result of converting rural buildings for a commercial purpose. Tourism could also be affected as the rural nature is central to the attraction of the district. To mitigate against such impacts the policy requires a conversion to be undertaken without significant alteration to existing building, to retain the original character of the building and surrounding landscape, and to result in an overall enhancement to the immediate vicinity as required by the NPPF. Given the positive effect of employment floorspace and negative effect to tourism through conversion but mitigation measures available an overall neutral effect is considered.	0
F) Supporting retail	No impact.	0
G) Meeting housing needs	There are positive impacts on the number of houses created, in rural areas.	+2
H) Ensuring community health and wellbeing	No impact.	0

I) Delivering the necessary infrastructure	The policy may result in more homes being built in the open countryside which cumulatively could impact on local infrastructure including traffic, schools and health services, a negative effect.	-2

Secondary/cumulative/synergistic effects:	The conversion of rural buildings to residential use will increase the number of people living in the countryside; this has effects in terms of carbon emissions and services reaching those dwellings. Synergistically, when assessed alongside Policy DM20 (rural employment development) which sets criteria by which new employment development can take place in the countryside, both policies will be adding to the number of people not living and working in the main settlements. However there is a limited stock of available buildings for conversion, so it is anticipated that these effects will not be too significant.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Once converted, those buildings cannot be used again for their original purpose. However the policy stipulates that any conversion must result in an enhancement of the setting, thereby having a positive permanent effect on the landscape. Immediate to long term. Proposals for conversion of rural buildings could be submitted immediately given the provisions of the NPPF.
Spatial extent: (District wide / local)	District wide.

Summary of Recommendations

1. No recommendations following SA.

Policy DM12 Replacement dwellings in rural areas

This policy permits the replacement of existing dwellings with new buildings, but limits the floorspace to no greater than that of the original property.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	To ensure the character of the area is not harmed, the size of new dwellings will be restricted to that of previous dwellings except where there are any unspent permitted development rights, a positive effect on the districts landscape.	+2
B) Protection and promotion of a quality built and historic environment	To ensure the character of the area is not harmed, the size of new dwellings will be restricted to that of previous dwellings except where there are any unspent permitted development rights, a positive effect on the districts built and historic environment.	+2
C) Mitigating the effects of climate	In terms of carbon emissions the construction of a new building will result in the use of large amounts of emissions during the manufacture of the materials and during construction. However a new building will have to adhere to higher standards of energy	0

change	efficiency as set out by building control and Policy DM3 (sustainable design) set out in this document, which will act positively against the negative impacts. A new building may also feature renewable energy technologies as part of the design, thereby increasing the capacity of the district. 20% of new buildings will also have to be constructed to Lifetime Homes standards; therefore some replacement buildings will meet this standard. Given the negative effect associated with construction but mitigation measures proposed, an overall neutral effect is considered.	
D) Safeguarding and minimising resource use	No impact.	0
E) Promoting economic growth and employment	No impact.	0
F) Supporting retail	No impact.	0
G) Meeting housing needs	A general beneficial impact of the policy is that it may allow sub-standard homes to be improved, a positive effect.	+2
H) Ensuring community health and wellbeing	No impact.	0
I) Delivering the necessary infrastructure	No impact.	0

Secondary/cumulative/synergistic effects:	Synergistically this policy will be read in conjunction with policies DM2 (high quality design) and DM14 (design of housing) thereby ensuring that any replacement dwellings are built to a high standard, improving the quality of the housing stock across the district.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Replacement buildings will be permanent additions to the landscape. Short to long term.
Spatial extent: (District wide / local)	District wide.

Summary of Recommendations

1. No recommendations following SA.

Policy DM13 Residential extensions and ancillary development

This policy sets out the conditions under which extensions to existing dwellings and any other ancillary development can take place.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	Extensions and ancillary development can have an impact on an area, though the scale of the impact is typically determined by the size of the development. Small domestic extensions, where there are few immediate neighbours can have very little impact. Larger extensions, taking up significant parts of a garden, or that affect the amenity of neighbours, or are in a rural location and visually impact on the quality of a landscape can be particularly detrimental to the local environment. Given the positive and negative effects an overall neutral effect is considered.	0
B) Protection and promotion of a quality built and historic environment	Extensions and ancillary development can have an impact on building character, a negative effect. Criteria within the policy require development to respect the character, scale, setting and design of the existing dwelling, a positive effect. Given the positive and negative effects an overall neutral effect is considered.	0
C) Mitigating the effects of climate change	In terms of climate change impacts, permitting extensions increases the footprint of a property, and thereby the energy consumption of a property, a slight negative effect.	-1
D) Safeguarding and minimising resource use	The land an extension is built on is often classed as previously developed land, which is being reused, a slight positive effect.	+1
E) Promoting economic growth and employment	Householder applications make up approximately 30% of the applications received by Mid Devon District Council and these typically request planning permission for extensions. The building work undertaken for this type of development is an important part of the local economy and is typically undertaken by local self-employed building contractors or small firms, an overall positive effect.	+2
F) Supporting retail	No impact.	0
G) Meeting housing needs	In rural areas adding an extension to a property can significantly increase the desirability and therefore the price of a dwelling. The reduction of 'lower cost' housing in rural areas contributes towards gentrification and creates less sustainable communities. On the reserve of this however, permitting someone to extend their home may remove their need to move home, either to a bigger property, or to one that is designed to meet their needs, e.g. if they have a disability. In such cases allowing them to extend their own home may mean they do not need to join a waiting list for an adapted local authority or housing association property. Given the positive and negative effects an overall neutral effect is considered.	0
H) Ensuring community health and wellbeing	Residential extensions and ancillary development could harm the living conditions of neighbours through the loss of light, privacy, and overbearing or over-dominating effect, a negative effect. Criteria within the policy state that development will not have a significant adverse impact on the living conditions of occupants of neighbouring properties and will not result in the over-development of the dwelling curtilage. Given the negative effects but mitigation available, an overall neutral effect is considered.	0
I) Delivering the	No impact.	0

necessary infrastructure		

Secondary/cumulative/synergistic effects:	The local street scene can be affected by many properties adding extensions. Extensions may also present opportunities for home working.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Once built, extensions and ancillary development are permanent additions. Immediate to long term.
Spatial extent: (District wide / local)	District wide.

Summary of Recommendations

1. No recommendations following SA.

Policy DM14 Design of housing

This policy seeks to guide the development of new housing within the district. It stipulates requirements to deliver a high quality housing design, including provision of adequate space for storage, adaptability, private amenity space and a proportion of homes to meet lifetime homes standard and in accordance with car parking standards. The policy has been updated from LP3 to include "type" within point e).

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The policy requires the delivery of high quality places that take account of local character, physical context, density and land use mix, an overall positive effect for the protection of the natural environment.	+2
B) Protection and promotion of a quality built and historic environment	The policy requires the delivery of high quality places that take account of local character, physical context, density and land use mix, a significant positive effect for the promotion of a quality built environment.	+3
C) Mitigating the effects of climate change	Housing development should include space for cycle storage, a positive effect. Criteria within policy seek sustainable forms of development that maximise the natural benefits of the site through design, materials, technology and orientation, a further positive effect.	+2
D) Safeguarding and minimising resource use	Adaptable dwellings that can accommodate a range of occupiers and their changing needs over time which will include the provision of a stairway suitable for stair lift installation or space for the provision of a lift in homes with more than one storey, allowing residents to remain in their homes for longer is considered a positive effect.	+1
E) Promoting	No impact.	0

economic growth and employment		
F) Supporting retail	No impact.	0
G) Meeting housing needs	The policy seeks to deliver a high quality housing design, including provision of adequate space for storage, adaptability, private amenity space and a proportion of homes to meet lifetime homes standard and in accordance with car parking standards, a significant positive effect on the new housing stock of the district.	+3
H) Ensuring community health and wellbeing	Research by the RIBA in recent years highlighted that the UK is building some of the smallest houses in Europe. It noted the importance of providing flexibility of space within the home to adapt to changing needs, to provide space for family life and opportunities for children to study in private and most importantly that improved health and well-being can result from living in a well-designed home that provides sufficient space to function well and support privacy and social activity. This policy includes the delivery of a proportion of new homes to be built to lifetime homes standard, the inclusion of space for cycle storage and the impact this could have on local cycling activity and the need for adequate room for storage and movement within a property, a positive effect. The impact on public open space deriving from the requirement to provide 'private amenity space that reflects the size, location, floorspace, type and orientation of the property' could result in larger private gardens at the expense of public open space, an uncertain effect. However, overall the policy is considered to have a generally positive effect.	+2
I) Delivering the necessary infrastructure	No impact.	0

Secondary/cumulative/synergistic effects:	Cumulatively the policy will start a process by which more properties across the district are adaptable, though the policy will have no effect on the existing housing stock. The policy is therefore likely to have the indirect effect of allowing elderly or disabled people the opportunity to remain in their homes, should their needs change. The policy complements DM2 (high quality design) in the delivery of both a high quality urban realm with well-designed housing that meets the needs of local residents, as well as DM15 which sets minimum dwelling size space standards.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Permanent, as the policy requires a high standard of design which will affect the lifetime of a development. The requirement for adaptable properties will have a changing effect over time on the layout of a house, for example allowing buildings to be altered as circumstances change. Short to long term.
Spatial extent: (District wide / local)	District wide.

Summary of Recommendations

1. No recommendations following SA.

Policy DM15 Dwelling sizes

This policy seeks to address the provision of housing with sufficient internal space for the activities of family life. This policy sets minimum floorspace requirements for new housing development. It uses Homes and Communities Agency standards for affordable housing and seeks to apply it to all housing.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	Increasing minimum dwelling sizes could reduce the number of dwellings per hectare that can be delivered on a particular site. A concern could be that this policy impacts on the number dwellings that can be delivered, and then the district would need to consider whether it allocating sufficient land for housing, which itself has implications for wildlife and landscape. However the proposed minimum standard represents overall a very marginal increase on only the smallest homes constructed (as most would be above the standard anyway). Therefore a neutral effect has been assumed.	0
B) Protection and promotion of a quality built and historic environment	Providing minimum space standards should ensure that the newest homes have a sufficient level of internal space. Properties which are built without sufficient space may be less desirable, and potentially have a shorter usable life – particularly as research indicates that older houses, typically have more space, and are therefore often more desirable. Homes with a shorter life may need to be demolished sooner. Such homes could not be considered to contribute to the promotion of a quality built environment. Therefore a small positive impact has been assumed.	+1
C) Mitigating the effects of climate change	Increasing the size of houses could also lead to increased carbon emissions, a negative effect. Larger and/or more rooms are likely to result in greater use of materials during construction and increased heating/energy costs during the lifetime of the building. Though, providing larger dwellings does provide opportunities to consider orientation as a way to increase passive solar gain, particularly through the use of larger windows. Properties that have suitable internal space are more desirable, and should have a longer life span – whilst those that do not meet the needs of people could have a shorter life, and could be demolished and replaced earlier. This has implications for carbon usage. Therefore, a small positive impact has been assumed.	+1
D) Safeguarding and minimising resource use	A potential negative outcome of implementing this policy is the effect it could have on the land take. Increasing minimum dwelling sizes could reduce the number of dwellings per hectare that can be delivered on a particular site. A concern could be that this policy impacts on the number dwellings that can be delivered, and then the district would need to consider whether it allocating more land for housing is required, which itself has implications for wildlife and landscape. However the proposed minimum standard represents overall a very marginal increase against only the smallest houses, and therefore an overall neutral effect is anticipated.	0
E) Promoting economic growth and employment	No impact.	0
F) Supporting retail	No impact.	0
G) Meeting housing needs	This policy seeks to address the provision of housing with sufficient internal space for the activities of family life. This policy sets minimum floorspace requirements for new housing development, a positive effect.	+2
H) Ensuring community health	This policy seeks to address the provision of housing with sufficient internal space for the activities of family life. This can have a positive effect on educational achievement. RIBA research from recent years has indicated where children had no place for private	+2

and wellbeing	study in houses this could be linked to poor educational attainment.	
I) Delivering the necessary infrastructure	No impact.	0

Secondary/cumulative/synergistic effects:	Indirect effects may include the impact on land take, as increasing room sizes may reduce the number of dwellings that can be built on a plot. The policy, working in tandem with DM14 (design of housing) requiring sufficient private amenity space and Policy DM28 (green infrastructure in major development) which contains provisions for larger gardens could collectively add to the overall land take.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Permanent, the policy will set the size of rooms in a dwelling, which once built are a permanent feature. Short to long term.
Spatial extent: (District wide / local)	District wide.

Summary of Recommendations

1. No recommendations following SA.

Policy DM16 Town centre development

This policy encourages sustainable growth and regeneration of the district's principal settlements of Tiverton, Cullompton and Crediton. The policy focuses on promoting a variety of town centre uses, whilst resisting development that would harm the vitality and viability of defined primary shopping frontages. The policy has been updated from LP3 to remove Bampton town centre reflecting its proposed new settlement status as a village.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	No impact.	0
B) Protection and promotion of a quality built and historic environment	Development will be supported where it retains or enhances the town centre's historic character, a positive effect.	+2
C) Mitigating the effects of climate change	There are anticipated to be positive impacts of permitting a wide variety of uses within town centres. These are places where there are already a range of uses, facilities and services, which are already used to varying degrees. Promoting further and more varied uses could help regenerate the town centres, ensuring that residents continue to make use of their centralised locations, which can	+2

	be accessed by sustainable modes of transport, i.e. on foot, or via bus services.	
D) Safeguarding and minimising resource use	No impact.	0
E) Promoting economic growth and employment	It is considered that providing some housing within town centres can positively contribute towards vitality. Mixed use town centres can have a wider economic benefit through developing the evening economy, whereby residents' access facilities such as restaurants/cinemas after traditional retail closing hours. The policy is therefore striking a balanced approach to maintaining vitality and viability, seeking to encourage a range of uses that support economic growth, an overall positive effect.	+2
F) Supporting retail	Development and change of use of ground floor premises to alternative uses will not be permitted where the primary retail role and character is undermined causing unacceptable fragmentation and isolation of remaining shops, a detrimental effect on the visual character and harm to the vitality and viability of the primary shopping area, a positive effect.	+2
G) Meeting housing needs	This policy may also increase the level of housing across the district. It is felt that providing some housing within town centres can positively contribute towards vitality, a positive effect.	+2
H) Ensuring community health and wellbeing	The town centres of Crediton and Cullompton are already designated as Air Quality Management Areas, whilst Tiverton is at risk of being given the same status. Whilst town centre living is likely to result in increased use of sustainable modes of transport, evidence suggests that residents will still wish to own a vehicle. More residents living in a town centre could have a negative impact on town centre air quality, but overall the concentration of commercial development in town centres is likely to reduce travel to out of centre retail and business premises and reduce the district's residual transport emissions. Other policies set criteria to control and reduce such negative effects. Overall a neutral effect is anticipated.	0
I) Delivering the necessary infrastructure	No impact.	0

Secondary/cumulative/synergistic effects:	As a direct consequence the policy concentrates town centres uses within town centre boundaries, and therefore indirectly may make residential uses more likely outside of those boundaries. Synergistically this policy along with DM17 (development outside town centres) directs new employment development towards the town centres, i.e. the most sustainable location. The policy will need to be applied alongside DM8 (parking), given that driving to town centres is a popular means of travel, and any new developments will need to take account of parking levels, noting what existing provision is currently in place.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Permanent, but will be incremental in nature, and the option to revise town centre boundaries to permit different uses can be revisited in future should circumstances change. Medium to long term - change of use is an incremental process, and the concentration of town centre uses within the primary shopping areas and shopping frontages is likely to be more noticeable in the medium to long term.
Spatial extent: (District wide / local)	District wide.

Summary of Recommendations

1. No recommendations following SA.

Policy DM17 Development outside town centres

The policy aims to guide development to the most sustainable locations, e.g. town centres, closer to other shops, services and public transport provision. This policy sets out a sequential approach to approving main town centre uses in the three towns of the district. Retail and leisure development over 500 square metres gross floorspace is required to be accompanied by an impact assessment. The policy has been updated from LP3 to remove Bampton town centre reflecting its new settlement status as a village.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	No impact.	0
B) Protection and promotion of a quality built and historic environment	No impact.	0
C) Mitigating the effects of climate change	The policy aims to have a positive impact on reducing carbon emissions. By applying a sequential approach which directs development towards town centres, and away from out of town sites, this should reduce the number of vehicle journeys to less sustainable locations. A positive impact is anticipated.	+2
D) Safeguarding and minimising resource use	No impact.	0
E) Promoting economic growth and employment	The variation in impact is dependent on whether new development is located within the town centre (and largely has positive benefits), or as it moves to the edge of, or out of centre, those impacts become less pronounced or can have a negative effect. It is noted that the policy does not stop development taking place, and therefore should result in a positive impact on the amount of employment floorspace for the district. However, where edge-of-centre and out-of-centre land is marketed at a lower price than land within the town centre, there could be considerable pressure to be less than rigorous in applying the sequential test. The perceived benefit would be the creation of additional jobs. Whilst new employment development would create new posts, there could be negative effects on the viability of existing retail or other employment, particularly in town centres. The creation of jobs in one location could reduce jobs in another location, having no net effect on jobs, or degrading the town centre to the point that there is an overall reduction in employment. People may choose to work or shop in new developments if they are out of town, and	+2

	in doing so, visit town centres much less frequently. The policy aims to minimise such opportunities by applying the sequential approach and requiring an undertaking of an impact assessment which considers the effect on town centre vitality and viability. It will be the Council's responsibility to make balanced judgements based on evidence. An overall positive effect.	
F) Supporting retail	The variation in impact is dependent on whether new development is located within the town centre (and largely has positive benefits), or as it moves to the edge of, or out of centre, those impacts become less pronounced or can have a negative effect. It is noted that the policy does not stop development taking place, and therefore should result in a positive impact on the amount of employment floorspace for the district. However, where edge-of-centre and out-of-centre land is marketed at a lower price than land within the town centre, there could be considerable pressure to be less than rigorous in applying the sequential test. The perceived benefit would be the creation of additional jobs. Whilst new employment development would create new posts, there could be negative effects on the viability of existing retail or other employment, particularly in town centres. The creation of jobs in one location could reduce jobs in another location, having no net effect on jobs, or degrading the town centre to the point that there is an overall reduction in employment. People may choose to work or shop in new developments if they are out of town, and in doing so, visit town centres much less frequently. The policy aims to minimise such opportunities by applying the sequential approach and requiring an undertaking of an impact assessment which considers the effect on town centre vitality and viability. It will be the Council's responsibility to make balanced judgements based on evidence. An overall positive effect.	+2
G) Meeting housing needs	No impact.	0
H) Ensuring community health and wellbeing	No impact.	0
I) Delivering the necessary infrastructure	No impact.	0

Secondary/cumulative/synergistic effects:	The policy directs development towards the town centres as the most sustainable locations. Indirect effects of this include the impact on traffic, which would be reduced if not having to access out of centre retail parks, instead making use of accessible sites in town centres with good public transport links. This policy complements Policy DM8 (parking) in this regard. The policy also works synergistically with DM19 (rural shopping) to direct larger retail towards town centres, rather than permit any development in the countryside or on the edge of settlements that may jeopardise town or village centre viability.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Permanent, once built these facilities are a permanent fixture of the townscape. Short to long term.
Spatial extent: (District wide / local)	District wide.

Summary of Recommendations

1. No recommendations following SA.

Policy DM18 Fronts of shops and business premises

This policy sets a standard for the design of shop fronts and business premises. The three towns of the district are all historic settlements, where the character of the high street is integral to their sense of place. Most of the town centre area for each of the three towns forms part of a conservation area. Over time the significance of a historic character can be diluted if unsympathetic shop and business fronts are permitted.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	No impact.	0
B) Protection and promotion of a quality built and historic environment	The policy will have a positive effect on listed buildings and the character of conservation areas. The historic nature of the district's market towns is an element in their tourist appeal. Ensuring the development of appropriate shop fronts should contribute towards maintaining a tourist attraction whilst also helping to deliver the priorities set out in conservation area appraisals. Shop fronts in areas of high architectural or historic value may require bespoke designs and construction in order to meet the criteria of the policy. It is possible that in some cases this could be the determining factor between an operation remaining open or being forced to close. However, taking a less stringent approach could result in the dilution of the character of a shopping area, which in itself could have a wider impact on the vitality of the entire centre. Given the positive and negative effects , an overall positive effect is still considered.	+2
C) Mitigating the effects of climate change	No impact.	0
D) Safeguarding and minimising resource use	No impact.	0
E) Promoting economic growth and employment	No impact.	0
F) Supporting retail	The policy will have a positive effect on listed buildings and the character of conservation areas. The historic nature of the district's market towns is an element in their tourist appeal. Ensuring the development of appropriate shop fronts should contribute towards maintaining a tourist attraction whilst also helping to deliver the priorities set out in conservation area appraisals. Shop fronts in areas of high architectural or historic value may require bespoke designs and construction in order to meet the	+1

	criteria of the policy. It is possible that in some cases this could be the determining factor between an operation remaining open or being forced to close. However, taking a less stringent approach could result in the dilution of the character of a shopping area, which in itself could have a wider impact on the vitality of the entire centre in the long-term. Given the balance between positive and negative effects, an overall slight positive effect is still considered.	
G) Meeting housing needs	No impact.	0
H) Ensuring community health and wellbeing	No impact.	0
I) Delivering the necessary infrastructure	No impact.	0

Secondary/cumulative/synergistic effects:	Synergistically the policy support DM27 (heritage assets) in that the town centres of the three towns are all conservation areas. The quality of the retail environment in these centres is closely interlinked to their history as market towns and both policies would be applied together in order to preserve the character of the street scene.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Permanent, though the effects can be reversed much more simply (relatively), than making changes to buildings that have been constructed. Short to long term.
Spatial extent: (District wide / local)	District wide.

Summary of Recommendations

1. No recommendations following SA.

Policy DM19 Rural Shopping

This policy sets the criteria by which retail development can take place within villages, adjacent to villages, or elsewhere in the open countryside. The policy aims to direct rural shopping to the centre of villages, setting stricter criteria for proposals on the edge of settlements or in the countryside. The policy supporting text has been updated from LP3 to make reference to new permitted development rights.

Sustainability objective	**Commentary**	**Impact**
A) Protection of the natural environment	Landscape impacts could be negative if developing in the countryside. Criteria within the policy also seek development that would not have an unacceptable adverse impact on the character and appearance of the countryside, an overall neutral effect.	0

B) Protection and promotion of a quality built and historic environment	No impact.	0
C) Mitigating the effects of climate change	The overall effect of the policy on sustainability is largely determined by the eventual location of development. Locating retail development within villages is likely to have a much less harmful impact in terms of reducing the need for the use of unsustainable modes of transport and promoting walking and cycling. Development at the edge of settlements or in the open countryside is potentially less sustainable, largely being accessed via the private car. The policy sets stricter criteria for rural development that is not within villages in order to minimise potential adverse impacts. An overall slight negative effect.	-1
D) Safeguarding and minimising resource use	No impact.	0
E) Promoting economic growth and employment	The policy scores positively for increasing overall employment floorspace, particularly within villages, but this should be tempered against the impact this will have on existing retail offers. The impact on the availability of jobs within rural areas should be positive, given the criterion that the development should not impact on the viability of existing facilities.	+2
F) Supporting retail	The overall effect of the policy on sustainability is largely determined by the eventual location of development. Locating retail development within villages is likely to have a much less harmful impact in terms of encouraging vitality of rural centres. Development at the edge of settlements or in the open countryside is potentially less sustainable, largely being accessed via the risk of detrimental effect on existing village retail viability. Therefore the policy sets stricter criteria for rural development that is not within villages in order to minimise potential adverse impacts, an overall positive effect.	+2
G) Meeting housing needs	No impact.	0
H) Ensuring community health and wellbeing	No impact.	0
I) Delivering the necessary infrastructure	Criteria within the policy require development that would not lead to an unacceptable impact on the local road network, an overall neutral effect.	0

Secondary/cumulative/synergistic effects:	Indirectly the policy may reduce traffic in the open countryside or edge of settlement locations, instead directing uses to more central locations depending on the scale of the proposal. The policy supports DM/17 (development outside town centres) in directing development towards central locations with better public transport links.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Permanent, once development has been directed to a location it becomes a fixed feature of the landscape. Short to long term.
Spatial extent: (District wide / local)	District wide.

Summary of Recommendations

1. No recommendations following SA.

Policy DM20 Rural employment development

This policy sets out the criteria by which employment development can take place within the open countryside. The policy permits employment development, but seeks to ensure that it is appropriate in scale for its location and reduces adverse impacts.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	This policy sets out the criteria by which employment development can take place within the open countryside. Where a business requires a significant volume of vehicular traffic to visit the site, either through customers and/or deliveries this can result in unacceptable increases in emissions through the increased length of journeys required. Rises in pollutants can be a result, which could impact on biodiversity. Criteria within the policy state that there should not be an unacceptable adverse impact on the character and appearance of the countryside, an overall slight negative effect.	-1
B) Protection and promotion of a quality built and historic environment	The supporting text of the policy notes that there are various indirect consequences of employment development, such as security fencing, lighting, advertising material, open storage and vehicle parking. To ensure that new employment development contributes to a quality built environment, the policy requires that there is not an unacceptable adverse impact on character, and that the proposal is of an appropriate scale and use for its location. This is considered to be a positive impact.	+2
C) Mitigating the effects of climate change	Employment development that is located away from existing settlements can have negative sustainability impacts. Where a business requires a significant volume of vehicular traffic to visit the site, either through customers and/or deliveries this can result in unacceptable increases in emissions through the increased length of journeys required. Rises in pollutants can be a result. Furthermore, for the most rural locations, access to these locations via sustainable modes of transport becomes increasingly unlikely. However this policy has in place a number of criteria that set standards by which development would have to be in accordance. Transportation impacts are limited by criterion (a), whilst other impacts on character and appearance of the countryside are restricted by criterion (b). A slight negative impact has been assumed, given that the impacts can vary depending on the location of the development.	-1
D) Safeguarding and minimising resource use	No impact.	0
E) Promoting economic growth and employment	This policy sets out the criteria by which employment development can take place within the open countryside supporting new build employment opportunities or the expansion of existing businesses, specifically where there is insufficient suitable sites or premises in the immediate area to meet the needs of the proposal, a positive effect for economic growth.	+2
F) Supporting	No impact.	0

retail		
G) Meeting housing needs	No impact.	0
H) Ensuring community health and wellbeing	No impact.	0
I) Delivering the necessary infrastructure	Employment development that is located away from existing settlements can have negative sustainability impacts. Where a business requires a significant volume of vehicular traffic to visit the site, either through customers and/or deliveries, this could result in a negative effect on road infrastructure. Criteria in the policy state that development should not lead to an unacceptable impact on the road network. Overall therefore, there could be some negative impacts on road capacity for certain developments, dependent on their location – therefore a slight negative impact has been assumed..	-1

Secondary/cumulative/synergistic effects:	Indirectly this policy may lead to a greater number of businesses operating within the countryside. When combined with Policy DM11 (conversion of rural buildings) together this could result in more people both working and potentially living in the countryside. This has an effect on the delivery of services, e.g. waste collection that would need to access new employment sites, increasing the size of collection rounds, increasing carbon emissions and potentially increasing costs for service delivery agencies.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Permanent, once development has been directed to a location it becomes a fixed feature of the landscape. Short to long term.
Spatial extent: (District wide / local)	District wide.

Summary of Recommendations

1. No recommendations following SA.

Policy DM21 Protection of employment land

This policy sets out Mid Devon's approach to protecting allocated and existing employment sites. The SA Scoping Report highlighted the loss of employment land as being a particularly importance sustainability issue for the district. Out-commuting to larger centres such as Exeter and Taunton is an existing concern, which has negative impacts on transport emissions, pollution and climate change. Employment sites have been allocated in sustainable locations within the Local Plan, to meet an identified shortfall across the district. Therefore, the protection of these sites, in the immediate term is a priority.

Sustainability objective	**Commentary**	**Impact**
A) Protection of the natural	No impact.	0

environment		
B) Protection and promotion of a quality built and historic environment	In the short term the policy could mean that sites allocated for development remain in their current state. For greenfield sites this is not an issue, but for brownfield sites, particularly where there are dilapidated buildings, the immediate result could be a negative impact on the quality of the overall street scene. For this reason, a minor negative impact has been assumed.	-1
C) Mitigating the effects of climate change	Without the policy it is possible that should these sites be given over to other uses, most likely to housing, out-commuting would likely increase. This would have negative impact on the transportation emissions and climate change, and reduce the district's ability to meet its own needs. The application of this policy will therefore be likely to have a positive effect in terms of mitigating climate change.	+2
D) Safeguarding and minimising resource use	Without a safeguarding policy there could be increased pressure for non-allocated sites to come forward for employment, which could likely be on greenfield land. The policy has a positive effect in respect of minimising the loss of greenfield land.	+2
E) Promoting economic growth and employment	This policy sets out Mid Devon's approach to protecting allocated and existing employment sites, a positive effect for business by ensuring the district has a range of available sites of different sizes. Criteria within the policy allow for alternative uses where there is a suitable range of suitable and available employment sites in the local area, there is no commercial interest in the site which has been marketed for 18 months, a sequential viability test has been applied following unsuccessful marketing, testing mixed use and non-employment uses. Overall, it is considered that the policy will have a positive impact on economic growth.	+2
F) Supporting retail	No impact.	0
G) Meeting housing needs	The policy seeks to protect employment land from the change of use to other use. As housing is a likely alternative use for such sites this policy has the potential to provide a limited amount of residential development should other uses prove unlikely to come forward in the long term. However, there needs to be consideration of the appropriateness of the location for housing, as some employment land will be in a location where it is acceptable, but perhaps, housing would not be. Overall, there are possible positive and negative impacts on housing, so a neutral impact has been assumed.	0
H) Ensuring community health and wellbeing	No impact.	0
I) Delivering the necessary infrastructure	No impact.	0

Secondary/cumulative/synergistic effects:	The redevelopment of existing employment sites is covered by the policy which states this will be permitted where there are not strong economic reasons. Mid Devon has an undersupply of small employment allocations and such sites may be protected from development for alternative uses in line with this policy. In the short term this may result in certain sites in towns not being redeveloped immediately, and potentially being vacant. Vacant sites can attract vandalism, can deteriorate and affect the feel of an area, therefore there are circumstances where a

	negative indirect impact could be felt. Though a long-term view on the availability of employment land across the district would be taken. Any proposals to redevelop the site would also be considered in light of Policy DM2 (high quality design) as it may be inappropriate to redevelop a site in a predominantly industrial area for residential use as this would result in a poor level of amenity for potential residents.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Temporary in that an employment site may be protected for up to 5 years, but after this period it may be considered for other uses. Short to medium term.
Spatial extent: (District wide / local)	District wide.

Summary of Recommendations

1. No recommendations following SA.

Policy DM22 Agricultural development

This policy permits agricultural development where is supports activity on a farming enterprise and is sensitive in its design and location to limit any adverse effects.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The scale of some modern agricultural facilities and their impact on the surrounding landscape could have a negative effect. Criteria within the policy however require development to be sensitively located to limit any adverse effects on residents and are well designed respecting the character and appearance of the area. Development should also not have an unacceptable impact on the environment. Given the proposed mitigation measures an overall neutral effect is considered.	0
B) Protection and promotion of a quality built and historic environment	The policy requires development to be sensitively located, be well-designed and respectful of character and appearance of the area. Therefore a positive impact is anticipated.	+2
C) Mitigating the effects of climate change	The increased carbon emissions created at all stages of constructed a new building (i.e. at manufacture of materials, transportation, on-site energy usage), a slight negative effect.	-1
D) Safeguarding and minimising resource use	No impact.	0
E) Promoting economic growth	Through being allowed to upgrade to more modern buildings and/or expand their farming enterprise, potentially creating more jobs in the process, the policy will have a positive effect for rural enterprise.	+2

and employment		
F) Supporting retail	No impact.	0
G) Meeting housing needs	No impact.	0
H) Ensuring community health and wellbeing	Pollution, air quality and transportation impacts on rural roads are also a negative impact, but these have been limited through criteria in the policy. An overall neutral effect is considered.	0
I) Delivering the necessary infrastructure	Agricultural development in the countryside can put additional pressure on road infrastructure, a potentially negative effect. Criteria within the policy seek development that will not have an unacceptable traffic impact on the local road network, so the overall effect is considered to be neutral.	0

Secondary/cumulative/synergistic effects:	The cumulative development of large modern agricultural buildings can alter a landscape. The policy seeks to limit such cumulative impact by requiring development to respect the character and appearance of an area. Together with Policy DM11 (conversion of rural buildings) the policy could result in some agricultural buildings being developed that could later be converted to other uses, however they would need to demonstrate that they were of substantial and permanent construction and make a positive contribution to an area's character.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Permanent, once development has been directed to a location it becomes a fixed feature of the landscape. Short to long term.
Spatial extent: (District wide / local)	District wide.

Summary of Recommendations

1. No recommendations following SA.

Policy DM23 Equestrian development

This policy permits equestrian related development within the countryside, providing that it is well integrated with the local landscape, through appropriate location, scale, design and materials. Commercial or large domestic developments are also required to demonstrate that they do not result in an unacceptable increase in traffic.

Sustainability objective	**Commentary**	**Impact**
A) Protection of the natural environment	This policy permits equestrian related buildings within the countryside which are often located in fields away from other development leading to a negative effect on the landscape. The policy has been written so that any development must be well integrated with the surroundings, and to take account of factors such as location, scale, design and materials, in order to reduce	-1

	any harmful effects of building within the countryside, an overall slight negative effect is anticipated.	
B) Protection and promotion of a quality built and historic environment	No impact.	0
C) Mitigating the effects of climate change	This policy permits equestrian related development within the countryside with the carbon dioxide emissions related to construction (from extraction/manufacture of materials, transportation and on-site emissions), being a slight negative effect.	-1
D) Safeguarding and minimising resource use	No impact.	0
E) Promoting economic growth and employment	This policy permits equestrian related development within the countryside with the growth in employment related developments, providing opportunities for economic growth and potentially tourism, a positive effect.	+2
F) Supporting retail	No impact.	0
G) Meeting housing needs	No impact.	0
H) Ensuring community health and wellbeing	Potential negative impacts include pollution from vehicles accessing the site at construction and during operation use is also a concern, though that will be dependent on the scale of the development. Whilst some schemes could potentially have a negative effect, overall a neutral effect has been considered, typically because equestrian developments are largely very small scale.	0
I) Delivering the necessary infrastructure	There is the possibility of the potential negative impacts on road safety from riders using local roads, where the bridleway network coverage is poor, a slight negative effect.	-1

Secondary/cumulative/synergistic effects:	Where there are a number of equestrian developments in an area this could cumulatively change the nature of the landscape, particularly in the case of smaller scale domestic size developments.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Permanent, once development has been directed to a location it becomes a fixed feature of the landscape. Short to long term.
Spatial extent: (District wide / local)	District wide.

Summary of Recommendations

1. No recommendations following SA.

Policy DM24 Tourism and leisure development

This policy sets out the circumstances in which tourist or leisure facility developments are acceptable. Development is permitted inside or adjacent to settlements, and only permitted in the countryside where proposals meet a criterion based approach.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	Developing within the open countryside could impact negatively on the landscape, however to a degree this is mitigated by the policy requirement to respect local character and appearance. Overall a neutral effect is anticipated given the mitigation.	0
B) Protection and promotion of a quality built and historic environment	Development is required to take account of character and appearance, thereby ensuring the promotion of a quality built environment. A sequential approach is taken, whereby development is first directed to nearby settlements, in order to ensure unnecessary building in countryside locations.	0
C) Mitigating the effects of climate change	Negative impacts are linked to the transportation and carbon emissions associated with locating new development away from existing settlements. The policy applies a stricter control of tourist development away from settlements, only agreeing proposals where there is not an unacceptable impact on the road network. Despite this provision, any development away from settlements will involve a greater level of carbon emissions from the longer journeys required to access the site. This is in addition to the carbon emitted during the manufacture of materials and construction phases.	-2
D) Safeguarding and minimising resource use	No impact.	0
E) Promoting economic growth and employment	In terms of employment, it is noted that the policy supports the development of tourist, visitor and leisure facilities, both in/adjacent to settlements, or where justified, within the open countryside, thereby supporting an increase in employment floorspace in rural areas, and overall across the district. This will also result in an increase in the number of tourist bedspaces provided and thereby should positively impact on tourist numbers across the district, an overall positive effect.	+2
F) Supporting retail	Town centres may also have a mixed outcome from the policy, which will largely be determined by whether the development is located in such a position as to draw focus towards itself and away from an existing centre, thereby impacting on vitality and viability. Given the positive and negative effects an overall neutral effect is considered.	0
G) Meeting housing needs	No impact.	0
H) Ensuring community health and wellbeing	Access to public transport and local services will depend on the location of the development. If located in or adjacent to a settlement this could have a positive impact on public transport provision, through additional number of tourists/visitors accessing the facility. However, any development in the open countryside is considerably less likely to be close to public transport provision, and unless it is significant in size and attraction, is unlikely to lead to alterations to existing networks.	0

	Given the positive and negative effects an overall neutral effect is considered.	
I) Delivering the necessary infrastructure	Tourism and leisure facilities located in the countryside could increase the amount of traffic on unsuitable roads, a negative effect. Criteria with the policy require proposals to justify the countryside location, avoiding unacceptable traffic impact on the local road network. Development will also be expected to demonstrate that the need is not being met by existing provision within nearby settlements, an overall slight negative effect.	-1

Secondary/cumulative/synergistic effects:	The policy could work positively with DM11 (conversion of rural buildings) to convert appropriate buildings in the countryside to tourist uses. These are lower impact in terms of sustainability than residential developments, such as not needing access to the same level of services, and generating lower carbon emissions because they tend to be less frequently used during autumn/winter, when more fuel would be needed to heat them if lived in all year round. Indirect effects could include the boost to rural incomes, particularly in cases where farm owners wish to diversify their activities, and research has often shown that tourism is traditionally an area considered.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Permanent, once development has been directed to a location it becomes a fixed feature of the landscape. Short to long term.
Spatial extent: (District wide / local)	District wide.

Summary of Recommendations

1. No recommendations following SA.

Policy DM25 Community facilities

This policy covers a wide range of community facilities including shops, pubs, post offices, village halls and places of worship. It aims to provide new community facilities where they are accessible and provide a benefit to local residents, whilst only permitting the loss of existing facilities where it can be proven that the facility is not economically viable.

Sustainability objective	**Commentary**	**Impact**
A) Protection of the natural environment	No impact.	0
B) Protection and promotion of a quality built and historic environment	No impact.	0

C) Mitigating the effects of climate change	No impact.	0
D) Safeguarding and minimising resource use	The policy supports proposals for the redevelopment of existing community facilities that enable them to modernise, remain viable and continue to be retained for the benefit of the community will be supported. The reuse of existing buildings is a positive effect towards minimising resources.	+2
E) Promoting economic growth and employment	New community facilities in rural areas could increase retail and employment opportunities, a slight positive effect.	+1
F) Supporting retail	New shops in rural areas will increase retail and employment opportunities, a positive effect. New development could be harmful to the viability of existing facilities by acting in competition, e.g. a new edge of village retail offer could reduce footfall in the existing centre. However, such proposals will be judged against this policy, and others on employment set out in the Local Plan, a negative effect on existing retail facilities in towns and smaller settlements. The policy does not support proposals involving the loss of community facilities such as local shops and other important local services to be permitted where this would damage the settlements ability to meet its day to day needs. Overall, a slight positive impact is anticipated.	+1
G) Meeting housing needs	No impact.	0
H) Ensuring community health and wellbeing	The appraisal highlights the positive effects this has in terms of delivering social objectives. In particular the provision of new community facilities in a settlement has positive effects on the viability of settlements. For instance the greater level of services in a settlement, the higher likelihood that it will be served by public transport. Such facilities include schools and colleges, thereby increasing access to education and training. The policy does not support proposals involving the loss of community facilities such as local shops, public houses, allotments, cultural and recreational facilities and other important local services to be permitted where this would damage the settlements ability to meet its day to day needs.	+2
I) Delivering the necessary infrastructure	No impact.	0

Secondary/cumulative/synergistic effects:	Retaining community facilities within settlements can increase the vitality and viability of a town/village. Where community facilities do not exist or are lost an indirect effect is likely to take place on the level of local traffic. Where people do not have access to local community facilities they may access others in different settlements; typically they will do this by using a car. The presence of community facilities in a settlement is likely to reduce traffic in that location.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Permanent, once facilities are built they are a permanent feature of the landscape. Once community facilities are lost, such changes are unlikely to be reversed. Short to long term.
Spatial extent: (District wide / local)	District wide.

Summary of Recommendations

1. No recommendations following SA.

Policy DM26 Protection of recreational land and buildings

This policy provides protection for recreational land and buildings against being used for alternative development. It provides a criterion based approach under which open space, sports or recreational buildings and land can only be redeveloped in certain circumstances. Redevelopment is limited to situations where the existing use is surplus, or where there will be replacement provision in a suitable location, or where the new development is for better sports or recreational provision.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	No impact.	0
B) Protection and promotion of a quality built and historic environment	No impact.	0
C) Mitigating the effects of climate change	No impact.	0
D) Safeguarding and minimising resource use	No impact.	0
E) Promoting economic growth and employment	No impact.	0
F) Supporting retail	No impact.	0
G) Meeting housing needs	The most likely alternative use for such sites is housing development. However, the plan will allocate sufficient housing to meet local need, so it is not felt that protecting recreational land and buildings will have a detrimental effect on housing provision.	0
H) Ensuring community health and wellbeing	There are positive outcomes in terms of the implications for public open space, in that its loss is severely restricted and can only take place where it is surplus or is to be replaced by equivalent or better provision. Development for alternative sports and recreational provision, where the need outweighs the loss. However because the policy does not result in a net increase of public open space, only a slight positive effect is considered.	+1

I) Delivering the necessary infrastructure	Protecting sites of public open space, sports and recreational land is a positive impact, as these are critical elements of local infrastructure.	+3

Secondary/cumulative/synergistic effects:	Indirectly, retaining open space, sports and recreational land and buildings is likely to have a positive impact on health and wellbeing by providing places for residents to take part in sport or other outdoor activities. When considered alongside policies within the Local Plan that allocate land for new housing, thereby creating additional demand, and putting pressure on existing facilities; their protection is therefore important to meet the needs of future generations.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Permanent, once the loss has taken place this is not likely to be reversible. Short to long term.
Spatial extent: (District wide / local)	District wide.

Summary of Recommendations

1. No recommendations following SA.

Policy DM27 Development affecting heritage assets

This policy aims to preserve or enhance the heritage of the district, covering all heritage assets and their settings including; listed buildings, conservation areas, historic parks and gardens, archaeological sites and other locally important features. Heritage assets are a vital element of the district's landscape, contributing towards the character of the area, and once lost are gone forever. This policy therefore aims to preserve these elements, to save them for the benefit of future generations.

Sustainability objective	**Commentary**	**Impact**
A) Protection of the natural environment	No impact.	0
B) Protection and promotion of a quality built and historic environment	The policy scores positively against enhancing or improving the understanding of the district's heritage assets. Criteria within the policy include a presumption in favour of preservation in situ, requiring development proposals likely to affect heritage assets and their settings the opportunities to enhance them, only approving proposals that would be likely to substantially harm heritage assets and their setting if substantial public benefits outweigh the harm requirements of paragraph 133 of the NPPF, where development proposals would lead to less than substantial harm, that harm will be weighed against any public benefit, including securing optimum viable use and requiring developers to make a systematic assessment of the impact on setting as set down in the guidance from English Heritage, a significant positive effect.	+3

C) Mitigating the effects of climate change	No impact.	0
D) Safeguarding and minimising resource use	No impact.	0
E) Promoting economic growth and employment	Local heritage and character is important for tourism, which whilst not playing as large a role as in other parts of the county, is an area that the district wishes to develop. The protection of local heritage ensures this will have a positive effect on efforts to growth the local tourism industry. Many of the town centres of the district have a historic core, and the preservation of their character is therefore a priority, a positive effect.	+2
F) Supporting retail	The sustainability impacts on town centres also scores a mixed outcome. Many of the town centres of the district have a historic core, and the preservation of their character is therefore a priority. However, for retailers in these areas this places limitations on changes they can make to the appearance of their facility, and can add a cost burden to and development they wish to carry out. Given the positive and negative effects an overall neutral effect is considered.	0
G) Meeting housing needs	Requiring development proposals likely to affect heritage assets and their settings, including new buildings, alterations, extensions, changes of use and demolitions, to consider their significance, character, setting and local distinctiveness, and the opportunities to enhance them may in a limited number of cases add an additional financial cost to development. A minor negative impact has been assumed as a result.	-1
H) Ensuring community health and wellbeing	No impact.	0
I) Delivering the necessary infrastructure	No impact.	0

Secondary/cumulative/synergistic effects:	The policy provides protection from harm to heritage assets, even if that harm is indirect. Providing appropriate protection to heritage assets should result in no incremental or cumulative loss of historic character or gradual fragmentation of conservation areas across the district.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Permanent, provides protection for heritage assets, as once they are lost they are gone forever. Short to long term.
Spatial extent: (District wide / local)	District wide.

Summary of Recommendations

1. No recommendations following SA.

Policy DM28 Green infrastructure in major development

This policy aims to ensure positive gains for biodiversity, public open space and other elements of green infrastructure are delivered as part of major development schemes. Allowances are made within the policy for alternative arrangements when viability or feasibility is a concern.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The requirement for a net gain in biodiversity where warranted, means that though biodiversity may be affected by development, overall there will be a positive effect, for example through establishing greater links between wildlife networks or increasing habitat areas. Criteria within the policy seek new green infrastructure such as the creation of native woodland where possible. Landscape quality and character should be positively impacted by the requirement to develop green corridors, new woodland and public open space.	+2
B) Protection and promotion of a quality built and historic environment	Inclusion of green infrastructure within a development is considered to add positively to its quality.	+2
C) Mitigating the effects of climate change	Green infrastructure should be incorporated into major sites as flood and water resource management a positive effect on flood risk. Green infrastructure can also act to mitigate the effects of climate change by acting as a 'carbon sink', thereby helping to reduce the overall CO2 levels in the atmosphere, a positive effect.	+2
D) Safeguarding and minimising resource use	No impact.	0
E) Promoting economic growth and employment	Integrating green infrastructure within major development does entail an element of additional cost for developers, though this is not a new concept and developers already expect to incorporate green space. It is possible that in some cases this additional requirement may be the element that determines the viability of a particular site. Where viability is cited as a concern, the elements of a scheme that historically have been reduced or omitted have tended to be affordable housing or employment development. However the policy does set out options for providing off-site provision where the criteria would render a development undeliverable. Therefore the negative impacts should be considerably reduced and in many cases off-site provision may mitigate them entirely, an overall slight negative effect.	-1
F) Supporting retail	No impact.	0
G) Meeting housing needs	Integrating green infrastructure within major development does entail an element of additional cost for developers, though this is not a new concept and developers already expect to incorporate green space. It is possible that in some cases this additional requirement may be the element that determines the viability of a particular site. Where viability is cited as a concern, the elements of a scheme that historically have been reduced or omitted have tended to be affordable housing or employment development. However the policy does set out options for providing off-site provision where the criteria would render a development undeliverable. Therefore the negative impacts should be considerably reduced and in many cases off-site provision may mitigate them entirely, an overall slight negative effect.	-1

H) Ensuring community health and wellbeing	The policy should also result in an increase in walking and cycling opportunities, through the creation and/or improvements to public rights of way, a positive effect. There could also be an overall reduction in pollution, e.g. through inclusion of sound buffers to reduce noise or by sustainable urban drainage systems bringing about natural improvements to water quality, a further positive effect.	+2
I) Delivering the necessary infrastructure	This policy aims to ensure positive gains for biodiversity, public open space and other elements of green infrastructure are delivered as part of major development schemes, a significant positive effect. Allowances are made within the policy for alternative arrangements when viability or feasibility is a concern.	+3

Secondary/cumulative/synergistic effects:	Synergistically the policy works alongside a number of other policies within the Local Plan, impacting positively on district wide sustainability issues. In particular it works jointly with Policy DM2 (high quality design) to provide flood attentuation measures and walking and cycling opportunities.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Permanent, the policy sets the level of green infrastructure that is delivered per major development proposal, which will be a permanent feature. Short to long term.
Spatial extent: (District wide / local)	District wide.

Summary of Recommendations

1. No recommendations following SA.

Policy DM29 Protected landscapes

This policy affirms the value of protected landscapes and the need to safeguard them from inappropriate development. Strict controls are in place to ensure that proposals for development within or affecting these areas take account of the character, appearance, setting and special qualities of the landscape. The policy requires, where possible, these features and biodiversity to be enhanced as a result of the development proposal.

Sustainability objective	**Commentary**	**Impact**
A) Protection of the natural environment	Protected landscapes, such as the Blackdown Hills AONB, are a distinctive and highly valued element that contributes to the character of the district. Development proposals within or affecting the Blackdown Hills Area of Outstanding Natural beauty, Dartmoor National Park, Exmoor National Park and the North Devon Biosphere Reserve must demonstrate that the a) cultural heritage and the character, appearance, setting and other special qualities of the landscape will be conserved or, where possible enhanced and b) biodiversity will be conserved and enhanced where possible through improved linking of habitats, appropriate landscaping and habitat creation. Against the sustainability framework this policy scores significantly positively for the effect it will have on priority habitats, protected/priority species, wildlife networks and landscape quality and character.	+3
B) Protection and	There are also positive effects in terms of cultural heritage, which the policy supports. For example the Dartmoor landscape	+2

promotion of a quality built and historic environment	contains many examples of mining heritage that may be visible from long distances, and the implementation of this policy should ensure that the special qualities of these landscapes, in terms of cultural heritage, are conserved or enhanced.	
C) Mitigating the effects of climate change	The policy is likely to restrict opportunities for new renewable/low energy developments within or affecting those landscapes, a negative effect.	-2
D) Safeguarding and minimising resource use	No impact.	0
E) Promoting economic growth and employment	None of the landscapes referenced in the policy text are in locations where strategic policy focuses development, therefore the effects on economic sustainability are not a major issue, a neutral effect. In contributing towards the district's character and appearance, these landscapes also are a primary factor in the area's attraction for tourism, a positive effect.	+2
F) Supporting retail	No impact.	0
G) Meeting housing needs	The policy is likely to constrain some opportunities for new housing within or affecting those landscapes, a minor negative effect.	-1
H) Ensuring community health and wellbeing	No impact.	0
I) Delivering the necessary infrastructure	No impact.	0

Secondary/cumulative/synergistic effects:	Indirectly this policy should have a positive impact on tourism, as the character, appearance and setting of these landscapes is directly linked to their appeal as visitor destinations. Synergistically the policy will work alongside a number of others that require consideration of the character and appearance of the landscape, e.g. Policies DM2 (high quality design), DM5 (renewable and low carbon energy), DM11 (conversion of rural buildings), DM19 (rural shopping), DM17 (development outside town centres), DM22 (agricultural development), DM23 (equestrian development) and DM24 (tourism and leisure development). This is likely to reduce opportunities for new housing or renewable/low energy developments within or affecting those landscapes.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Permanent; it provides protection for the special qualities of designated landscapes, which could be permanently affected by inappropriate development. Short to long term.
Spatial extent: (District wide / local)	District wide.

Summary of Recommendations

1. No recommendations following SA.

Policy DM30 Other protected sites

This policy requires development proposals to balance their benefits against any adverse impacts on protected sites. It aims to provide a degree of protection for important sites that do not have the level of security given to designations such as national parks or AONBs.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	Where development proposals would lead to an individual or cumulative adverse impact on Special Areas of Conservation, Sites of Special Scientific Interest, ancient woodland, Regionally Important Geological Sites, County Wildlife Sites and Local Nature Reserves, the Council will balance the overall benefits of the proposal against the impact. Impacts on habitats, biodiversity and landscapes are noted as being positive because the criteria are strong enough to afford sufficient protection. In most cases a less harmful location for development could be identified, i.e. where most development is already provided for, such as the towns of the district, or elsewhere in the countryside such as on a farm. Overall the impact of the policy is considered to be positive.	+2
B) Protection and promotion of a quality built and historic environment	No impact.	0
C) Mitigating the effects of climate change	No impact.	0
D) Safeguarding and minimising resource use	No impact.	0
E) Promoting economic growth and employment	No impact.	0
F) Supporting retail	No impact.	0
G) Meeting housing needs	No impact.	0
H) Ensuring community health and wellbeing	No impact.	0

I) Delivering the necessary infrastructure	No impact.	0

Secondary/cumulative/synergistic effects:	The cumulative effect of the policy is likely to be noted in directing some development to other locations that are less harmful to protected sites. The scope of the policy covers individual and cumulative adverse impacts on these sites and these are assessed in terms of the significance of the site. The policy provides greater protection for the most significant sites, and cumulative impacts could be felt on those sites of lesser significance. However any development proposals would need to meet the criteria of the policy, which does include demonstrating that other, less harmful locations are not available. The policy recognises that where development proposals would lead to an individual or cumulative impact on Natura 2000 sites, planning permission will be refused unless the proposal complies with criteria a) & b) and the fundamental integrity of the features of the Natura 2000 site would not be affected.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Permanent; the policy provides protection and appropriate mitigation for protected sites, which could be permanently affected by development. Short to long term.
Spatial extent: (District wide / local)	District wide.

Summary of Recommendations

1. No recommendations following SA.

Policy DM31 Planning enforcement

This policy sets out the district's approach to taking enforcement action. It confirms that investigations will be undertaken and action taken where it is deemed appropriate. The policy and supporting text notes that unauthorised development can have a detrimental impact on the local environment and can be a source of social tension.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	Without effective enforcement action inappropriate development can have an adverse impact on the local environment, biodiversity and landscape character. Such development could affect feel of a landscape, thereby reducing the qualities that make them special. Failure to investigate such developments is likely to encourage further transgressions. This policy sets out the district's approach to taking enforcement action, a positive effect.	+2
B) Protection and promotion of a quality built and historic	Without effective enforcement action inappropriate development can have an adverse impact on the historic environment through the detrimental impact on heritage assets such as listed buildings, conservation areas and historic parks and gardens. Such development could affect the setting of a heritage asset, thereby reducing the qualities that make them special. Failure to investigate such developments is likely to encourage further transgressions. This policy sets out the district's approach to taking	+2

environment	enforcement action, a positive effect.	
C) Mitigating the effects of climate change	Without effective enforcement action inappropriate development can have an adverse impact on climate change and flood risk, by avoiding requirements that may have been put in place as part of any planning consent. This policy sets out the district's approach to taking enforcement action, a positive effect.	+2
D) Safeguarding and minimising resource use	No impact.	0
E) Promoting economic growth and employment	No impact.	0
F) Supporting retail	No impact.	0
G) Meeting housing needs	No impact.	0
H) Ensuring community health and wellbeing	Without effective enforcement action inappropriate development can have an adverse impact on community health and well-being for example through inappropriately located development and lack of services. This policy sets out the district's approach to taking enforcement action, a positive effect.	+2
I) Delivering the necessary infrastructure	Without effective enforcement action inappropriate development can have an adverse impact on infrastructure provision, for example through inappropriately located development placing unacceptable pressure on the local highways network. This policy sets out the district's approach to taking enforcement action, a positive effect.	+2

Secondary/cumulative/synergistic effects:	Cumulatively the impact of failing to tackle inappropriate development could result in a loss of public confidence in the planning system, and could mean an opportunistic increase in attempts at unauthorised development. The policy has indirect implications for the service provision of planning enforcement, requiring a budget contribution that ensures the local authority adheres to the text of the policy in 'investigating unauthorised development' and 'acting proportionately'. A sufficient level of resources will be required to ensure this is undertaken in accordance with the policy.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	The effects of the policy may have both temporary and permanent effects. Planning enforcement may result in unauthorised development being regularised, either through granting of temporary or permanent planning permission; or may result in inappropriate development being addressed through enforcement action, which could mean developments that are currently part of the landscape or streetscape, being permanently removed. Immediate to long term.
Spatial extent: (District wide / local)	District wide.

Summary of Recommendations

1. No recommendations following SA.

Rural 'exception sites' for affordable housing

The policy allows for the development of sites for predominantly affordable housing to meet proven local need in rural areas subject to certain criteria. The policy has been updated from a version contained within the Allocations and Infrastructure Development Plan Document to allow the inclusion of a proportion of market housing within exception sites. The NPPF paragraph 54 allows for the potential for exception sites to contain some market housing to facilitate the provision of significant additional affordable housing to meet local needs. The proportion of market housing will be expected to be less than the provision of affordable housing and the market housing will be at the lowest level to ensure that the development is deliverable.

Sustainability objective	Commentary	Impact
A) Protection of the natural environment	The policy may result in more homes being built on the edge of settlements which cumulatively could impact on landscape, a negative effect. Criteria within the policy note that exception sites are expected to adjoin a settlement and take into account the visual impact and other relevant planning issues, positive effect. Given the potential for cumulative impact against mitigation measures an overall neutral effect is considered.	0
B) Protection and promotion of a quality built and historic environment	No impact.	0
C) Mitigating the effects of climate change	No impact.	0
D) Safeguarding and minimising resource use	No impact.	0
E) Promoting economic growth and employment	No impact.	0
F) Supporting retail	No impact.	0
G) Meeting housing needs	The policy allows for the development of sites for predominantly affordable housing to meet proven local need in rural areas subject to criteria, a positive effect. The NPPF paragraph 54 allows for the potential for exception sites to contain some market housing to facilitate the provision of significant additional affordable housing to meet local needs. Criteria within the policy ensure that the proportion of affordable housing will always be larger than the provision of market housing on exception sites and developers will be expected to submit evidence to demonstrate the level of market housing proposed is the lowest level needed to deliver significant affordable housing. Evidence of local need will also be required in relation to exception sites.	+3
H) Ensuring community health	Exception sites allow affordable housing to come forward in rural locations where other developments would not normally be permitted. Such schemes allow people to remain living in settlements where they have a strong local connection. This is	+1

and wellbeing	considered to be a positive impact on local community well-being.	
I) Delivering the necessary infrastructure	The policy may result in more homes being built on the edge of settlements which cumulatively could impact on local infrastructure including traffic, schools and health services. However, such affordable housing schemes are generally exempt from contributions towards infrastructure, so there may be a negative impact as a result of housing growth taking place without the necessary accompanying growth in rural infrastructure.	-2

Secondary/cumulative/synergistic effects:	The policy may result in more homes being built on the edge of settlements which cumulatively could impact on the landscape and local infrastructure. Any proposals would be determined with regard to DM/2 (high quality design) and also Mid Devon's Landscape Character Assessment.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Development coming forward through this exception site policy is considered permanent. Short to long term.
Spatial extent: (District wide / local)	District wide.

Summary of Recommendations

1. No recommendations following SA.

Gypsies and travellers

Planning applications for gypsy and traveller pitches including for travelling showpeople will be permitted subject to certain criteria. The policy has been updated from the version included within the Allocations and Infrastructure Development Plan Document to clarify sites will be permitted subject to suitable on-site facilities, consideration of environmental quality and that sites with employment or storage elements should not have a harmful impact on local amenities.

Sustainability objective	**Commentary**	**Impact**
A) Protection of the natural environment	The location of gypsy and traveller sites in the open countryside could impact upon landscape sensitivity and local biodiversity, a negative effect. Development proposals should be considered against all policies within the Plan including those on landscape protection and biodiversity. Sites with associated employment or storage elements will be permitted where the location will not have a harmful impact on the local amenity or the environment. Given the negative impact on the natural environment but availability of mitigation measures a slight negative effect is considered.	-1
B) Protection and promotion of a quality built and historic environment	No impact.	0
C) Mitigating the effects of climate	Sites should be located where they can access services within the use of a car. Though the use of cars for such purposes cannot be ruled out, the possibility of the use of sustainable modes of transport is considered to be a minor positive impact on carbon	+1

change	emissions.	
D) Safeguarding and minimising resource use	No impact.	0
E) Promoting economic growth and employment	Sites with associated employment or storage will be permitted where there is a specific justification subject to harmful impact on local amenity or the local environment, a positive effect towards supporting local businesses.	+1
F) Supporting retail	No impact.	0
G) Meeting housing needs	The policy supports proposals for gypsy and traveller pitches including travelling showpeople where a need is identified. Occupancy will be limited to those who met the Governments published definition of gypsies and travellers, a positive effect.	+2
H) Ensuring community health and wellbeing	Criteria within the policy seek proposals that provide suitable on-site facilities including space for children's play, consideration of environmental quality for residents, a positive effect.	+2
I) Delivering the necessary infrastructure	The policy may result in residential sites being built in the open countryside which cumulatively could impact on local road infrastructure. A minor negative impact, given the generally small scale of typical sites in the district.	-1

Secondary/cumulative/synergistic effects:	The provision of gypsy and traveller sites in rural locations will increase the number of people living in the countryside, this has effects in terms of carbon emissions and services reaching those dwellings
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Permissions can be either temporary or permanent. Immediate to long term.
Spatial extent: (District wide / local)	District wide.

Summary of Recommendations

1. No recommendations following SA.

Mid Devon
DISTRICT COUNCIL

Local Plan Review

Sustainability Appraisal Scoping Report July 2013

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1 Introduction

1.1 Mid Devon is beginning the process of preparing a new Local Plan for the district. The document will set the levels and distribution of development and strategic policies for the period 2011-2031. The document will also set out infrastructure requirements to deliver the strategic objectives and will also state the policies by which development management decisions will be made when determining planning applications. It is anticipated that the process of preparing the plan will take two years, with the document ready for adoption in 2015. Once adopted, the single Local Plan will replace the three existing parts of the current plan:

- Core Strategy (adopted 2007)
- Allocations and Infrastructure Development Plan Document (adopted 2010)
- Local Plan Part 3: Development Management policies (adoption anticipated in autumn 2013)

1.2 In order to be in accordance with EU and UK legislation, any plan must be subject to a Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA). SA/SEA (or SA for short) assists in promoting sustainable development through integrating sustainability considerations into plan making. It is an iterative, ongoing process and integral to plan making. The process helps to consider the effects of the plan (and the effect without the plan) on the environment, on people and on the economy. It helps planning authorities to consider the merit of a variety of options to help determine the most sustainable policy decisions.

1.3 The SA will highlight potential negative impacts of a plan, thereby providing the opportunities for these effects to be avoided or mitigated. However, the SA cannot ensure that development will be absolutely sustainable in all its aspects. Where harmful effects are noted, the SA can help to demonstrate how they can be mitigated. It is possible that in some cases development which is in some respects less sustainable may still have to take place, perhaps where the social and/or economic benefits outweigh environmental impact.

1.4 This scoping report is the first stage in the preparation of an SA. It will be developed and updated as the Local Plan is prepared and is broken down into five elements. First, there is an analysis of other plans or programmes that may impact on the Local Plan and need to be considered. Second, baseline information about Mid Devon is collated to highlight previous trends based on national and local data. Thirdly, a summary of sustainability issues or problems specific to Mid Devon has been provided based on the analysis undertaken from examining other plans and the baseline data. Fourth, a framework is provided by which the options within the Local Plan can be analysed for their sustainability impacts. The final element of the scoping report is a consultation process, offering interested organisations and members of the public the opportunity to comment on the sustainability considerations noted within the report.

2 Relevant plans and programmes

2.1 The first stage of undertaking a sustainability appraisal involves identifying and taking account of other relevant policies, plans and sustainability objectives. The Local Plan will not be a document developed in isolation – its content will be influenced by a large number of factors and policies defined by EU or UK legislation, national policies and other plans and strategies at a local level. Understanding the relationship between the Local Plan and these policies is important as it will influence the options considered in preparation of the plan. Information on these relationships will reveal where there are shared objectives or inconsistencies and constraints to be addressed.

2.2 The reviewed plans and strategies have been grouped into theme areas. Many of the themes will cut across each other, however to permit an analysis they have be collated under particular headings. Only the conclusions from the review of relevant plans are contained below; the full review of plans and strategies can be found within the appendix.

Air quality

2.3 All the air quality-related policies/strategies reviewed emphasise the need to reduce carbon emissions as a key action to mitigate the effects of climate change. Reducing emissions is also a requirement in areas that suffer from poor air quality, such as in Crediton and Cullompton. Reviewed policies also encourage increasing the use of low carbon vehicles as part of a strategy to reduce emissions. These messages must be clearly reflected within the new Local Plan. The document should ensure that new development does not unacceptably contribute to poorer air quality, and that opportunities for reducing emissions are incorporated. New development should encourage the use of sustainable modes of transport, such as walking, cycling or the use of public transport. New development should also help to promote the market for low carbon vehicles by ensuring the delivery of electric vehicle charging infrastructure, or other latest technological infrastructure needed for low emission transportation.

Biodiversity and green infrastructure

2.4 The biodioversity and green infrastructure plans and strategies reviewed have at heart the need to conserve and enhance biodiversity. Policies should avoid the deterioration of habitats, and look to preserve, restore and recreate priority habitats, with no net loss in priority habitats. Development should provide net gains in biodiversity where possible, balancing the economic and social needs of development with the objectives of bio- and geo-diversity conservation. Policies should also give consideration to biodiversity enhancing development. A holistic approach to the provision of playing fields should be taken, considering all public and private landowners.

Climate change mitigation and energy

2.5 The UK is committed to achieving targets in reducing greenhouse gas emissions in order to tackle climate change, and development has a significant part to play to help achieve these targets. Planning needs to minimise vulnerability to the impacts of climate change, and support the delivery of renewable and low carbon energy development. Improving the energy

efficiency of the fabric of buildings, particularly by encouraging low or zero carbon energy sources will limit CO_2 emissions.

Community and wellbeing

2.6 The reviewed plans and strategies set out the importance of delivering an integrated approach to new development. Building mixed inclusive communities, around a strong neighbourhood centre, with a mixture of housing, economic uses, community uses and services is a priority. Access to services, the creation of safe neighbourhoods and the availability of local greenspace and quality education and leisure facilities for young people are vital in the creation of healthy, inclusive communities. The provision of accessible, adaptable properties also allows older residents or those with disabilities to remain in their communities, close to family and friends, rather than having to move as their needs change. Residents should be able to influence decisions that affect them.

Economy and economic development

2.7 The planning system should support the development of strong, sustainable and balanced economic growth. Opportunities for meeting the needs of local and inward investment should be met by facilitating the growth of local businesses, both urban and rural, and providing sufficient land for employment. There should be sustained investment in business and transport infrastructure to improve connectivity. The regeneration of the market towns of the district should be supported with a particular aim to reduce the number of empty shops.

Historic environment

2.8 The planning system should set out a positive strategy for the conservation and protection of the historic environment, considering the value it plays in delivering sustainable, distinctive places that are enjoyed by local people. A balance needs to be struck where the priorities of maintaining and enhancing the built environment are balanced against the district's development needs. The impact on heritage assets of development should be proportionally considered in relation to their significance, with the most important nationally significant assets being given the utmost protection.

Housing

2.9 Nationally the country has not been building enough homes to house its population, and therefore significantly boosting the supply of homes is a priority. The proportion of the population of people above retirement age has increased and there is a need to provide appropriate housing in response. Providing for an ageing population or people with disabilities may need to be addressed through the delivery of homes that can be adapted as peoples circumstances change, or through the delivery of extra care housing. A wide variety of house types should be provided, across a range of tenures to meet the needs of the population. In response to the fact that house prices are nearly ten times local earnings, there is a need to provide affordable housing to address long social housing waiting lists and others with a housing need. Such issues are also acutely felt in some of the more rural locations of the district, where house prices may be even higher, and will need to be addressed through affordable housing delivery to meet an identified need. Provision for the needs of gypsies and travellers should be made planned for which seeks to balance their locational, economic and

social needs with the protection of amenity and the environment. There is a need for modern homes to be environmentally sustainable, and meet the consumer demands of the population, including provision of sufficient storage space and private outdoor space.

Infrastructure

2.10 The reviewed plans and strategies highlight the importance of delivering infrastructure to meet the needs of existing and new communities. The Government places great importance on the delivery of the following infrastructure as part of ensuring sustainable economic development: transportation, flood protection, communications, research, energy and waste. Community facilities and schools are important infrastructural elements that are required to meet the needs of local communities as part of the delivery of sustainable development.

Land

2.11 Soil is a fundamental natural resource that has often been degraded by human action. Soils should be protected and enhanced. Planning should consider allocating or developing land with the least environmental value, prioritising lower quality land. Consideration of the soil quality of best and most versatile agricultural land, and the need to remediate contaminated land should be a planning consideration. When considering development, the use of land should be optimised across a site to ensure the efficient use of building footprints whilst setting a density of development appropriate to local circumstances.

Landscape

2.12 Devon has a unique and valued landscape, which also contributes towards the tourism attraction of the county. Mid Devon has borders that are adjacent or in close proximity to two national parks, whilst the Blackdown Hills Area of Outstanding Natural Beauty crosses the east part of the district. Planning policies should protect valued landscapes, offering protection and enhancement of the most valued such as national parks and AONBs. The protection of the landscape needs to be balanced against the challenge of mitigating the effects of climate change through the transition to a low carbon future, particularly achieved through the development of renewables technologies, which are often located in rural areas.

Minerals

2.13 There needs to be a sufficient supply of minerals to ensure the long-term ability to deliver infrastructure and development. The need for a supply of minerals needs to be balanced with the priority of protecting the environment. Planning for minerals extraction does not fall within the remit of Mid Devon District Council, being instead undertaken by Devon County Council. However, the consideration of the environmental impact of materials used in buildings and the desire to promote locally sourced materials is a district issue, as is the effect on local communities who are in close proximity to mineral workings.

Rural areas

2.14 The population in rural areas has grown at a greater rate than urban areas in the last decade. Rural businesses make a substantial contribution to the economy and should be supported to grow. Agriculture remains an industry that has faced many challenges in recent decades and such enterprises should be supported to diversify in order to benefit the rural economy. Rural

areas experience social issues such as poor access to services and facilities, whilst the growth of their economies may be hampered by poorer broadband speeds.

Transport

2.15 Reducing carbon emissions produced as a result of transportation is a national priority. This can be achieved by increasing opportunities for the use of sustainable modes of transport, such as public transport, walking and cycling; through the delivery of opportunities to increase the use of electric vehicles and improving the connections between various modes of transportation; improving the condition of the local transport network and protecting existing transportation assets. Ensuring safe and sustainable transport options are available to communities is also a priority.

Waste

2.16 National waste priorities are to protect human health and the environment whilst ensuring the delivery of sustainable waste management. Reducing the carbon footprint of waste will also contribute towards tackling climate change. New development should contribute to sustainable waste management, through the application of the waste hierarchy where disposal is the last resort, instead prioritising re-use, recycling or recovery.

Water

2.17 Managing flood risk and the effects of climate change is a key national and local priority, particularly as Mid Devon has suffered serious flooding in the past. There is also growing pressure on water resources and a need to improve resource efficiency. In particular new housing and commercial development should incorporate measures to improve water efficiency and reduce surface water run-off which can contribute to flooding. Water bodies should be protected from the effects of pollution, and there should be no reduction in their quality or status.

3 Baseline information about Mid Devon

3.1 The next stage of undertaking a sustainability appraisal focuses on collecting baseline information about Mid Devon. The information collected provides a basis for predicting and monitoring effects and helping to identify sustainability problems. The information collected is drawn from a mixture of sources from national plans and strategies and combined with local monitoring data.

3.2 Much of the information represents generic data about the district, rather than specifically generated information in relation to the development of the Local Plan. Some of it will have been relevant in the production of previous local development documents, whilst other data will have been updated more recently. Some information may not be up to date, but may be the most recently available. The information provided covers a broad range of environmental, social and economic matters which collectively understood help to assess sustainability.

Location

3.3 Mid Devon is an inland area in the south west of England, lying roughly equidistant between the Bristol and English Channel coasts. The significant urban areas of Exeter (population 117,800) and Taunton (63,000) are just beyond the southern and eastern boundaries of the district respectively. Major east-west transportation routes run through the district, including the M5, A361, A30 and the Great Western Mainline Railway.

Physical characteristics (including landscape)

3.4 The district of Mid Devon covers an area of 353 square miles (914 sq. km) in the heartland of Devon. It lies between Dartmoor, Exmoor and the Blackdown Hills. From the centre of the district, the north and south coasts of Devon are each about 30 miles away. The majority of Mid Devon's settlements are nestled within the folds of the landscape, with many small historic settlements containing thatched cottages and ancient churches. Tiverton is the main town within the district, with the three smaller market towns of Cullompton, Crediton and Bampton.

3.5 The Mid Devon district forms the heart of the Devon countryside, linked to the south coast by the River Exe with its valley and surroundings. The intricate course of the River Exe is the most defining landscape feature in Mid Devon, providing a continuous thread flowing from the northern extremities of the district down to the south near Thorverton. To the east the Blackdown Hills have a unique geology and provide an often isolated and valued distinctive rural landscape.

3.6 The Culm Valley to the east is a low lying flat prosperous agricultural area, with good soil fertility. The north and northwest of the district is a high flattish landscape with a rather unsheltered windswept appearance, formed by the Culm Measures, so called for its underlying thin bed of coal known locally as 'Culm'. The farming hinterland to the north of Crediton, often referred to as the Mid Devon farming belt, has all the typical elements that make up the distinctive Devon landscape, with its varied patchwork of irregular shaped fields with green pastures.

Biodiversity and green infrastructure

3.7 The varied nature of Devon's geology and landform has led to a considerable range of biodiversity. There are various protected species found in Mid Devon, such as woodlark, bats and dormice. In comparison with the rest of Devon, Mid Devon has relatively little land designated as being of national importance and no designed or candidate European sites. Within Mid Devon there are 12 Sites of Special Scientific Interest (SSSI), three local nature reserves and two nature reserves managed by Devon Wildlife Trust. Mid Devon has over 8 sq. km. of ancient woodland. The district supports a range of important wildlife including over 200 County Wildlife Sites and Regionally Important Geological Sites.

3.8 Changes in wildlife populations and habitat have occurred throughout the last century and show a general trend of decline. The main threats to biodiversity include environmental pollution, land use change, fragmentation and invasive species introduction. These pressures are likely to continue and biodiversity may also be affected by climate change and recreational pressure. Hedgerow removal and unsympathetic conservation of rural buildings can impact on important species identified in the Devon Biodiversity Action Plan.

3.9 In particular the RSPB's State of Nature Report (June 2013) stated that 60% of species on which they hold data are in decline, whilst 31% have declined strongly. Half of the species assessed have also shown strong changes in abundance or distributing, indicating that recent environmental changes are having a dramatic impact on the nature of the UK's land and seas. In particular species with specific habitat requirements are faring worse that generalist species that are better able to adapt to a changing environment. Action needs to be taken to save nature for its intrinsic value and for the benefits it brings to us that are essential for well-being and prosperity.

3.10 Natura 2000 sites, which are hierarchically the most important sites for biodiversity, are protected under European legislation. Natura 2000 sites include Special Areas of Conservation (SACs) designated for species and habitats and Special Protected Areas (SPAs) designated for birds. Whilst there are no Natura 2000 sites within Mid Devon, there are six within 5km of the district's boundary. The six sites include:

- Hare's Down, Knowstone and Rackenford Moors (North Devon)
- Exmoor Heaths (North Devon and West Somerset)
- Exmoor and Quantock Oak Woodlands (North Devon and West Somerset)
- Holme Moor and Clean Moor (Taunton Deane)
- Quants (Taunton Deane)
- South Dartmoor Woods (Teignbridge)

3.11 The Hare's Down, Knowstone and Rackenford Moors site is considered to be at greatest risk from development, due to its location on the A361 and proximity to the Mid Devon boundary. The A361 is the main route into North Devon from the M5 motorway, providing a vital tourism link as well as a certain amount of commuter and shopping traffic in either direction. Natural England has advised that any development that encourages through-traffic may impact on the SAC.

3.12 There are many other elements that form part of the district's green infrastructure. These include 476 miles of Public Rights of Way and two regional walking routes (Two Moors Way in the west and Exe Valley Way from North to South). These routes are used recreationally by walkers, cyclists and horse-riders, but many rights of way provide short enough connections through and between towns and villages that they are realistic choices for people travelling to and from work and school.

Climate change mitigation and energy

3.13 Forecasting the future impact of climate change is particularly challenging, though there is extensive scientific evidence that the world's climate is changing. The UK Government has stated that if the global average temperature rises more than 2^{o}C above pre-industrial levels, significant negative impacts of climate change will be more likely and the cost of managing them will rise sharply. To have a 50% chance of keeping climate change to within 2^{o}C of pre-industrial levels, global greenhouse gas emissions need to peak before 2020 and then decline steeply. Evidence suggests at present emissions are continuing to soar. On 10 May 2013, concentrations of CO^2 in the atmosphere passed 400 parts per million, the highest level in 50 years of data collection, and a peak not estimated to have been experienced for three-five million years (the Pliocene period, a time when the arctic was ice-free and sea levels were 40 metres higher than today).

3.14 There are many risks associated with increasing climate change. These include threats to agriculture as a result of higher demand for water resources, reduction in productivity in farming or forestry land as a result of drought or conversely as a result of flooding. Businesses are likely to be effected by increased risk of flooding, competition for water, energy and materials and the disruption of transport networks and communication links. The flooding and resultant disruption to the Great Western Railway line near Stoke Canon in December 2012 highlights the potential impact on the region. The natural environment could be affected resulting in increased concentrations of pollutants in low water levels or reduced river flows damaging freshwater habitats and other ecosystem services; warmer rivers, lakes and seas impacting on biodiversity; flooding impacting on key habitats; ocean acidification affecting species and habitats and changes in seasonal events.

3.15 These effects will be experienced at a time when national energy reserves are declining. Much existing energy infrastructure is in the process of closing as it reaches the end of its operational life, whilst domestic fossil reserves of oil and gas are declining. The amount of spare electricity capacity in the system could fall from 14% (in 2012) to 4% by 2015/16 (Statutory Security of Supply Report, 2012).

3.16 To ensure there is sufficient energy to meet the UK's energy needs, and to mitigate the impacts of climate change there is a need to increase our reliance on low carbon technology. In the last few years this has resulted in increased delivery of renewable electricity generation in Mid Devon, typically in the form of large scale solar photovoltaic farms and to a lesser extent onshore wind turbines. To date there has been less development of renewable heat. Mid Devon has also been able to ensure the delivery of solar PV cells on the roofs of all local authority owned housing.

3.17 Whilst Government pays subsidies in the form of tariffs for renewable energy and maintains a positive approach to moving to low carbon energy sources, pressure for such developments within Mid Devon is likely to increase – particularly given the district's location (i.e. annually more sun in the south, and more wind as the area is exposed to the prevailing south westerly winds). However, this has implications for conflicts that may arise as a result of landscape impacts, particularly given the proximity to national parks and the Blackdown Hills AONB. Historically, large-scale renewable energy developments have often been vocally opposed by local communities.

3.18 Mitigating the effects of climate change will also require the use of lower carbon resources in the construction industry, particularly as part of the development of houses and other buildings. Buildings will need to use fewer resources through the use of materials with a lower lifecycle carbon use, whilst simultaneously increasing energy and resource efficiency. Building regulations have been gradually amended to improve the energy efficiency of homes which will have affected the carbon output of recent new builds nationally. However, within Mid Devon, the delivery of homes which meet the higher categories of the Code for Sustainable Homes has not been a priority. This trend may start to be reversed as a result of new policies within the Local Plan Part 3 requiring all new major housing development to meet code level 3, rising to code level 5 by 2016.

Community and wellbeing

3.19 The health of people in Mid Devon is generally better than the England average. However, life expectancy is 4.9 years lower for men in the most deprived areas of Mid Devon than in the least deprived areas. Over the last 10 years all-cause mortality rates have fallen. About 16.9% of Year 6 children are classified as obese, whilst levels of teenage pregnancy and smoking in pregnancy are lower than the England average. Priorities for Mid Devon include addressing healthy weight in childhood, cardiovascular skin disease, skin cancer prevention, alcohol use and smoking.

3.20 Despite the impact of the recession, incidents of recorded crime have continued to fall year on year since 2007/08. Furthermore, the area is one of the lowest for recorded crime within Devon and Cornwall. Should the economic downturn continue it is unclear whether this pattern will be able to continue. Social deprivation, however, has increased across the district since 2007, with approximately 1,900 children living in poverty (Mid Devon Health Profile, 2012). Deprivation is highest in Tiverton, Cullompton and in some of the more remote rural areas.

Economy and employment

3.21 The majority of Mid Devon's employment falls within the service sector, which includes occupations where knowledge and time are offered to improve productivity. Examples include transport and distribution, retail and services such as accountants or building surveyors. This sector accounts for 76.7% of Mid Devon employment (Economic Trends Report, August 2012).

3.22 There are low levels of inward commuting and a strong 'pull' from neighbouring urban areas, especially Exeter. Forthcoming data releases from the 2011 Census will provide up-to-date information about travel-to-work patterns. The available information from the Annual

Population Survey (2008) estimates that of the people working in Mid Devon, only 25% commute in from outside the district, while only 57% of Mid Devon's working residents stay in Mid Devon for work.

3.23 The district profile produced for the Local Economic Assessment (2012) found that there is a high level of self-employment within Mid Devon, and the district is above the Devon average for business density (number of businesses per working age person) and business start-ups. While school-level attainment is above average for the county, this does not translate to a highly skilled resident workforce, implying that high-attaining school leavers are not staying in Mid Devon.

3.24 The Council commissioned a Retail Study in 2012, to assess both demand and the capacity of the local catchment areas to support different sorts of retail growth. The report highlighted that Mid Devon's market towns are in a vulnerable position, similar to other small-medium sized towns across the country. The study identifies common trends, such as national retailers consolidating their businesses in larger regional centres, while internet shopping also takes trade away from town centre shops. Retail forecasts predict weak growth in spending, resulting in possible reductions in town centre retail space, with these effects potentially being most acutely felt in Crediton and Cullompton. Out-of-centre retail development may be most attractive to developers due to lower land values but may harm the existing town centres. Regeneration of the town centres, particularly as Tiverton is in receipt of government regeneration funding as part of the 'Portas Pilot' programme, is a priority, but one that faces significant challenges.

3.25 Tourism also represents a small but important sector within the district. Devon is a popular destination for domestic tourism, though traditionally Mid Devon has not been a significant recipient of tourism spend as visitors bypass the district en route to other parts of the county, particularly those areas closer to the coast. Previously, tourism development focused on the small scale provision of visitor accommodation, often on farms that were diversifying their activities. A Mid Devon Peer Challenge undertaken in early 2013 highlighted tourism as an economic area on which the district could capitalise. Further detail on the type of tourism offer that should be pursued will be presented by the forthcoming Tourism Study. It is likely this will prioritise modest sized developments seeking to capitalise on existing assets, such as the district's location and rural nature, including its proximity to two national parks.

Historic environment

3.26 Mid Devon is a district with a rich historic and cultural heritage. There is a wealth of historic buildings and features throughout the district, with over 2680 listings of buildings, bridges and milestones. The district has three historic parks and gardens of national importance – Knightshayes, Bridwell Park and Shobrooke Park, with 16 of local value. The area also has 50 conservation areas and 49 scheduled ancient monuments, including castles, roman forts, stone crosses, bowl barrows, a henge, abbey, ring ditch, iron age earthworks, camps, a Romano-British villa, Neolithic causewayed enclosure and a hillfort. In addition there are a wide range of archaeological remains which are not scheduled.

3.27 The four main towns of the district all have a particular historic importance. Tiverton has its origins in a ford across the Rivers Exe and Lowman and has an attractive historic centre and a rich legacy of buildings of all periods. Crediton is a historic market town with medieval burgage plots that can still be discerned in the south side of the High Street. Cullompton is an old town with two grade I listed properties and some ninety grade II. Bampton was formerly a market town and has the mound of a former medieval motte and bailey castle.

3.28 However, whilst the heritage of the district is critical to local character, there is not comprehensive coverage of documents that provide an aide to protection. Of the 50 conservation areas, only 12 have conservation area appraisals and four have conservation management plans. Whilst the four main towns and a number of the larger villages are all covered, other villages and smaller settlements within the district have no coverage. Production of additional appraisals has slowed in recent years, with only two new CAAs adopted since 2008 (another is currently in draft). Cullompton has an Article 4 direction in place, which offers a degree of protection over and above that of the conservation area designation. Plans to put in place a similar directive in Bradninch were discussed but have not been adopted. There are currently 22 heritage assets in Mid Devon that are considered by English Heritage to be at risk of degradation for various reasons. The Heritage at Risk Register identified three conservation areas (Bow, Cullompton and Tiverton), two buildings and 17 scheduled monuments at risk.

3.29 There are also potential conflicts between the protection of heritage assets and mitigating the impact of climate change. In particular this is played out where home owners wish to install renewable energy features, such as solar PV arrays on roofs in a conservation area or on a listed building. Such developments may not positively contribute to local character or may reduce the significance of the heritage value of a building. This represents a potential conflict of sustainability objectives.

Land

3.30 Building on previously developed land, “brownfield land”, avoids the need to use greenfield land for new housing. In recent years, Mid Devon has developed a high proportion of new housing and employment on brownfield sites, with totals of 59% of new or converted housing and 57% of new employment development in 2011/12. This trend is not likely to continue as previously developed land is a finite resource, which is relatively scarce in a rural setting such as Mid Devon. Government policy encourages the effective use of brownfield land, provided that it is not of high environmental value; however this approach is less strict than previous national policy. Conversely, national policy now provides less support for the long-term protection of employment land for development for alternative uses. This could mean existing brownfield land being used for housing, potentially reducing the overall amount of greenfield that needs to be allocated.

3.31 Government guidance also states that planning should consider the economic and other benefits of the best and most versatile agricultural land. A national grading system has been in place since the 1960s which classifies the quality of agricultural land based on factors based on

soil, climate and site. At the time of original mapping the breakdown of grades within Mid Devon was as follows:

Grade	Percentage land coverage
1	3.48%
2	11.01%
3	64.44%
4	19.86%
5	0.05%
Non-agricultural	0.28%
Urban	0.89%

Source: MAFF (1966)

3.32 This mapping, produced by Central Government, has not been updated on a district-wide basis since it was originally commissioned. However, it is unlikely to have changed significantly despite the growth in urban areas in the last forty years and it highlights the very low levels of the best quality agricultural land available within the district. Any loss of this resource would need robust justification.

Minerals

3.33 Responsibility for minerals planning is a function of Devon County Council. However, Mid Devon is the setting for a number of locations of mineral extraction. Strategic mineral sites producing minerals of national importance or making a significant contribution to delivering sub-regional aggregates include the winning of limestone at Westleigh.

Population and housing

3.34 The release of data from the 2011 Census has shed new light on population trends in Mid Devon. In combination with other data sources, this helps to build a picture of changing household composition and long-term needs. The population according to the census is 77,750, an increase of approximately 11% upon the 2001 figure, a rate of growth that has risen faster than the rest of Devon, the South West and England. The median age of Mid Devon residents has also increased, from 41 to 44 reflecting both regional and national trends of a population that is living longer. The number of households within the district has also increased by 13% within the last ten years, reflecting not only population growth, but changing societal demographics such as older people continuing to live independently in their own homes for longer and the growth in single parent households. Average household size has stayed consistent at 2.4 over the last decade.

3.35 House prices in Mid Devon are higher than the averages for Devon, the South West and England and Wales. While house prices have fallen slightly since the economic downturn, average 2011 were still 89% higher than they were in 2001 and there are signs that the ratio of house prices to earnings is rising again, with fewer people now in full-time employment.

3.36 Affordability remains a critical issue, and with the Mid Devon population having risen 11% between 2001 and 2011, there is a mismatch between the overall availability and the demand for affordable housing. The Mid Devon Local Housing Needs and Demand Survey 2011

indicated a need for 335 additional affordable dwellings each year to address the backlog of unmet need over the last 10 years. Over that 10 year period, total housing completions in Mid Devon averaged 349 dwellings per annum, the majority of these being market rather than affordable dwellings. Existing plans allocate sufficient land to meet the strategic target of 6,800 dwellings up to the year 2026, but other factors such as mortgage and developer finance availability will have had an impact on housing delivery since 2009.

3.37 The Council intends to commission a new Strategic Housing Market Assessment in partnership with some of our neighbouring district councils. This will provide definitive, up-to-date information on the level of housing need and demand across the Exeter Housing Market Area. Local planning authorities are required to cooperate with each other on strategic planning matters.

Resources

3.38 Energy is a crucial consideration in the functioning of the economy, and one area of concern is the future of non-renewable sources of energy, particularly oil. There has been much discussion about the notion of 'peak oil' in recent decades, the theory being that production of oil will peak in coming decades, with demand outstripping supply. Whilst there is academic disagreement on the reality of the peak oil theory, there is growing consensus that the age of cheap oil is coming to an end. Declining production of existing older oil fields will exacerbate production problems. As a result, more than two thirds of current crude oil production capacity may need to be replaced by 2030, simply to prevent production from falling. This is likely to be extremely challenging, and will likely result in necessary demand reduction and sourcing alternative sources of energy supply. Local effects of peak oil will include increased costs for fuel, with significant rises already having taken place, affecting motor vehicle users, but also passengers on public transport facing higher fare costs. As the government seeks to deliver a balanced future energy supply, there is likely to be greater desire to deliver renewable energy developments, with pressure particularly felt in rural areas for onshore wind and solar farms.

3.39 There is also uncertainty over the future supply of phosphorus, which is an essential ingredient in fertilisers, and plays a critical role in contributing to modern agricultural production. Some researchers have predicted that phosphorus reserves are expected to be completely depleted within 50-100 years, though this is not universally agreed. Such reductions will have a significant impact on farming productivity, land use and food supply.

Rural areas

3.40 National government statistics classify Mid Devon as a 'Rural-80' based on the location of the local population. This statistic refers to the fact that over 80% of the population are resident in rural settlements (including those with urban areas with between 10,000 and 30,000 population regarded as 'larger market towns'). Classifying Mid Devon as a 'Rural-80' local authority puts it in a category of the most rural local authorities within the UK.

3.41 Rural businesses are a key element of the local economy. There is a growing trend for individuals to set up their own businesses, particularly in rural areas where areas such as Mid Devon can provide a high quality of life and where transport costs and distances can encourage home-working. Broadband access and speeds can be a key issue for rural-based businesses. A

programme to connect Devon and Somerset with superfast broadband is underway which will result in speeds of at least 24Mbps to at least of 85% of homes and businesses by 2015. However, many rural areas currently receive less than 2Mbps at present, which may hinder the start up or expansion of rural businesses.

3.42 Access to services is also an issue for rural areas. Statistics for the whole of Devon show a decrease in the number of households within good transport access to key services or work. Levels of public transport providing services to 55 villages in Mid Devon have shown a decrease since 2006. In particular the number of daily services to these settlements has shown a steady decline across this period.

Transport and air quality

3.43 As a rural area, Mid Devon has a high dependency on the car, particularly as public transport provision and coverage is far from extensive, and has shown signs of contracting. These factors are reflected in the level of car ownership, which has increased at both national and local levels. The average household in Mid Devon now owns 1.47 cars, as opposed to 1.33 at the time of the previous census. The percentage of households owning 2, 3 and 4 or more cars has all increased, whilst the share of those who do not own a car has fallen. In particular, the ratio of cars owned per household in Mid Devon has continued to grow at a consistent rate whilst growth in the national level has shown signs of levelling off. High levels of car ownership have not been affected by planning policies to restrict parking provision in recent developments. This has led to inappropriate or anti-social parking, rather than a reduction in car ownership. Future developments should make suitable provision for parking in order to reflect the rural nature of the district and levels of ownership. Neither does it appear that higher fuel costs have had an effect on car ownership, though high levels of ownership do not always translate into high levels of usage.

3.44 High levels of car ownership and hotspots of poor local road infrastructure have impacted on local air quality. Both Cullompton and Crediton were designed as Air Quality Management Areas in 2006 and 2004 respectively. Principal actions to address the excessive levels of Nitrogen Dioxide and particulates in the air include the development of the Crediton Link Road and two relief roads within Cullompton. Work to provide the Crediton Link Road has already commenced, however to date there has been no progress on new roads in Cullompton. Funding is being provided by Central Government to undertake improvements to both junctions 27 and 28 of the M5, however this may only reduce some of the congestion experienced at the Cullompton turn-off.

Waste

3.45 National policy on waste prioritises reduction, re-use or recycling in order to prevent waste going to landfill. Local authorities will experience increasing costs as a result of waste going to landfill, which will need to be reduced by using alternative methods of waste management, particularly given the severe pressures that are on Council finances as a result of Central Government funding cuts. There are also implications for climate change as a result of how waste is managed. In many cases carbon acts as a good proxy for the overall environmental

impacts of waste: generally speaking, the higher up the waste hierarchy waste is treated, the smaller the greenhouse gas impacts.

Water

3.46 Mid Devon has suffered serious flooding in the past, and the risk of flooding is likely to increase in the future as a result of climate change. Forward planning must take account of this risk to ensure that new development is sustainable. Winter rainfall is predicted to increase by 15-30% by the 2080s as a result of climate change, with a concomitant 20% rise in peak river flow. Impermeable surfaces of buildings, roads and pavements limit infiltration and increase the volume and rate of surface water runoff. Future development may increase the area of impermeable surfaces unless a sustainable approach to water management is adopted that promotes sustainable urban drainage and improved water efficiency within buildings. A new Strategic Flood Risk Assessment will need to be commissioned once options for future development have been produced, which will provide advice on the potential likelihood of flooding based on the location of sites proposed.

4 Sustainability issues and problems

4.1 The next stage in the appraisal process involves the identification of any sustainability problems that relate to Mid Devon. These issues will have been highlighted as part of the review of relevant plans and programmes and the baseline data for the district set out earlier in this document. The initial list may expand further as a result of consultations undertaken as the Local Plan is prepared. The issues identified will also inform the sustainability objectives which form the basis of the framework to appraise the Local Plan strategy and policies as set out in the next section of this document.

4.2 This scoping report has highlighted the following sustainability issues within Mid Devon:

- Small areas of social deprivation within Tiverton, Cullompton and some of the remote rural areas (including high levels of child poverty)
- Large population growth within the last decade and demographic household change leading to the need for new housing, particularly affordable housing given the high ratio between prices and local earnings
- Houses have not previously been constructed of a sufficient size to meet the needs of the modern family
- Access to services and facilities for rural communities has worsened and may continue to do so
- Biodiversity levels continuing to fall, often dramatically for some species
- Low levels of the best quality grade 1 agricultural land across the district
- Pressure to develop primarily on greenfield sites as fewer brownfield sites remain or require costly remediation
- The need to avoid disposal of waste, instead prioritising re-use, recycling or reduction
- Rich historic environment across the district, though some heritage assets at risk
- Climate change objectives can conflict with the conservation of the area's historic environment, particularly in the installation of renewables technologies that may impact on heritage assets
- Pressure for the installation of renewable energy developments to meet energy shortage
- Increased risk of flooding as a result of climate change
- Low delivery of low or zero carbon homes to date
- High car dependency across the district, with levels of car ownership having grown and continuing to grow
- Traffic congestion and poor air quality within Crediton and Cullompton
- Low levels of inward commuting but strong out-commuting, especially to Exeter and the potential loss of employment within Mid Devon
- Low retention of high-attaining school leavers
- Rural self-employment or small business start-up is a growing sector, however this may be constrained by poor broadband speeds
- Declining town centre health with town centre with regeneration likely to be affected by any new out-of-centre development

5 A framework to assess sustainability

5.1 A framework is used to understand the sustainability effects of the Local Plan as it is being developed. This framework is central to the process of sustainability appraisal. A framework has been developed consisting of sustainability objectives, each of which includes a number of elements against which a policy will be appraised. The framework includes all those factors highlighted through this report that will affect the sustainability of the Local Plan.

5.2 The framework below represents a more simplified approach than that used in previous Mid Devon SAs. This approach is considered to offer greater flexibility as the new Local Plan will contain both high level strategic policies, site allocations and detailed policies to guide development management decisions. This new framework can be applied to all these policies equally.

5.3 The sustainability objectives proposed are distinct from the objectives of the Local Plan, though they may in some cases overlap with them. They will provide a way of checking whether the Local Plan objectives are the best possible ones for sustainability and will test the social, environmental and economic effects of the plan. The indicators are not fixed at this stage, and can be amended, if required, in response to input received as a result of the scoping consultation exercise.

Sustainability objective	**Elements covered**
A) Protection of the natural environment	Habitats and biodiversity; flora and fauna; protected species; landscape
B) Protection and promotion of a quality built environment	Heritage assets, including listed buildings, conservation areas, scheduled ancient monuments, registered parks and gardens, locally listed assets, archaeology; design and quality of development
C) Mitigating the effects of climate change	Reduced flood risk; promotion of low carbon or renewable energy; reductions in carbon emissions; walking and cycling provision; low carbon buildings
D) Safeguarding and minimising resource use	Quality of soils, including contaminated land; water quality, including consideration of water framework directive objectives; minimisation of waste; impact on best and most versatile agricultural land
E) Promoting economic growth and employment	Increasing jobs; reducing out-commuting; skills training; growth of rural businesses; tourism provision

F) Supporting retail	Safeguarding the vitality and viability of town centres; relationship between new development and town centres; supporting viability of shopping facilities in villages
G) Meeting housing needs	Supply of housing; housing mix; house size; housing affordability; appropriate housing density to location; proximity to services and facilities
H) Ensuring community health and wellbeing	Community support for proposals; access to open space and recreation; limiting air, noise and light pollution to levels that do not damage human health or natural systems; integrated and sustainable forms of travel including walking, cycling and public transport; social deprivation; safe and secure environments
I) Delivering the necessary infrastructure	Roads and transportation; schools; health services; community facilities; green infrastructure; telecommunications

5.4 In order to consider the impact of the Local Plan against the sustainability objectives, a scoring system is proposed to be used. A score will be provided against each of the objectives to highlight a policy or proposal's sustainability impacts. Collectively, this will allow consideration of a policy's overall impact and permit comparison with other policies or proposals. Where negative impacts are highlighted, it will also permit proposals or policies to be modified and then rescored in order to determine whether their sustainability impacts have been made more positive.

5.5 The use of a scoring system with a range from +3 to -3 will highlight the scale of any potential impact. This offers more scope than the approach taken in the most recent SA of the Local Plan Part 3 where only a positive, negative, zero or indeterminate outcome could be used – a system which could not easily differentiate between a marginal or significant impact.

5.6 The following table sets out the scoring system that will be used:

Score	**Rationale**
+3	The policy/proposal will have a significant positive contribution towards achieving the objective
+2	The policy/proposal will have a positive impact in contributing towards achieving the objective
+1	The policy/proposal will have a minor positive impact in contributing towards achieving

	the objective
0	The policy/proposal will have no impact or will have some positive and some negative impacts thereby having a balanced effect in contributing towards achieving the objective
-1	The policy/proposal will have a minor negative impact in contributing towards achieving the objective
-2	The policy/proposal will have a negative impact in contributing towards achieving the objective
-3	The policy/proposal will have a significant negative contribution towards achieving the objective

5.7 In addition to the scoring process, a summary of information will be provided. This summary will describe the impact against each of the sustainability objectives, setting out the nature of the impact, how each is experienced and whether any of the impacts noted are offset by other effects of the policy.

6 Consultation

6.1 To meet the requirements of the SEA Directive, the Council must seek the views of the three statutory environmental consultation bodies – Natural England, the Environment Agency and English Heritage. They have the opportunity to comment on the scope and level of detail of the environmental information contained within this report. Local communities and other bodies are also being consulted on the content of this report.

7 Appendix: Reviewed plans and programmes (full list)

Air quality	
Plans/programmes/ strategies reviewed	**Key messages for Local Plan and SA**
The 2008 Climate Change Act	The Climate Change Act sets statutory emissions reduction targets to at least 80% below the level of net UK emissions of targeted greenhouse gases in 1990.
The Carbon Plan: Delivering our Low Carbon Future (HM Government, 2011)	The Carbon Plan sets out how the UK will achieve decarbonisation within the framework of energy policy. Within the next 10 years the plan requires the development and deployment of new technologies that will be needed to halve emissions in the 2020s. Domestic transport emissions account for nearly a quarter of UK emissions; to achieve target vehicles will need to run on ultra-low emission technologies such as electric batteries, hydrogen fuel cells and plug-in hybrid technology. These changes will bring environmental benefits including improved local air quality. Encouraging the use of public transport, cycling or walking will boost the reduction in emissions.
The Air Quality Strategy for England, Scotland, Wales and Northern Ireland – Volume 2 (DEFRA, 2011)	The Air Quality Strategy points to certain pollutants where national objectives are in some cases being met, and others not. Pollutants described include: lead, benzene, 1,3-butadiene, carbon monoxide, particulate matter, nitrogen dioxide, ozone, sulphur dioxide and polycyclic aromatic hydrocarbons. Levels for many of these emissions are closely related to transport use, which planning policies will need to consider means to reduce those reaching unacceptable levels.
The Air Quality (Standards) Regulations 2010	The Air Quality (Standards) Regulations transpose into English legislation the requirements of EU directives on air quality and cleaner air. It sets air quality standards for key pollutants and requires the UK to demonstrate how the standards will be achieved and maintained when compliance is breached. Particular attention is given to reducing particulate matter, a pollutant associated with transport emissions, exposure to which can exacerbate existing respiratory conditions.
National Planning Policy Framework (DCLG, 2012)	The NPPF requires local authorities to encourage solutions that result in reductions in greenhouse gas emissions and promote sustainable transport. Local plans should aim to minimise pollution, and should prevent new and existing development from contributing to or being adversely affected by unacceptable levels of air pollution.

Code for Sustainable Homes (DCLG, 2010)	Category 6 of the Code for Sustainable Homes aims to reduce the emissions of gases with high global warming impact associated with the manufacture, installation, use and disposal of foamed thermal and acoustic insulating materials. Building elements affected include roofs, walls, floors, hot water cylinders, cold water storage tanks and external doors. Credits towards achieving levels of the code can be achieved by reducing the use of materials with a high global warming impact. Application of the code is one method for reducing emissions at point of manufacture, installation and disposal. Such actions can contribute to the achievement of building sustainable homes.
Local Transport Plan 3, Devon and Torbay Strategy 2011-2026 (Devon County Council, 2011)	The Devon Local Transport Plan states that technology has a key role to play in reducing emissions which affect air quality. To support the market for electric vehicles it requires a network of charging points to be delivered in convenient locations for residents. Capital priorities include improving air quality in Cullompton and Crediton through the delivery of relief/link roads.
Mid Devon Corporate Plan 2012-2015	The Mid Devon Corporate Plan notes that there are areas of poor air quality within the district, especially within the Exeter Road area of Crediton, and Cullompton High Street and Station Road. The Local Plan will need to consider how new development impacts on existing, and areas at risk of poor air quality.
Mid Devon Sustainable Community Strategy 2010-15	There are air quality issues within Crediton and Cullompton. Tackling these is a priority.
Air quality – sustainability conclusions All the air quality-related policies/strategies reviewed emphasise the need to reduce emissions as a key action to mitigate the effects of climate change. Reducing emissions is also a requirement in areas that suffer from poor air quality, such as in Crediton and Cullompton. Reviewed policies also encourage increasing the use of low carbon vehicles as part of a strategy to reduce emissions. These messages must be clearly reflected within the new Local Plan. The document should ensure that new development does not unacceptably contribute to poorer air quality, and that opportunities for reducing emissions are incorporated. New development should encourage the use of sustainable modes of transport, such as walking, cycling or the use of public transport. New development should also help to promote the market for low carbon vehicles by ensuring the delivery of electric vehicle charging infrastructure, or other latest technological infrastructure needed for low emission transportation.	

Biodiversity and green infrastructure	
Plans/programmes/ strategies reviewed	**Key messages for Local Plan and SA**
'The Natural Choice' Natural Environment White Paper (DEFRA, 2011)	The paper set out a framework for protecting and enhancing the natural environment. It proposed the introduction of Nature Improvement Areas, in order to provide bigger, connected sites for wildlife to live in and adapt to climate change in both urban and rural areas. Local Nature Partnerships. It also proposed new ways for developers to provide biodiversity offsetting, to ensure wildlife sites are not lost. Also proposed were Local Nature Partnerships to strengthen joined up action across local agencies and government.
Natural Environment and Rural Communities Act 2006	The act places a duty on public authorities (replacing s74 of the Countryside and Rights of Way Act 2000) to have regard to biodiversity as far as is consistent with the proper exercise of their functions. The act also requires the government to publish, review and revise lists of living organisms and types of habitats in England that are of principal importance for the purpose of conserving biodiversity.
Countryside and Rights of Way Act 2000	Requires local authorities to have regard to nature conservation when performing rights of way functions, including power to divert ROWs away from SSSIs. The act gives greater protection to wildlife and natural features by making provisions for the conservation of biodiversity, and improving protection for SSSIs.
Wildlife and Countryside Act 1981	The act sets in place protective measures for wildlife, including wild birds and plants. The act requires local authorities to take steps to bring the protection of wildlife to the attention of the public and schoolchildren. The act (though subsequently amended) allows designation of Sites of Scientific Interest (SSSIs) setting their management and protection measures, and also allows the designation of national nature reserves.
Conservation of Habitats and Species Regulations 2010 (and Amendment 2012)	Translates the EU 'Wild Birds Directive', requiring the protection of biodiversity through the conservation of natural habitats and species of wild fauna and flora. It places a new duty on relevant authorities to protect and create bird habitats, and a duty to avoid pollution or deterioration of bird habitats. The document also states the list of European protected species of animals and plants. The regulations require land use to plans that are likely to have a significant effect on a European site to make an appropriate assessment of the implications for the site in view of the site's conservation objectives. The local authority may only give effect to the land use plan after having ascertained that it will not adversely affect the integrity of the European site.

Biodiversity 2020: A strategy for England's wildlife and ecosystem services (DEFRA, 2002)	The strategy sets a mission for the next decade requiring a halt to overall biodiversity loss, support to healthy well-functioning ecosystems and to establish coherent ecological networks, with more and better places for nature for the benefit of wildlife and people. In particular, reducing environmental pressures on biodiversity is a specific concern. This will be undertaken through reforms of the planning system to ensure a strategic approach to planning for nature will be undertaken. The protection and improvement of the natural environment is a core objective of the planning system. Biodiversity offsetting will be piloted to assess its potential to deliver planning policy more effectively. Particular targets (to be achieved by 2020) include 90% of priority habitats in favourable or recovering condition, and at least 50% of SSSIs in favourable condition, while maintaining at least 95% in favourable or recovering condition. Additional targets include bigger and less fragmented areas for wildlife, with no net loss of priority habitat and an increase in the overall extent of priority habitats by at least 200,000ha.
England Biodiversity Strategy – Climate Change Adaptation Principles (DEFRA, 2008)	The document sets out principles for conserving biodiversity and protecting them from the direct and indirect impacts of climate change. The principles include conserving existing biodiversity, conserving protected areas and all other high quality habitats, conserving the range and ecological variability of habitats and species, maintaining existing ecological networks, creating buffer zones and high quality habitats, understand change is inevitable, make space for the natural development of rivers and coasts and raise awareness of the benefits of the natural environment to society.
National Planning Policy Framework (DCLG, 2012)	The planning system should contribute and enhance the natural and local environment by recognising the wider benefits of ecosystem services; by minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity by establishing coherent ecological networks that are more resilient to current and future pressures. Distinctions in policies should be made between the hierarchy of international, national and locally designated sites, so that protection is commensurate with their status. Policies should plan for biodiversity on a landscape wide scale; promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species.
Code for Sustainable Homes (DCLG, 2010)	Category 9 (ecology) states that development can meet this element of the code by promoting the use of land that already has limited value to wildlife, and to discourage it from developing ecologically valuable sites.
The Nature of Devon – A Biodiversity and Geodiversity Action Plan (Devon County	Objectives of the action plan include ensuring that planning policies recognise the importance of biodiversity and the geological features of Devon, to ensure consideration is given to nature conservation issues in the implementation of planning, to reconcile the objectives of bio- and geodiversity conservation with the need for economic and social development in achieving environmental sustainability and to maintain a dialogue with relevant authorities leading to the identification of all sites of national or international

Council, 2005)	geological heritage which do not benefit from SSSI status.
Devon Sustainable Community Strategy 2008-18	The natural environment of Devon needs to be sustained and should continue to be a priority for all those involved in planning for the future.
Mid Devon Playing Fields Strategy (2010)	Priority action points include: using the development of new and replacement schools as a catalyst for appraising and improving playing field facilities; to adopt and/or continue strong statutory policies protecting existing pitches, including those on education sites; and when planning new and improved facilities, to look holistically at the whole settlement's sporting provision – embracing public, private and education landowners.
Mid Devon Sustainable Community Strategy 2010-15	Mid Devon is a beautiful area with a high quality natural environment, bordering two national parks and the Blackdown Hills AONB, whilst there are also many Sites of Special Scientific Interest, county wildlife sites and local nature reserves. Development will need to be balanced against the priority of maintaining and enhancing the natural environment.
Biodiversity and green infrastructure – sustainability conclusions The biodioversity and green infrastructure plans and strategies reviewed have at heart the need to conserve and enhance biodiversity. Policies should avoid the deterioration of habitats, and look to preserve, restore and recreate priority habitats, with no net loss in priority habitats. Development should provide net gains in biodiversity where possible, balancing the economic and social needs of development with the objectives of bio- and geo-diversity conservation. Policies should also give consideration to biodiversity enhancing development. Policies should take a holistic approach to the provision of playing fields, considering all public and private landowners.	

Climate change mitigation and energy	
Plans/programmes/ strategies reviewed	**Key messages for Local Plan and SA**
Climate Change Act 2008	The act sets a framework for the UK to achieve its long-term goals of reducing greenhouse gas emissions and ensures steps taken towards adapting to the impact of climate change. The act sets statutory emissions reductions targets to be achieved by 2050 and

	beyond. The act sets out procedures for assessing the risks of the impact of climate change and requires Government to develop an adaptation programme which contributes to sustainable development.
The Carbon Plan: Delivering our Low Carbon Future (HM Government, 2011)	The Carbon Plan sets out how the UK will achieve decarbonisation within the framework of energy policy. Within the next 10 years the plan requires the development and deployment of new technologies that will be needed to halve emissions in the 2020s. By 2050, all buildings will need to have an emissions footprint close to zero, using better insulation, energy-efficient products and having heating from low carbon sources. Manufacturing processes will need to deliver a fair share of emissions cuts. By 2050 emissions from the power sector will need to be close to zero, electricity likely being delivered by wind farms, nuclear power stations and gas and coal-fired power stations.
UK Renewable Energy Roadmap (DECC, 2011)	The UK can meet a target of delivering 15% of UK's energy consumption from renewable sources by 2020. Renewable electricity has become well established, however renewable heat is less well developed. Eight technologies have the greatest potential to help meet the 2020 target, these include onshore wind, offshore wind, marine energy, biomass electricity, biomass heat, ground source and air source heat pumps, and renewable transport.
UK Government Sustainable Development Strategy (2005)	The strategy for sustainable development aims to enable all people to satisfy their basic needs and enjoy a better quality of life without compromising the quality of life for future generations. The strategy sets out measure to realise the vision of sustainable communities within England, in both urban and rural areas, which will ensure the delivery of sustainable development, by placing it at the centre of the planning system.
National Planning Policy Framework (DCLG, 2012)	Planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon technologies. Local authorities should adopt proactive strategies to mitigate and adapt to climate change. To support the move to a low carbon future, plan for new development in locations and ways to reduce greenhouse gas emissions; actively support energy efficiency improvements to existing buildings; set standards that are consistent with Government's zero carbon buildings policy. New development should consider the inclusion of decentralised energy supplies; take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption. To increase the use and supply of renewable and low carbon energy developments all communities should contribute to their generation.
Code for Sustainable Homes (DCLG, 2010)	Category 1 (energy and carbon dioxide emissions) of the code aims to limit CO_2 emissions arising from the operation of a dwelling, improving the fabric energy efficiency of dwellings, encouraging the specification of low and zero carbon energy sources, promotion of cycling and the need for cycle storage. Category 3 (materials) aims to specify the use of materials with lower environmental

	impacts over their life-cycle.
Devon Sustainable Community Strategy 2008-18	The county needs to reduce its carbon emissions, and incorporate necessary adaptations to manage the effects of climate change into new developments.
Climate change mitigation and energy – sustainability conclusions The UK is committed to achieving targets in reducing greenhouse gas emissions in order to tackle climate change. Development has a significant part to play to help achieve these targets for reducing carbon emissions. Planning needs to minimise vulnerability to the impacts of climate change, and support the delivery of renewable and low carbon energy development. Improving the energy efficiency of the fabric of buildings, particularly by encouraging low or zero carbon energy sources will limit CO_2 emissions.	

Community and wellbeing (including equalities and health)	
Plans/programmes/ strategies reviewed	**Key messages for Local Plan and SA**
Localism Act 2011	The aim of the act was to devolve more decision making powers from central government to local communities. The act contained a number of changes to the planning system, including the abolition of the regional strategies and the new 'duty to cooperate'. The act contains more rights for communities, including the community right to bid for assets of community value, community right to build, and neighbourhood planning.
Lifetime neighbourhoods (DCLG, 2011)	The report contains guidance on the design of neighbourhoods to make them inclusive regardless of age or disability. The components that make up lifetime neighbourhoods include good access (enabling residents to get out and about in the area they live), services and amenities (neighbourhoods with a mix of residential, retail and employment uses and access to services including health, post officer, banking facilities or cash machines), safe and inclusive built environments, with locally accessible greenspace and a range of affordable housing choices (based on inclusive design principles with adaptable space/layout to meet changing

	needs).
Laying the Foundations: A Housing Strategy for England (HM Government, 2011)	Housing and planning policies should widely positively reflect the wide range of circumstances and lifestyles of older people, who already occupy nearly a third of all homes. Planning for homes and communities where older people can remain involved with their families, friends and communities and able to choose where and how they live. New housing developments need to make suitable provision for ageing populations in the long-term, ensuring a mix of property types, including Lifetime Homes.
National Planning Policy Framework (DCLG, 2012)	Planning policies should aim to achieve places which promote opportunities for meetings between members of the community, including through mixed-use developments, strong neighbourhood centres and active street frontages; safe and accessible developments; high quality public space, which encourage the active continual use of public areas. Policies should deliver the social, recreational and cultural facilities and services the community needs, to enhance the sustainability of communities and residential environments; should guard against the unnecessary loss of valued facilities and services; ensure that local facilities can develop in a sustainable manner; and ensure an integrated approach to considering the location of housing, economic uses and community facilities and services. Local authorities should take a proactive, positive and collaborative approach to ensuring sufficient choice of school places to meet community needs. Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.
Code for Sustainable Homes (DCLG, 2010)	Category 7 of the code (health and well-being) aims to provide homes that promote good daylighting thereby improving quality of life, improved sound insulation to reduce noise complaints from neighbours, provision of inclusive outdoor space which is at least partially private and construction of homes that are easily accessible and adaptable.
Devon Sustainable Community Strategy 2008-18	The strategy values diversity, using equality of opportunity for everyone as a guiding principle. Another guiding principle is the need to improve access to services and opportunities. There is a wide range in life expectancy between different communities, whilst Devon has a higher proportion of older people than the rest of the South West, with the number of older people due to reach one third of the population in the next 15 years. People will also need the opportunities to influence decision making which affects them.
Mid Devon Corporate Plan 2012-2015	'Better Homes' and 'Empowering our Communities' are objectives of the plan. Actions to meet the objectives include working with partners to provide extra care schemes in Tiverton and Cullompton, improve the most deprived areas of the district, work with partners to look at issues around rural isolation and access to services.

Mid Devon Sustainable Community Strategy 2010-15	The population of the district has grown by 20% over the last 20 years and much of this increase is down to inward migration from other parts of the UK. The largest increase is among those of retirement age, and meeting the service needs of the ageing population is a priority. There also needs to be good quality education and leisure facilities for children and young people.
Community and wellbeing – sustainability conclusions The reviewed plans and strategies set out the importance of delivering an integrated approach to new development. Building mixed inclusive communities, around a strong neighbourhood centre, with a mixture of housing, economic uses, community uses and services is a priority. Access to services, the creation of safe neighbourhoods and the availability of local greenspace and quality education and leisure facilities for young people are vital in the creation of healthy, inclusive communities. The provision of accessible, adaptable properties also allows older residents or those with disabilities to remain in their communities, close to family and friends, rather than having to move as their needs change. Residents should be able to influence decisions that affect them.	

Economy and employment	
Plans/programmes/ strategies reviewed	**Key messages for Local Plan and SA**
The Plan for Growth (HM Treasury/BIS, 2011)	The Government's economic policy objective is to achieve strong, sustainable and balanced growth evenly shared across the country and between industries. Goals include making the UK one of the best places in Europe to start, finance and grow a business (through the implementation of a presumption in favour of sustainable development, liberalisation of use classes and guarantees on planning application decision timetable) and encouraging investment and exports as a route to a more balanced economy (including through increased investment in low carbon technologies).
The Government's Response to the	High Streets have been left in a fragile state as people opt to visit out-of-town centres offering free parking and a range of outlets, or choose to do their shopping online. High Streets cannot rely on retail alone, and need to offer something new and different.

Mary Portas Review (DCLG, 2012	
National Planning Policy Framework (DCLG, 2012)	The planning system should do everything it can to support sustainable economic growth, by planning proactively to meet the needs of business and support an economy fit for the 21st century. Local authorities should set out a clear economic vision and strategy for their area, and set criteria or identify strategic sites for local and inward investment to meet anticipated needs. Local authorities should also support existing business sectors, whether expanding or contracting and be flexible in accommodating needs not anticipated in the plan. Long term protection of sites not likely to come forward for employment should be avoided.
Heart of the South West Local Enterprise Partnership (LEP) Business Plan	Objectives include promoting infrastructure to connect markets. Priorities include addressing existing and future constraints on business growth (emphasising the need for ongoing public and private investment to improve connections into and within the area where current connectivity is impacting on productivity and competitiveness), encouraging the roll out of future electronic communication technologies for the region, encourage a joined up approach to future housing development to secure economic prosperity (including social infrastructure and appropriate affordable housing), ensure an integrated approach to economic development recognising the constraints the planning system can place on business growth, particularly affecting rural businesses wishing to expand.
Devon Sustainable Community Strategy 2008-18	The conditions need to be created for the county to have a strong and growing economy, ensuring maximum opportunities are available for everyone to contribute and benefit from it. There needs to be sustained investment, including in business infrastructure, communications and transport infrastructure, whilst the development of the knowledge economy should be encouraged.
Mid Devon Corporate Plan 2012-2015	'Thriving economy' is one aim of the corporate plan, in order to create a prosperous economy, sure and well-paid jobs and a sustainable environment. The aims are to increase inward investment, provide start up, relocation and expansion opportunities for businesses, provide opportunities and support to new and existing businesses and regenerate and improve the market towns.
Mid Devon Economic Development Strategy (2012)	Priorities include: increasing inward investment in the district; providing start up, relocation and expansion opportunities for businesses; provision of opportunities to support new and existing businesses; regenerating and improving the market towns; and raising skill levels, education attainment and income.
Mid Devon Sustainable	The economy of the district is dominated by retail and manufacturing businesses primarily focused on the three market towns. Encouraging businesses to set up or locate within Mid Devon by providing sufficient land for development is a priority. Work needs

Community Strategy 2010-15	to be undertaken with local businesses to reduce the number of empty shops in the market towns.
Economy and economic development – sustainability conclusions The planning system should support the development of strong, sustainable and balanced economic growth. Opportunities for meeting the needs of local and inward investment should be met by facilitating the growth of local businesses, both urban and rural, and providing sufficient land for employment. There should be sustained investment in business and transport infrastructure to improve connectivity. The regeneration of the market towns of the district should be supported with a particular aim to reduce the number of empty shops.	

Historic environment	
Plans/programmes/ strategies reviewed	**Key messages for Local Plan and SA**
National Heritage Protection Plan (English Heritage, 2012)	The plan seeks to ensure that England's historic environment is not needlessly at risk of damage, erosion or loss; is experienced, understood and enjoyed by local communities; contributes to sustainable and distinctive places to live and work; and helps deliver positive and sustainable economic growth.
National Planning Policy Framework (DCLG, 2012)	Local authorities should set out a positive strategy for the conservation and enjoyment of the historic environment, recognising that heritage assets are irreplaceable, and should be conserved in a manner appropriate to their significance.
Mid Devon Sustainable Community Strategy 2010-15	The district has a rich cultural heritage with many listed buildings, conservation areas and scheduled monuments. The district will need to balance development with the need to maintain and enhance the built environment.
Killerton Park Setting Study (Land Use Consultants, 2013)	The document sets out a 'zone of potential influence' around the historic park and garden which delineates its setting. The document identifies discrete areas within the setting that have a high significance to Killerton Park, and where impacts on the setting of the historic asset are most likely to occur.

Knightshayes Setting Study (The Parks Agency, 2007)	The document describes the setting for the historic park and garden, which it states extends beyond the visual envelope, and includes an assessment of the views into and out of the site and their designed or opportunist nature. The document notes that if the character and appearance of Knightshayes is to be preserved, it is necessary, as far as reasonable, for the setting to be protected from intrusive development, and that the effect on any development on the setting should be a material consideration in the planning process.
Historic environment – sustainability conclusions The planning system should set out a positive strategy for the conservation and protection of the historic environment, considering the value it plays in delivering sustainable, distinctive places that are enjoyed by local people. A balance needs to be struck where the priorities of maintaining and enhancing the built environment are balanced against the district's development needs. The impact on heritage assets of development should be proportionally considered in relation to their significance, with the most important nationally significant assets being given the utmost protection.	

Housing	
Plans/programmes/ strategies reviewed	**Key messages for Local Plan and SA**
Laying the Foundations: A Housing Strategy for England (HM Government, 2011)	The document sets the strategy for getting the housing market moving. Priorities include increasing the supply of housing, by supporting locally planned large scale development; planning reforms to give communities more control over development, including through the Community Right to Build; stronger support for custom home building (self build); need to deliver more new affordable housing, both for rent and affordable home ownership; homes need to be well-designed, of the highest quality and environmentally sustainable; delivery of Zero Carbon Homes from 2016; new housing developments need to make suitable provision for ageing populations in the long-term, ensuring a mix of property types, including Lifetime Homes.
National Planning Policy Framework (DCLG, 2012)	The supply of housing should be significantly boosted. In order to deliver a wide choice of high quality homes, local authorities should widen opportunities for home ownership, by planning for a mix of housing basing for different groups of the community; identify the size, type, tenure and range of housing required in a location and reflecting local demand; provide affordable housing where it is needed. Housing should be located where it accords with sustainable development, and new homes within the countryside should be avoided unless there are special circumstances.
Planning policy for	There should be fair and equal treatment for travellers, in a way that facilitates the traditional and nomadic way of life of travellers

traveller sites (DCLG, 2012)	while respecting the interests of the settled community. Local planning authorities should work collaboratively to develop fair and effective strategies to meet need through the identification of land for sites, planning over a reasonable timescale. In doing so, the Green Belt should be protected, and plan-making should aim to reduce the number of unauthorised developments. New policies should be fair, realistic and inclusive, and should increase the number of traveller sites in appropriate locations, reducing tensions between settled and traveller communities and enabling provision of suitable accommodation from which travellers can access education, health, welfare and employment infrastructure whilst having due regard to the protection of local amenity and the environment.
Code for Sustainable Homes (DCLG, 2010)	The code sets nine categories of sustainable design against which new dwellings can be assessed to consider their environmental sustainability. The code sets minimum standards, which are in excess of building regulations, ranging from levels 1 to 6 (6 being the highest) against a range of criteria including energy and CO_2 emissions, water, materials, surface water run-off, waste, pollution, health and well-being, management, and ecology.
The Way We Live Now (RIBA, 2012)	Consumers in the 21st century have particular requirements within modern housing that have not always been met by housing developments in recent decades. These requirements include larger windows for natural light and higher ceilings; large main living areas for eating and socialising; layouts which take into account technology used within the home; space for private time away from other members of the household; private outside space, particularly for families, or access to green public space in urban locations; long-term and short-term storage for functional items; dedicated space for domestic utility tasks, including washing, drying and ironing clothes, as well as storing vacuum cleaners, rubbish bins and recycling; and, options for different layouts.
Devon Sustainable Community Strategy 2008-18	The shortage of affordable housing is a significant issue as average house prices are nearly 10 times average earnings in Devon. Demand for affordable housing has increased. The county will need to deliver good quality, affordable housing, with sufficient development to respond to projected growth, and include provision for the homeless and vulnerable people.
Commissioning Strategy for Extra Care Housing (Devon County Council, 2010)	Increasing numbers of people are living longer, but with more complex conditions such as dementia and chronic illnesses. By 2022 20% of the English population will be over 65, and this figure is predicted to be even higher in Devon. The provision of Extra Care Housing for older people is an important element in preventing older people from moving into residential care and increasing choice and independence. Devon intends to develop an extra care housing programme to promote the health and well being of older people who wish to live independently.
A Community Housing Strategy for Mid Devon 2010-	Mid Devon's housing vision is to provide good quality housing both in terms of the condition and surroundings of existing stock and the supply of new housing. Large housing waiting lists indicate the existence of a problem with the availability of affordable housing, both in the social rental sector and home owner sector. Provision of rural affordable housing is also a priority, though local

2015	opposition to such development can be an issue, though good consultation has helped the process. The plan contains an objective of locating a suitable site in Tiverton for an extra care facility.
Mid Devon Corporate Plan 2012-2015	'Better Homes' is a priority for the corporate plan. High rates of inward migration from other parts of the country have led to house price inflation, with prices now far outstripping local average wages. This situation is even further felt within the rural parts of the district. An ageing population also needs support to live in their own homes and suitably adapted accommodation. The district needs to ensure that there is sufficient decent housing for local residents and key workers who cannot afford to pay market prices.
Mid Devon Sustainable Community Strategy 2010-15	High inward migration has led to house price inflation, where prices have more than doubled in the last ten years, making them unaffordable for many in the district. There needs to be sufficient decent affordable housing for local residents and key workers. Also, people need to be able to remain in their homes longer as they get older.

Housing – sustainability conclusions

Nationally the country has not been building enough homes to house its population, and therefore significantly boosting the supply of homes is a priority. The proportion of the population of people above retirement age has increased and there is a need to provide appropriate housing in response. Providing for an ageing population or people with disabilities may need to be addressed through the delivery of homes that can be adapted as peoples circumstances change, or through the delivery of extra care housing. Wide variety of home types should be provided, across a range of tenures to meet the needs of the population. In response to the fact that house prices are nearly ten times local earnings, there is a need to provide affordable housing to address long social housing waiting lists. Such issues are also acutely felt in some of the more rural locations of the district, where house prices may be even higher, and will need to be addressed through affordable housing delivery to meet an identified need. Provision for the needs of gypsies and travellers should be made planned for which seeks to balance their locational, economic and social needs with the protection of amenity and the environment. There is a need for modern homes to be environmentally sustainable, and meets the consumer demands of the population, including provision of sufficient storage space and private outdoor space.

Infrastructure	
Plans/programmes/ strategies reviewed	**Key messages for Local Plan and SA**

National Infrastructure Plan: update 2012 (HM Treasury & Infrastructure UK)	The plan outlines the government's vision for the future of UK economic infrastructure. It sets out the challenges facing the UK infrastructure and the government's strategy for meeting the infrastructure needs of the economy containing particular commitments for investment in important infrastructure projects and plans for attracting new private sector investment. Priorities include: ensuring the road network is fit for the UK's future transport needs; protecting homes and businesses from flooding and unlocking sites for development; enabling the UK to have the fastest and best connected communications networks in Europe; investing to ensure the UK has the facilities to maintain and develop its world class research base; ensuring the security of supply and shift to a diverse, low carbon power sector; moving to a 'zero waste economy'.
Gas Generation Strategy (DECC, 2012)	Gas in an integral part of the UK's generation mix and is a reliable, flexible source of electricity. The government expects that gas will continue to play a major role in our electricity mix over the coming decades, alongside low-carbon technologies as we decarbonise our electricity system. Measures outlined in the plan are designed to ensure that: adequate gas generation capacity is available, including ensuring we maintain an appropriate capacity margin to maintain security of electricity supply; flexible plant is available to meet the intermittency associated with renewables and that the necessary gas supply infrastructure is in place to support the role of gas in generation.
National Planning Policy Framework (DCLG, 2012)	Planning policies should recognise and seek to address potential barriers to investment including a lack of infrastructure, and should identify priority areas for infrastructure provision. Local authorities should work with neighbouring and transport authorities to develop strategies for the provision of viable infrastructure necessary to support sustainable development, including large scale facilities such as rail freight interchanges, roadside facilities, and other major generators of travel demand. The provision of advanced, high quality communications infrastructure is essential for sustainable economic growth, and local plans should support the expansion of electronic communications networks. To meet the needs of local communities, planning policies should plan positively for community facilities such as local shops, meeting places, sports venues, cultural buildings, public houses and places of workshop. Policies should also take a positive, proactive approach to ensuring there is a sufficient choice of school places available to meet the needs of existing and new communities.
Infrastructure – sustainability conclusions The reviewed plans and strategies highlight the importance of delivering infrastructure to meet the needs of existing and new communities. The Government places great importance on the delivery of the following infrastructure as part of ensuring sustainable economic development: transportation, flood protection, communications, research, energy and waste. Community facilities and schools are important infrastructural elements that are required to meet the needs of local communities as part of the delivery of sustainable development.	

Land (including agricultural land, brownfield land and contaminated land)	
Plans/programmes/ strategies reviewed	**Key messages for Local Plan and SA**
Safeguarding Our Soils: A Strategy for England (DEFRA, 2009)	Soil is a fundamental and essentially non-renewable natural resource, providing an essential link between the components that make up our environment. Soils vary hugely from region to region and even from field to field. Soils perform valuable functions including nutrient cycling, water regulation, carbon storage, support for biodiversity and wildlife, and providing a platform for food and fibre production and infrastructure. Soils have been degraded by human actions, and are vulnerable to erosion, compaction and loss of organic matter; such changes are likely to be exacerbated by climate change. By 2030 all England's soils will be managed sustainably and degradation threats tackled successfully. Planning decisions must take sufficient account of soil quality, particularly when significant areas of the best and most versatile agricultural land are involved. The document also considers the need for local authority officers to make proportionate and robust decisions regarding the remediation of contaminated land. Sustainable remediation that does not involve the wholesale removal and replacement of soil should be encouraged.
National Planning Policy Framework (DCLG, 2012)	The planning system should contribute and enhance the natural environment by protecting and enhancing soils. It should prevent new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil pollution or land instability. The planning system should, where appropriate, seek the remediation and mitigation of despoiled, degraded, derelict, contaminated and unstable land. Plans should allocate land with the least environmental or amenity value. The re-use of land that has been previously developed (brownfield) should be encouraged (provided it is not of high environmental value). The development of lower quality land should be prioritised over the best and most versatile agricultural land. Local authorities can set their own approach to determining housing densities to reflect local circumstances.
Code for Sustainable Homes (DCLG, 2010)	Category 9 (ecology) of the code aims to promote development on land that already has a limited value to wildlife and discourages the development of ecologically valuable sites. An additional aim is to promote the most efficient use of a building's footprint by ensuring that land and material use is optimised across the development.
Land – sustainability conclusions Soil is a fundamental natural resource that has been degraded by human action. Soils should be protected and enhanced. Planning should consider allocating or developing land with the least environmental value, prioritising lower quality land. Consideration of the soil quality of best and most versatile	

agricultural land, and the need to remediate contaminated land should be a planning consideration. When considering development, the use of land should be optimised across a site to ensure the efficient use of building footprints whilst setting a density of development appropriate to local circumstances.

Landscape	
Plans/programmes/ strategies reviewed	**Key messages for Local Plan and SA**
Countryside and Rights of Way Act 2000	Places a duty on relevant authorities in exercising their functions, to have regard to the effect on land in an AONB, and to have regard to the purpose of conserving and enhancing the natural beauty of the AONB.
National Planning Policy Framework (DCLG, 2012)	The planning system should contribute to and enhance the natural environment by protecting and enhancing valued landscapes. Great weight should be given to conserving landscape and scenic beauty of National Parks and Areas of Outstanding Natural Beauty, and planning permission for major development in these designated areas should be refused except in exceptional circumstances.
Devon Landscape Policy Group Advice Note No. 2: Guidance on the siting, design and assessment of wind and solar PV developments in Devon (Consultation draft, 2012)	Devon is faced with a wide range of challenges arising from a changing climate. Balancing the need to support the transition to a low carbon future and the need for energy security with the management of Devon's unique and valued landscape is one of these challenges. The landscape is also a major contributor to a strong tourism industry. The conservation of special landscape character is a core principle of the NPPF. However, Devon also has good conditions to produce wind and solar electricity, but it is important that the characteristics of Devon's landscape are not unacceptably harmed by poor design or inappropriate siting of renewable or low carbon technologies.
Dartmoor National Park Authority Core Strategy (2008)	Purposes of the park are to conserve and enhance the natural beauty of the National Park, and to promote opportunities for the understanding and enjoyment of its special qualities. The core strategy sets a vision for the park, highlighting the distinctive characteristics and special qualities of Dartmoor and points to the role of planning in sustaining those qualities.

Blackdown Hills AONB Management Plan 2009-14	The plan highlights the special qualities of the AONB as the isolated, unspoilt rural area; the diversity of landscape patterns and pictures; the unique geology; and the architectural appeal. Priorities include maintaining and enhancing the features that make the landscape distinctive; the sense of tranquillity is enjoyed free from noise and visual intrusion; key wildlife sites and sites of geological importance are conserved and enhanced; key natural resources such as air, water and soils are protected and conserved; greenhouse gas emissions are reduced; sustainable agricultural practices that converse and enhance the landscape, environment, water quality and nature conservation; sustainable recreation and tourism, based on the qualities of the landscape; new development to be of the highest quality, in keeping with landscape, historic character and other special qualities; use of traditional, local materials and energy/water efficient technologies; restricting or reducing noise and light pollution; restrictions on major developments in or adjacent to the AONB; appropriate affordable housing to enable local people to remain in their communities; a sustainable rural economy that conserves and enhances landscape character; and access to appropriate local facilities, services and amenities for local communities.
Landscape – sustainability conclusions Devon has a unique and valued landscape, which also contributes towards the tourism attraction of the county. Mid Devon has borders that are adjacent or in close proximity to two national parks, whilst the Blackdown Hills Area of Outstanding Natural Beauty crosses the east part of the district. Planning policies should offer protect valued landscapes, offering protection and enhancement of the most valued landscapes such as national parks and AONBs. The protection of the landscape needs to be balanced against the challenge of mitigating the effects of climate change through the transition to a low carbon future, particularly achieved through the development of renewables technologies, which are often located in rural areas.	

Minerals	
Plans/programmes/ strategies reviewed	**Key messages for Local Plan and SA**
National Planning Policy Framework (DCLG, 2012)	Minerals are essential to support sustainable economic growth and our quality of life. It is therefore important that there is a sufficient supply of material to provide the infrastructure, buildings, energy and goods that the country needs. However, minerals represent a finite resource, and it is important to make best use of them to secure their long-term conservation.
Technical Guidance to the National	The technical guidance sets out planning considerations including those to protect communities in proximity of mineral workings, control of dust and noise emissions, stability in surface mine workings, restoration and aftercare of mineral sites, and the

Planning Policy Framework (DCLG, 2012)	landbanking of industrial minerals.
Code for Sustainable Homes (DCLG, 2010)	Category 3 of the code (materials) states that consideration of the environmental impact of materials can contribute to the development of sustainable homes. This part of the code aims to specify materials with lower environmental impacts over their life-cycle; to promote the specification of responsibly sourced materials for the basic building elements, as well as finishing elements.
Devon Minerals Plan 2011-2031 (Options Consultation, 2011)	Devon has minerals that are of national, and in some cases, international importance. The objectives of the document include: securing mineral development with minimal transportation by road while conserving environmental assets; making prudent use of existing resources; reinforce the distinctiveness of Devon's built environment through appropriate use of local sources of materials; safeguard mineral resources and associated infrastructure; manage mineral development in a manner that protect Devon's communities from adverse impacts and conserves the environment.
Minerals Local Plan (Devon County Council, 2004)	Objectives of the plan including: striking a balance between the demand for minerals and the need to protect the environment, having regard to sustainable development; to maintain a stock of reserves; to re-use waste minerals to reduce the requirement for new resources; to protect the County's earth science and nature conservation interest, historic environment, water environment and landscape character; to identify Mineral Working Areas; to consult with communities; and to prevent sterilisation of mineral resources by other development.
Minerals – sustainability conclusions There needs to be a sufficient supply of minerals to ensure the long-term ability to deliver infrastructure and development. The need for a supply of minerals needs to be balanced with the priority of protecting the environment. Planning for minerals extraction does not fall within the remit of Mid Devon District Council, being instead undertaken by Devon County Council. However, the consideration of the environmental impact of materials used in buildings and the desire to promote locally sourced materials is a district issue, as is the effect on local communities who are close proximity to mineral workings.	

Rural areas	
Plans/programmes/ strategies reviewed	**Key messages for Local Plan and SA**

Rural Statement (DEFRA, 2012)	Rural areas are home to one-fifth of the English population, and 28% of England's businesses. The key priorities include wanting rural businesses to make a sustainable contribution to national growth; engaging directly with rural communities; wanting rural people to have fair access to public services and be actively engaged in shaping the places in which they live.
Rural Economy Growth Review (DEFRA, 2011)	Businesses in rural areas make a substantial contribution to the national economy, generating about 22% of employment. Between 2001 and 2009, the population of England's rural areas grew 10% faster than urban areas. There are strong interdependencies between market towns and their rural hinterlands. Smaller businesses play a relatively strong role in rural areas, accounting for over 50% of employment in rural areas, whilst home working rates are more than twice as high in rural than urban areas. Growth of rural businesses is restricted by broadband coverage, with 23% of rural household having no or slow connections. Populations of rural areas tend to be older than urban populations, and there are a substantially lower proportion of ethnic minority backgrounds.
Foresight. The Future of Food and Farming (Government Office for Science, 2011)	The global food system will experience an unprecedented confluence of pressures over the next 40 years. Population size will increase, raising demand, whilst competition for land, water and energy will intensify, while the effects of climate change will become increasingly apparent. Priorities for action include making sustainable food production central in development; working on the assumption there is little new land for agriculture; promoting sustainable intensification; including the environment in food system economics; reducing waste; anticipate major issues with water availability for food production and work to change consumption patterns.
National Planning Policy Framework (DCLG, 2012)	National planning policy encourages supporting economic growth in rural areas to create jobs and prosperity. This can be achieved through supporting sustainable business growth, development and diversification of agricultural activities, supporting rural tourism and retaining local services. The economic value of retaining the best and most versatile agricultural land should be considered.
Mid Devon Sustainable Community Strategy 2010-15	In a rural district, access to vital services can be a significant problem. Communities in rural areas need access to facilities and services they need. Isolated small rural communities experience issues with transport and declining services. Broadband speeds needs to be increased in rural areas.
Rural areas – sustainability conclusions The population in rural areas has grown at a greater rate than urban areas in last decade. Rural businesses make a substantial contribution to the economy and should be supported to grow. Agriculture remains an industry that has faced many challenges in recent decades and such enterprises should be supported to diversify in order to benefit the rural economy. Rural areas experience social issues such as poor access to services and facilities, whilst the growth of their economies may be hampered by poorer broadband speeds.	

Transport	
Plans/programmes/ strategies reviewed	**Key messages for Local Plan and SA**
Department for Transport Priorities (gov.uk, 2013)	DfT priorities include: continuing to develop the preparations for a high speed rail network; improving existing rail network and creating new capacity; tackling congestion on roads; continuing to improve road safety; encouraging sustainable local transport; promoting lower carbon transport, such as walking and cycling; supporting the development of the market for electric and other ultra-low emission vehicles; supporting the development of aviation; and maintaining high standards of safety and security for passengers and freight.
Door to Door: A strategy for improving sustainable transport integration (DfT, 2013)	The government wants more journeys to be made by public transport, cycling and walking. The vision is for an inclusive, integrated and innovative transport system where the use of sustainable transport is made more attractive for the entire door-to-door journey. Specific actions to achieve these goals include investing in high-quality cycling and walking environment, particularly close to train and bus stations; and ensuring the future needs of society are considered at the beginning of any new developments, so that interchange facilities can be designed around expected customer needs from the outset.
Creating Growth, Cutting Carbon: making sustainable local transport happen white paper (DfT, 2011)	The document sets a vision for a transport system that is an engine for economic growth, but is also greener and safer and improves quality of life. It notes that investment on its own is not enough, as people will need to make transport choices that are good for society as a whole. Two-thirds of all journeys are less than five miles – many of which could be easily walked, cycled or undertaken on public transport. Many drivers would be willing to drive less (particularly for shorter trips), if practical alternatives were available. The report highlighted key areas which needed to be addressed to encourage more people to use sustainable travel options including: making connections between different steps in the journey, and different modes of transport, easier; and providing better interchange facilities.
National Planning Policy Framework (DCLG, 2012)	Transport policies have an important role to play in facilitating sustainable development. The transport system needs to be balanced in favour of sustainable transport modes, giving people a choice about how they travel. Different approaches will be required within different communities. Developments that generate significant movement should be located where the need to travel is minimised and the use of sustainable modes of travel maximised. Developments should exploit opportunities for sustainable development and designed to: accommodate efficient delivery of goods; give priority to pedestrian and cycle movements and have access to high quality public transport facilities; create safe and secure layouts which minimise conflicts

	between different transport groups; incorporate facilities for charging low emission vehicles; and consider the needs of people with disabilities.
Local Transport Plan: Devon and Torbay Strategy 2011-2026	Devon and Torbay's transport system will offer business, communities and individuals safe and sustainable travel choices. The transport system will help to deliver a low carbon future, a successful economy and a prosperous, healthy population living in an attractive environment. Objectives include: deliver and support new development and economic growth; making best use of transport network and protect existing transport assets; work with communities to provide safe, sustainable and low carbon transport choices; strengthen and improve the public transport network; and make Devon the 'place to be naturally active'.
Code for Sustainable Homes (DCLG, 2010)	Category 1 of the code (energy and carbon dioxide emissions) can be delivered in part by the provision of cycle storage space within new dwellings. The code states that the wider use of bicycles as transport reduces the need for short car journeys and the associated CO_2 emissions.
Transport – sustainability conclusions Reducing carbon emissions produced as a result of transportation is a national priority. This can be achieved by increasing opportunities for the use of sustainable modes of transport, such as public transport, walking and cycling; through the delivery of opportunities to increase the use of electric vehicles and improving the connections between various modes of transportation. Improve the condition of local transport network, protecting existing transportation assets. Ensure safe and sustainable transport options are available to communities.	

Waste	
Plans/programmes/ strategies reviewed	**Key messages for Local Plan and SA**
Department for Communities and Local Government: Waste Priorities (gov.uk, 2013)	The main objective of government policy on waste is to protect human health and the environment by producing less waste and by using it as a resource where possible. Waste should be managed according to the 'waste hierarchy' of prevention, reuse, recycling and composting, and then using waste as a source of energy, with disposal (waste going to landfill) being a last resort. Objectives of government waste policy include: preparation of planning strategies by local authorities in which communities take more responsibility for their own waste; handling waste safely, without endangering human health and without harming the environment, and disposing of waste on one of the nearest appropriate places; assessing the suitability of waste sites, including the physical and environmental constraints on development and the cumulative effect of previous waste disposal facilities on the well-

	being of the local community.
Planning Policy Statement 10: Planning for Sustainable Waste Management (DCLG, 2011)	Key objectives for local authorities include: helping to deliver sustainable development through driving waste management up the waste hierarchy, addressing waste as a resource and looking to disposal as the last option, but one which must be catered for; providing a framework within which communities take more responsibility for their own waste; help implement the national waste strategy; help secure the recovery or disposal of waste without endangering human health and harming the environment; ensure the design and layout of new development supports sustainable waste management.
Waste Strategy for England (DEFRA, 2007)	Objectives of the strategy are to: decouple waste growth from economic growth and put more emphasis on prevention and re-use; meet and exceed landfill diversion targets; increase diversion from landfill of non-municipal waste and secure better integration of treatment for municipal and non-municipal waste; secure investment in infrastructure needed to divert waste from landfill; and get the most environmental benefit from that investment, through increased recycling of resources and recovery of energy from residual waste using a mix of technologies.
Code for Sustainable Homes (DCLG, 2010)	Category 5 of the code (waste) has the aim of providing adequate internal and external storage space for non-recycling waste and recyclable household waste. The code also aims to promote resource efficiency via the effective and appropriate management of construction site waste. Additional credits can be achieved by promoting the provision of compost facilities to reduce the amount of household waste sent to landfill.
Devon Sustainable Community Strategy 2008-18	Waste production will need to be reduced so that resilience on landfill is decreased, whilst the need to process waste overall is reduced, whilst recycling of all types needs to increase.
Devon Waste Plan: Preferred Options (2012)	Objectives of the plan include: playing a major role in the development of an integrated approach to waste policy, waste-related behavioural change, waste collection and infrastructure delivery; enabling waste management to supporting a sustainable economy; tackling climate change by reducing the carbon footprint of waste management; meet the needs of Devon through the delivery of new waste management infrastructure; apply the 'waste hierarchy'; support the delivery of waste facilities that use a range of technologies; achieve a reduction in negative waste management impacts on the natural, built and historic environment; and minimise the negative transport impacts of waste management. Consider four sites within Mid Devon as potential locations for recovery and/or disposal.

Devon County Waste Local Plan (2006)	The objectives of the plan are: to promote encourage communities to take more responsibility for the waste they create; to minimise any adverse effects on human health and the environment caused by the introduction of waste management facilities, and to enhance the local environment when considering plans for site restoration, after-use and aftercare; to ensure than any proposal for a waste management facility is achieved in as sustainable a manner as possible; to ensure that the management of waste is undertaken in accordance with the 'waste hierarchy' of reduction, re-use, recycling and composting, energy recovery and disposal; to encourage the provision of waste management facilities at or close to major centres of population; to ensure Devon's waste is treated or disposed of within the County; and to promote the establishment of an effective and integrated network of waste management facilities to serve national, regional, sub-regional and local needs.
Mid Devon Waste Strategy & Recycling Plan 2008 to 2013	Priority 1 is to reduce waste, particularly the amount of municipal waste going to landfill, increasing the 'dry' recycling rate, offering opportunities to participate in organic waste composting, and work with Devon County Council to secure provision of a Recycling Centre in the Culm Valley area.
Mid Devon Corporate Plan 2012-2015	A priority of the plan is to reduce the amount of waste going to landfill and increase recycling/composting.
Mid Devon Sustainable Community Strategy 2010-15	The district needs to reduce the amount of waste that goes to landfill.
Waste – sustainability conclusions National waste priorities are to protect human health and the environment whilst ensuring the delivery of sustainable waste management. Reducing the carbon footprint of waste will also contribute towards tackling climate change. New development should contribute to sustainable waste management, through the application of the waste hierarchy where disposal is the last resort, instead prioritising re-use, recycling or recovery.	

Water	
Plans/programmes/ strategies reviewed	**Key messages for Local Plan and SA**

Flood and Water Management Act 2010	The act gives the Environment Agency a strategic overview of the management of flood and coastal erosion risk in England. It also requires upper tier authorities (locally this is Devon County Council) responsibility for preparing a strategy for managing flood risk from groundwater, surface water and other watercourses. The act places a duty on local authorities to aim to make a contribution towards the achievement of sustainable development when discharging flood management functions. The act introduces standards for the design, construction, maintenance and operation of new rainwater drainage systems, including sustainable drainage systems, and introduces an approving body (which is generally the local authority).
Water for people and the environment – Water Resources Strategy for England and Wales (Environment Agency, 2009)	The strategy sets out how the Environment Agency believes water resources should be managed to 2050 and beyond, to ensure that there will be enough water for people and the environment. The strategy sets out the EAs role to manage the water resources, and plan how to use them in a sustainable way. It notes that pressures on water resources are growing, given that more houses are being built, population is increasing and forecasts show we will use more water. The strategy sets out how the EA believes water resources should be managed to deliver a secure supply and safeguard the environment.
Water Resources Strategy Regional Action Plan for the South West (Environment Agency, 2009)	The action plan shows how the South West region will meet the challenges posed by pressures on water resources over the next 50 years. Actions include ensuring the water supply and demand is resilient to the effects of climate change, reducing carbon emissions associated with the supply of water, managing catchments better to protect water resources, enhancing biodiversity, reducing flood risk and improving the water efficiency of new housing and commercial developments.
National Planning Policy Framework (DCLG, 2012)	The NPPF requires local planning authorities to adopt proactive strategies to mitigate and adapt to climate change, taking full account of flood risk and water supply and demand considerations. New development should be planned to avoid increased vulnerability to the impacts arising from climate change. Local authorities should prevent new and existing development from contributing to or being put at unacceptable risk from water pollution. Local authorities should plan strategically and work with other authorities for the provision of infrastructure for water supply and flood risk. Development should be directed away from areas at highest risk of flooding. Land should be safeguarded that is required for current and future flood management. New development should reduce the causes and impacts of flooding, and should not increase flooding elsewhere.
Technical Guidance to the NPPF	The overall aim should be to steer new development to Flood Zone 1. Where there are no reasonably available sites in Flood Zone 1, local planning authorities allocating land in local plans should take into account the flood risk vulnerability of land uses, and

	consider reasonably available sites in Flood Zone 2. Only where there are no reasonably available sites in Flood Zones 1 or 2 should the suitability of sites in Flood Zone 3 be considered.
South West River Basin Management Plan (Environment Agency, 2009)	The plan is prepared under the European Water Framework Directive, which requires all EU countries throughout the European Union to manage the water environment to consistent standards. Priorities for local government include ensuring that local planning document take into account the objectives of the SWRBMP, actions to reduce the physical impacts of urban development on artificial or heavily modified water bodies, promotion of the use of sustainable urban drainage systems and promote sustainable water management best practice through pre-application discussions with developers.
Code for Sustainable Homes (DLCG, 2010)	Category 2 (water) of the code is mandatory, and requires a reduction of potable water in the home from all sources, through the use of water efficient fittings, appliances and water recycling systems. Category 4 (surface water run-off) is mandatory and requires the design of surface water drainage for housing developments which avoid, reduce and delay the surcharge of rainfall run-off to watercourses and public sewers using sustainable drainage techniques. This protects receiving waters from pollution and minimises the risk of flooding.
A Warm Response - Our Climate Change Response (Devon County Council, 2005)	A strategic objective of the plan is to adapt to climate change by 'climate-proofing' for current and future weather hazards, in particular the impact of flooding. Consideration of actions required for the maintenance or adaptation of strategic infrastructure such as the built environment, transport network and utilities.
Devon Sustainable Community Strategy 2008-18	The county will need to incorporate necessary adaptations to mitigate the effects of climate change and flooding into new development.
Mid Devon Strategic Flood Risk Assessment (2009)	Mid Devon has suffered serious flooding in the past, and the risk of flooding is likely to increase in the future as a result of climate change. With more than 7000 homes to be built in the district over the next 20 years (at the time of writing), spatial planning must take account of this risk to ensure that new development is sustainable.
Water – sustainability conclusions Managing flood risk and the effects of climate change is a key national and local priority, particularly as Mid Devon has suffered serious flooding in the past. There is also growing pressure on water resources and a need to improve resource efficiency. In particular new housing and commercial development should incorporate measures to improve water efficiency and reduce surface water run-off which can contribute to flooding. Water bodies should be protected from the effects of pollution, and there should be no reduction in their quality or status.	

Mid Devon DISTRICT COUNCIL

Local Plan Review: Proposed Submission Consultation

Sustainability Appraisal

February 2015

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1 Background

The Local Plan

1.1 Mid Devon's Local Plan sets the levels and distribution of development and strategic policies for the district. The document also sets out the infrastructure requirements needed to deliver the strategic objectives and states the policies by which development management decisions are made when determining planning applications. The existing Local Plan is made up of three parts:

- Core Strategy (adopted 2007)
- Allocations and Infrastructure Development Plan Document (adopted 2010)
- Local Plan Part 3: Development Management policies (adopted 2013)

1.2 Because the first part of the current plan was adopted seven years ago, it now needs to be brought up to date. The Council has therefore reviewed the targets, allocations, and policies contained within the current plan to reflect the latest evidence and guidance including the National Planning Policy Framework (2012). In reviewing the Local Plan, the Council has produced one document which will supersede the three parts of the existing plan. This new document entitled 'Local Plan Review: Options Consultation' (or Options Consultation), was out for consultation February – March 2014. The plan sets out the strategic options facing the district in terms of where new development could be located, and in what quantity. The Council has taken into account the representations received during the Options Consultation to compile the Local Plan Review Proposed Submission 2013-2033 (or Local Plan Review), which contains preferred policies and allocations. An outline of the contents of the Local Plan Review is set out below:

Chapter 1.0	Introduction
	Preparation of the Local Plan
	Vision, Spatial Strategy and Key Diagram
	Neighbourhood Planning
	Superseded Policies
Chapter 2.0	Development Strategy and Strategic Policies
	S1 Sustainable development priorities
	S2 Amount and distribution of development
	S3 Meeting housing needs
	S4 Ensuring housing delivery
	S5 Public open space
	S6 Employment
	S7 Town centres
	S8 Infrastructure
	S9 Environment
	S10 Tiverton
	S11 Cullompton
	S12 Crediton
	S13 Villages
	S14 Countryside
Chapter 3.0	Site Allocations
	Tiverton (Sites TIV1-TIV15)

	Cullompton (Sites CU1-CU21)
	Crediton (Sites CRE1-CRE11)
	Rural Areas (23 Sites BA1-WI2)
Chapter 4.0	Managing Development (DM1 – DM29)
Chapter 5.0	Monitoring
	Annex 1 Glossary
	Annex 2 Low Emission Assessments:
	Proposed Submission Policies Map

1.3 The following sets out the vision and main objectives of the Local Plan Review:

Mid Devon will be a prosperous and sustainable rural district, where individuals, families and communities can flourish as a result of access to good quality local employment, housing and services and a clean, green, safe environment. Local communities and private, public and voluntary organisations will work in partnership to meet social and economic needs in ways that enhance the environment and reduce the area's carbon footprint. High quality development in the right places with appropriate infrastructure will bring regeneration, social and economic benefits and enhance towns, villages and countryside while promoting sustainable use of energy and other resources and tackling the causes and effects of climate change. The Council will use planning and related powers to:

Promote community well-being

- Diverse, inclusive communities with a vibrant mix of accessible uses and local services
- Sufficient 'fit for purpose', decent homes which people can afford
- Safe, healthy and crime free neighbourhoods
- Active, involved, well-educated citizens
- A good range of opportunities to travel by active and sustainable modes
- Strong town and village communities
- Green Infrastructure for personal leisure amenity space

Support sustainable economic success

- A good range of jobs in urban and rural areas
- Growth that respects Mid Devon's relationship with Exeter and Taunton
- Profitable and expanding local businesses, attracting inward investment
- Attractive, lively and successful town centres
- Tourism and leisure enterprises that benefit the whole district
- Recognition of the role of heritage as a tourism attraction

Conserve and enhance the area

- High quality design in new developments
- Clean air and water
- Countryside, environment and heritage assets conserved and enhanced
- Attractive countryside providing for biodiversity and employment
- Effective reuse of existing buildings
- Conservation and enhancement of protected landscapes

Respect environmental limits

- Social and environmental benefits of development are optimised
- Developments use land, energy and resources effectively

- Waste is minimised and recycling rates are high
- Public transport, walking and cycling are encouraged
- Floodplains remain undeveloped
- Renewable energy projects within environmental limits

1.4 It is anticipated that the final document will be adopted, following an 'Examination in Public' in 2015.

Purpose of the Sustainability Appraisal / Strategic Environmental Assessment Report

1.5 In order to be in accordance with EU and UK legislation, any plan must be subject to a Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA). SA/SEA (or SA for short) assists in promoting sustainable development through integrating sustainability considerations into plan making. It is an iterative, ongoing process and integral to plan making. The process helps to consider the effects of the plan (and the effect without the plan) on the environment, on people and on the economy. It helps planning authorities to consider the merit of a variety of options to help determine the most sustainable policy decisions.

1.6 The SA highlights potential negative impacts of a plan, thereby providing the opportunities for these effects to be avoided or mitigated. However, the SA cannot ensure that development will be absolutely sustainable in all its aspects. It is possible that in some cases development which is in some respects less sustainable may still have to take place, perhaps where the social and/or economic benefits outweigh environmental impact.

Sustainability Appraisal Process

1.7 The Sustainability Appraisal Scoping Report (July 2013) (or SA Scoping Report) which accompanied the Local Plan Review: Scoping Report (or Scoping Report) was the first stage in the preparation of an SA for the new Local Plan Review. As set out in Government guidance on applying SA, the SA Scoping Report involved setting the context and objectives, establishing the baseline and deciding on the scope as follows:

- Identifying other relevant policies, plans and programmes, and sustainability objectives
- Collecting baseline information
- Identifying sustainability issues and problems
- Developing the SA framework
- Consulting on the scope of the SA

1.8 The interim Sustainability Appraisal (January 2014) (or interim SA) built on the initial findings set out in the Scoping Report SA. This was the next stage of preparing the SA which involved the developing and refining of options and assessing their effects. Government guidance on undertaking a SA defines this stage as including the following aspects:

- Testing the plan objectives against the SA
- Developing plan options
- Predicting the effects of the plan
- Evaluating the effects of the plan
- Considering ways of mitigating adverse effects and maximizing beneficial effects

1.9 The interim SA undertook an initial assessment of the effects of the plan against the framework of indicators proposed within the scoping report. It includes a number of initial recommendations against each policy or site in order to mitigate their negative impacts or maximise the positive. The production of an interim SA, reflected the iterative nature of the appraisal process, and provides a basis against which policies and allocations could be continually assessed as the preparation of the Local Plan Review progressed.

1.10 This document is the proposed submission version of the SA and has been produced alongside the proposed submission version of the Local Plan Review. The proposed submission version has taken account of any representations received during the consultation period regarding significant effects of the plan. This SA sets out the SA process and how it complies with the SEA Directive, the sustainability context, sustainability methodology, an outline for the reasons for selecting or rejecting alternatives and the measures envisioned to monitor them.

1.11 The appendices outline in more detail the contents and main objectives of the plan and the relationship with other plans and the likely significant effects on the environment of policy options including measures envisaged to present, reduce and as fully as possible offset any significant adverse effects on the environment. A non-technical summary of this information is also provided.

Compliance with the Strategic Environmental Assessment Directive and Regulations

1.12 The Environmental Assessment of Plans and Programmes Regulations (2004) set out certain requirements for reporting the SA process. The regulations specify that the SA report must set where it has met the SEA requirements. This is set down in the following table:

The SEA Directive requirements	**Section within this SA that meets the requirement**
Preparation of an environmental report in which likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and geographical scope of the plan or programme, are identified, described and evaluated	The SA as a whole
a) An outline of the contents and main objectives of the plan and the relationship with other plans	Sections 1, 2 and Appendix 1
b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme	Section 2
c) The environmental characteristics of areas likely to be significantly affected	Section 2
d) Any existing environmental problems which are relevant to the plan including in particular those relating to any areas of particular environmental importance	Section 2
e) The environmental protection objectives, established at	Section 2 and Appendix 1

international, community or national level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account	
f) The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects.	Appendix 2
g) The measures envisaged to present, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme	Appendix 2
h) An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information	Sections 3 and 4
i) A description of the measures envisaged concerning monitoring	Section 5
j) A non-technical summary of the information provided under the above headings	Non-technical summary

2 Sustainability context

Review of relevant plans and programmes

2.1 The Local Plan Review has not been developed in isolation – its content has been influenced by a large number of factors and policies defined by EU or UK legislation, national policies and other plans and strategies at a local level. Understanding the relationship between the Local Plan Review and other plans is important as it has influenced the options considered in preparation of the Plan. Information on these relationships has revealed where there are shared objectives or inconsistencies and constraints to be addressed.

2.2 Plans and strategies have been reviewed and grouped into theme areas. The SA has taken into account the latest guidance available and representations made following the publication of the Scoping and the Interim SA Reports. Many of the themes cut across each other, however to permit an analysis they have been collated under particular headings as set out below. **Please note only the conclusions from the review of relevant plans are contained below; the full review of plans and strategies can be found within Appendix 1**.

Carbon reduction and air quality

2.3 Policies/strategies reviewed emphasise the need to reduce carbon emissions as a key action to mitigate the effects of climate change. Reducing emissions is also a requirement in areas that suffer from poor air quality, such as in Crediton and Cullompton. Reviewed policies also encourage increasing the use of low carbon vehicles as part of a strategy to reduce emissions. These messages must be clearly reflected within the new Local Plan Review. The document should ensure that new development does not unacceptably contribute to poorer air quality, and that opportunities for reducing emissions are incorporated. New development should encourage the use of sustainable modes of transport, such as walking, cycling or the use of public transport. New development should also help to promote the market for low carbon vehicles by ensuring the delivery of electric vehicle charging infrastructure, or other latest technological infrastructure needed for low emission transportation.

Biodiversity and green infrastructure

2.4 The biodiversity and green infrastructure plans and strategies reviewed have at heart the need to conserve and enhance biodiversity. Policies should avoid the deterioration of habitats, and look to preserve, restore and recreate priority habitats, with no net loss in priority habitats. Development should provide net gains in biodiversity where possible, balancing the economic and social needs of development with the objectives of bio- and geo-diversity conservation. Policies should also give consideration to biodiversity enhancing development. The Council should consider whether playing field provision can be provided by private as well as public means. Policies should not adversely affect the integrity of European sites either alone or in combination with other plans as set out in the Habitat Regulations published in 2007, updated in 2010 and again in 2012.

Climate change mitigation and energy

The UK is committed to achieving targets in reducing greenhouse gas emissions in order to tackle climate change, and development has a significant part to play to help achieve these

targets. Planning needs to minimise vulnerability to the impacts of climate change, and support the delivery of renewable and low carbon energy development.

Community and wellbeing

2.5 The reviewed plans and strategies set out the importance of delivering an integrated approach to new development. Building mixed inclusive communities, around a strong neighbourhood centre, with a mixture of housing, economic uses, community uses and services is a priority. Access to services, the creation of safe neighbourhoods and the availability of local green space and quality education and leisure facilities for young people are vital in the creation of healthy, inclusive communities. The provision of accessible, adaptable properties also allows older residents or those with disabilities to remain in their communities, close to family and friends, rather than having to move as their needs change. Residents should be able to influence decisions that affect them and have sufficient space for activity, privacy, circulation and storage in their homes.

Economy and economic development

2.6 The planning system should support the development of strong, sustainable and balanced economic growth. Opportunities for meeting the needs of local and inward investment should be met by facilitating the growth of local businesses, both urban and rural, and providing sufficient land for employment. There should be sustained investment in business and transport infrastructure to improve connectivity. The regeneration of the market towns of the district should be supported with a particular aim to reduce the number of empty shops.

Historic environment

2.7 The planning system should set out a positive strategy for the conservation and protection of the historic environment, considering the value it plays in delivering sustainable, distinctive places that are enjoyed by local people. A balance needs to be struck where the priorities of maintaining and enhancing the built environment are balanced against the district's development needs. The impact on heritage assets on development should be proportionally considered in relation to their significance, with the most important nationally significant assets being given the utmost protection.

Housing

2.8 Nationally the country has not been building enough homes to house its population, and therefore significantly boosting the supply of homes is a priority. The proportion of the population of people above retirement age has increased and there is a need to provide appropriate housing in response. Providing for an ageing population or people with disabilities may need to be addressed through the delivery of homes that can be adapted as peoples circumstances change, or through the delivery of extra care housing. A wide variety of house types should be provided, across a range of tenures to meet the needs of the population. In response to the fact that the lower quartile house prices to lower quartile earnings ratio for 2013 was 8.37 (DCLG 2014) there is a need to provide affordable housing to address long social housing waiting lists and others with a housing need. Such issues are also acutely felt in some of the more rural locations of the district, where house prices may be even higher, and will need to be addressed through affordable housing delivery to meet an identified need. Provision for the needs of gypsies and travellers should be planned for which seeks to balance

their locational, economic and social needs with the protection of amenity and the environment. There is a need for modern homes to be environmentally sustainable, and meet the consumer demands of the population, including provision of sufficient storage space and private outdoor space.

Infrastructure

2.9 The reviewed plans and strategies highlight the importance of delivering infrastructure to meet the needs of existing and new communities. The Government places great importance on the delivery of the following infrastructure as part of ensuring sustainable economic development: transportation, flood protection, communications, research, energy and waste. Community facilities and schools are important infrastructural elements that are required to meet the needs of local communities as part of the delivery of sustainable development. It is recommended that all future allocations are assessed in terms of their impact on the Strategic Road Network and whether they comply with sustainable transport policy objectives and relevant guidance.

Land

2.10 Soil is a natural resource that can be degraded by human action. Planning should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, poorer quality land in preference to that of a higher quality should be sought. The need to remediate contaminated land should also be a planning consideration.

Landscape

2.11 Devon has a unique and valued landscape, which also contributes towards the tourism attraction of the county. Mid Devon has borders that are adjacent or in close proximity to two National Parks, whilst the Blackdown Hills Area of Outstanding Natural Beauty (AONB) crosses the east part of the district. Planning policies should protect valued landscapes, offering protection and enhancement of the most valued such as National Parks and AONBs. The protection of the landscape needs to be balanced against the challenge of mitigating the effects of climate change through the transition to a low carbon future, particularly achieved through the development of renewables technologies, which are often located in rural areas.

Minerals

2.12 There needs to be a sufficient supply of minerals to ensure the long-term ability to deliver infrastructure and development. The need for a supply of minerals needs to be balanced with the priority of protecting the environment. Planning for minerals extraction does not fall within the remit of Mid Devon District Council, being instead undertaken by Devon County Council. However, the consideration of the environmental impact of materials used in buildings and the desire to promote locally sourced materials is a district issue, as is the effect on local communities who are in close proximity to mineral workings. Minerals resources should also be protected from the sterilisation by development where these minerals are needed in the long term.

Rural areas

2.13 The population in rural areas has grown at a greater rate than urban areas in the last decade. Rural businesses make a substantial contribution to the economy and should be supported to grow. Agriculture remains an industry that has faced many challenges in recent decades and such enterprises should be supported to diversify in order to benefit the rural economy. Rural areas experience social issues such as poor access to services and facilities, whilst the growth of their economies may be hampered by poorer broadband speeds.

Transport

2.14 Reducing carbon emissions produced as a result of transportation is a national priority. This can be achieved by increasing opportunities for the use of sustainable modes of transport, such as public transport, walking and cycling; through the delivery of opportunities to increase the use of electric vehicles and improving the connections between various modes of transportation; improving the condition of the local transport network and protecting existing transportation assets. Ensuring safe and sustainable transport options are available to communities is also a priority.

Waste

2.15 National waste priorities are to protect human health and the environment whilst ensuring the delivery of sustainable waste management. Reducing the carbon footprint of waste will also contribute towards tackling climate change. New development should contribute to sustainable waste management, through the application of the waste hierarchy where disposal is the last resort, instead prioritising re-use, recycling or recovery.

Water

2.16 Managing flood risk and the effects of climate change is a key European, national and local priority, particularly as Mid Devon has suffered serious flooding in the past. In particular new housing and commercial development should incorporate measures to improve water efficiency and reduce surface water run-off which can contribute to flooding. Water bodies should be protected from the effects of pollution, and there should be no reduction in their quality or status. Consideration should be given to the Water Framework Directive, and the objectives of the South West River Basin Management Plan when planning for development which could impact on the water environment.

Mid Devon's baseline characteristics and future changes

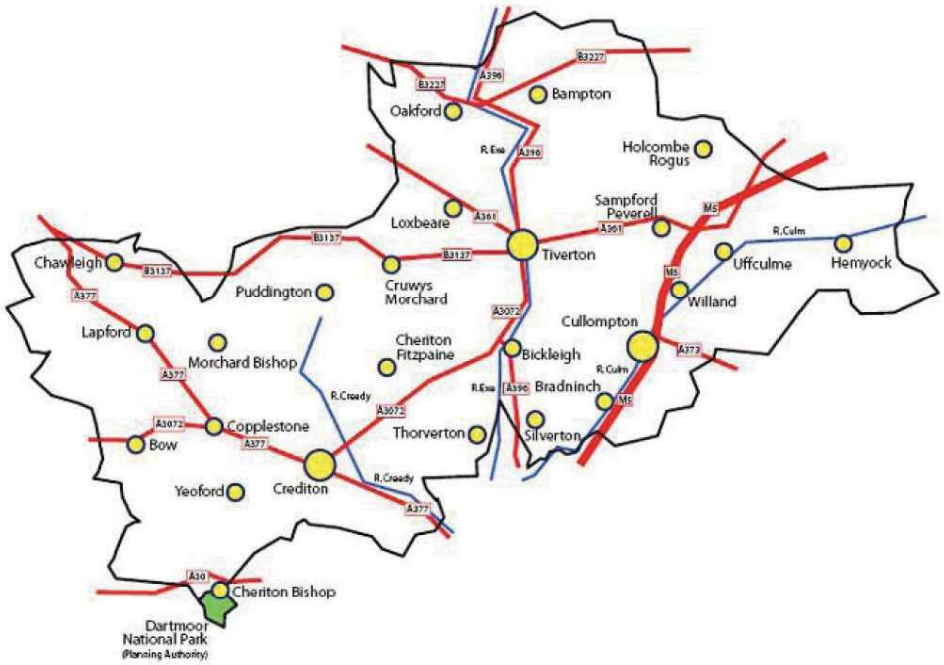
2.17 The collection of baseline data is a key component of the SA process to help establish a picture of the District. The information collected provides a basis for predicting and monitoring effects and helping to identify sustainability problems. The information collected is drawn from a mixture of sources from national plans and strategies and combined with local monitoring data.

2.18 Much of the information represents generic data about the district, rather than specifically generated information in relation to the development of the Local Plan Review. Some of it will have been relevant in the production of previous local development documents, whilst other data will have been updated more recently. Some information may not be up to date, but may be the most recent available. The information provided covers a broad range of environmental, social and economic matters which collectively understood help to assess sustainability.

Location

1.1 Mid Devon is an inland area in the south west of England, lying roughly equidistant between the Bristol and English Channel coasts. The Strategic Road Network provides good connections to Tiverton and Cullompton and access to larger urban areas outside the district including Exeter (population 117,800) and Taunton (63,000) which are just beyond the southern and eastern boundaries of Mid Devon and provide additional opportunities for work and higher education. Significant transportation routes such as the M5 motorway and the Great Western Rail Line provide good connections to the rest of the UK including London.

1.2 The district is one of the most sparsely populated local authority areas within England and Wales, with a large number of residents living outside of the three largest towns. The principal concentration of people is in the eastern part of the district, where the market towns of Tiverton and Cullompton lie within 6 miles of each other. Crediton is the largest settlement in the west of the district.



Physical characteristics (including landscape)

2.19 The district of Mid Devon covers an area of 353 square miles (914 sq. km) in the heartland of Devon. It lies between Dartmoor, Exmoor and the Blackdown Hills. From the centre of the district, the north and south coasts of Devon are each about 30 miles away. The landscape's strong rural characteristics complements a historic sense of place, with medieval field patterns interspersed within the productive agricultural landscape, broken by tracts of internationally important Culm grasslands and scattered traditional settlements typically associated with Devon. The majority of Mid Devon's settlements are nestled within the folds of the landscape, with many small historic settlements containing thatched cottages and ancient churches.

2.20 The Mid Devon district forms the heart of the Devon countryside, linked to the south coast by the River Exe with its valley and surroundings. Most of the district's rivers drain southwards in steep-sided valleys into large expansive floodplains. The market towns of the district have typically evolved as riverside settlements. The intricate course of the River Exe is the most

defining landscape feature in Mid Devon, providing a continuous thread flowing from the northern extremities of the district down to the south near Thorverton. To the east the Blackdown Hills have a unique geology and provide an often isolated and valued distinctive rural landscape.

2.21 The Culm Valley to the east is a low lying flat prosperous agricultural area, with good soil fertility. The north and northwest of the district is a high flattish landscape with a rather unsheltered windswept appearance, formed by the Culm Measures, so called for its underlying thin bed of coal known locally as 'Culm'. The farming hinterland to the north of Crediton, often referred to as the Mid Devon farming belt, has all the typical elements that make up the distinctive Devon landscape, with its varied patchwork of irregular shaped fields with green pastures.

2.22 Natural England has divided England into Natural Character Areas, with Mid Devon falling into three distinct areas: the Culm, the Devon Redlands and the Blackdowns. The Mid Devon Landscape Character Assessment provides further more localised characterisation. The Devon Redlands has a very strong, unified character. The underlying red sandstone and consequent red soil dominate the landscape through ploughed fields, cliffs and exposures, and are visually evident in the traditional stone and cob farmsteads, hamlets and villages that are scattered across the area. Not only does the soil visually characterise the area but its fertility also makes it the agricultural heart of Devon.

Biodiversity and green infrastructure

2.23 The varied nature of Devon's geology and landform has led to a considerable range of biodiversity. There are various protected species found in Mid Devon, such as woodlark, bats and dormice. In comparison with the rest of Devon, Mid Devon has relatively little land designated as being of national importance and no designed or candidate European sites. Within Mid Devon there are 12 Sites of Special Scientific Interest (SSSI), three local nature reserves and two nature reserves managed by Devon Wildlife Trust. Mid Devon has over 8 sq. km. of ancient woodland. The district supports a range of important wildlife including over 200 County Wildlife Sites and Regionally Important Geological Sites.

2.24 To the east of the district lies the Blackdown Hills AONB, this is highly valued not only for its visual qualities but also for its geology, biodiversity and human heritage. The Blackdown Hills support species and habitats such as purple moor grass and rush pastures that are in rapid decline in the UK. The North Devon Biosphere Reserve transition area also covers part of Mid Devon.

2.25 Changes in wildlife populations and habitat have occurred throughout the last century and show a general trend of decline. Many of Devon's habitats are small and fragmented and their health is threatened due to a range of issues. The main threats to biodiversity include environmental pollution, land use change, fragmentation and invasive species introduction. These pressures are likely to continue and biodiversity may also be affected by climate change and recreational pressure. Hedgerow removal and unsympathetic conservation of rural buildings can impact on important species identified in the Devon Biodiversity Action Plan.

2.26 In particular the RSPB's State of Nature Report (June 2013) stated that 60% of species on which they hold data are in decline, whilst 31% have declined strongly. Half of the species assessed

have also shown strong changes in abundance or distributing, indicating that recent environmental changes are having a dramatic impact on the nature of the UK's land and seas. In particular species with specific habitat requirements are faring worse that generalist species that are better able to adapt to a changing environment. Action needs to be taken to save nature for its intrinsic value and for the benefits it brings to us that are essential for well-being and prosperity.

2.27 Natura 2000 sites, which are hierarchically the most important sites for biodiversity, are protected under European legislation. Natura 2000 sites include Special Areas of Conservation (SACs) designated for species and habitats and Special Protected Areas (SPAs) designated for birds. A Habitat Regulations Assessment (HRA) has been undertaken for the Local Plan Review which considers the impact of the Plan on Natura 2000 sites. Consideration is also provided to potential SPAs, candidate SACs, Sites of Community Importance and Ramsar sites. For ease of reference, these designations are collectively referred to as European sites despite Ramsar designations being at the international level. Whilst there are no European sites within Mid Devon, there are eleven within 10km of the district's boundary. The eleven sites are as follows:

- East Devon Pebblebed Heaths (SAC)
- Culm Grasslands (SAC)
- South Dartmoor Woods (SAC)
- Home Moor and Clean Moor (SAC)
- Dartmoor (SAC)
- Exmoor Heaths (SAC)
- Quants (SAC)
- Exmoor and Quantock Oakwoods (SAC)
- Exe Estuary (SPA)
- East Devon Heaths (SPA)
- Exe Estuary (Ramsar Site)

2.28 The Culm Grasslands site is considered to be at greatest risk from development, due to its location on the A361 and proximity to the Mid Devon boundary. The A361 is the main route into North Devon from the M5 motorway, providing a vital tourism link as well as a certain amount of commuter and shopping traffic in either direction. Natural England has advised that any development that encourages through-traffic may impact on the SAC through air pollution. This has been considered by the HRA for the Local Plan Review which concludes that the development proposed in the Local Plan Review alone will not result in adverse effects on the integrity of European Sites around Mid Devon. However uncertainties exist regarding the potential for the North Devon and Torridge Local Plan to have significant effects on the integrity of the Culm Grasslands SAC as a result of increased air pollution. Therefore it is not yet possible to conclude that there will be no likely significant effects as a result of implementing the new Mid Devon Local Plan Review in-combination with the North Devon and Torridge Local Plan.

Further work has been commissioned to determine this impact; the Habitat Regulations Assessment and this SA will be updated to reflect the latest evidence before submission.

2.29 There are many other elements that form part of the district's green infrastructure. These include 476 miles of Public Rights of Way and two regional walking routes (Two Moors Way in the west and Exe Valley Way from North to South). These routes are used recreationally by walkers, cyclists and horse-riders, but many rights of way provide short enough connections through and between towns and villages that they are realistic choices for people travelling to and from work and school.

2.30 The Environment Agency note that the local water environment performs a valued role in contributing to well-functioning ecosystem services. In Mid Devon there are a variety of rivers running through the district, including the Exe, Culm and Creedy, as well as a number of small contributory streams. These play a role as habitats and ecological networks for local biodiversity. The same applies to the Grand Western Canal, a County Wildlife Site.

Climate change mitigation and energy

2.31 Forecasting the future impact of climate change is particularly challenging, though there is extensive scientific evidence that the world's climate is changing. The UK Government has stated that if the global average temperature rises more than 2^{o}C above pre-industrial levels, significant negative impacts of climate change will be more likely and the cost of managing them will rise sharply. To have a 50% chance of keeping climate change to within 2^{o}C of pre-industrial levels, global greenhouse gas emissions need to peak before 2020 and then decline steeply. Evidence suggests at present emissions are continuing to soar. On 10 May 2013, concentrations of CO^2 in the atmosphere passed 400 parts per million, the highest level in 50 years of data collection, and a peak not estimated to have been experienced for three-five million years (the Pliocene period, a time when the arctic was ice-free and sea levels were 40 metres higher than today).

2.32 There are many risks associated with increasing climate change. These include threats to agriculture as a result of higher demand for water resources, reduction in productivity in farming or forestry land as a result of drought or conversely as a result of flooding. Businesses are likely to be affected by increased risk of flooding, competition for water, energy and materials and the disruption of transport networks and communication links. The flooding and resultant disruption to the Great Western Railway line near Stoke Canon in December 2012 highlights the potential impact on the region. The natural environment could be affected resulting in increased concentrations of pollutants in low water levels or reduced river flows damaging freshwater habitats and other ecosystem services; warmer rivers, lakes and seas impacting on biodiversity; flooding impacting on key habitats; ocean acidification affecting species and habitats and changes in seasonal events.

2.33 These effects will be experienced at a time when national energy reserves are declining. Much existing energy infrastructure is in the process of closing as it reaches the end of its operational life, whilst domestic fossil reserves of oil and gas are declining. The amount of spare electricity capacity in the system could fall from around 6% (2013) to around 4% in 2015/16, before recovering to around 8% by 2018/19 (Statutory Security of Supply Report, 2013).To ensure there is sufficient energy to meet the UK's energy needs, and to mitigate the impacts of climate

change there is a need to increase our reliance on low carbon technology. The region is rich in renewable energy resources and Devon has the highest installed renewable energy capacity of any county in the South West.

2.34 Whilst Government pays subsidies in the form of tariffs for renewable energy and maintains a positive approach to moving to low carbon energy sources, pressure for such developments within Mid Devon is likely to increase – particularly given the district's location (i.e. annually more sun in the south, and more wind as the area is exposed to the prevailing south westerly winds). However, this has implications for conflicts that may arise as a result of landscape impacts, particularly given the proximity to National Parks and the Blackdown Hills AONB. Historically, large-scale renewable energy developments have often been vocally opposed by local communities.

Mitigating the effects of climate change will also require the use of lower carbon resources in the construction industry, particularly as part of the development of houses and other buildings. Buildings will need to use fewer resources through the use of materials with a lower lifecycle carbon use, whilst simultaneously increasing energy and resource efficiency. Building regulations have been gradually amended to improve the energy efficiency of homes which will have affected the carbon output of recent new builds nationally. As the Local Plan Review has progressed, Central Government have consulted on a 'Housing Standards Review' (2013) which set out the range of standards to be considered. Since this consultation, Government have produced a nationally described Space Standard which has been incorporated into Mid Devon's Local Plan Review, under Policy DM13: Dwelling sizes.

Population and housing

2.35 The release of data from the 2011 Census has shed new light on population trends in Mid Devon. In combination with other data sources, this helps to build a picture of changing household composition and long-term needs. The population according to the census is 77,750, an increase of approximately 11% upon the 2001 figure, a rate of growth that has risen faster than the rest of Devon, the South West and England.

2.36 The average household size in Mid Devon is marginally smaller at 2.35 persons than the England average of 2.36 persons. The median age of the population in Mid Devon rose from 41 in 2001 to 44 in 2011. In comparison the median age in England and Wales climbed from 37 to 39 over the same period. Whilst overcrowding has risen slightly to 4.4% from 4% between 2001 and 2011 it remains well below the figure for England and Wales of 8.5%. The 2011 Census also showed that 20.3% of households include a member with a disability.

2.37 The Council has commissioned a new Strategic Housing Market Assessment (SHMA) in partnership with some of our neighbouring district councils. This will provide definitive, up-to-date information on the level of housing need and demand across the Exeter Housing Market Area. Local planning authorities are required to cooperate with each other on strategic planning matters.

Community and wellbeing

2.38 The health of people in Mid Devon is generally better than the England average. Deprivation is lower than average, however about 12.5% children live in poverty. Life expectancy for both men and women is higher than the England average (Mid Devon Health Profile, 2014).

However, life expectancy is 4.9 years lower for men in the most deprived areas of Mid Devon than in the least deprived areas. Over the last 10 years all-cause mortality rates have fallen. About 16.9% of Year 6 children are classified as obese, whilst levels of teenage pregnancy and smoking in pregnancy are lower than the England average. Priorities for Mid Devon include addressing healthy weight in childhood, cardiovascular skin disease, skin cancer prevention, alcohol use and smoking. The Council's Green Infrastructure Plan also recognises that access to public rights of way, playing fields and recreational open space is an essential aspect of public health and wellbeing.

2.39 Despite the impact of the recession, incidents of recorded crime have continued to fall year on year since 2007/08. Furthermore, the area is one of the lowest for recorded crime within Devon and Cornwall.

Economy and employment

2.40 The majority of Mid Devon's employment falls within the service sector, which includes occupations where knowledge and time are offered to improve productivity. Examples include transport and distribution, retail and services such as accountants or building surveyors. This sector accounts for 74.8% of Mid Devon employment (Economic Trends Report, August 2014).

2.41 Overall the net commuter flows of Mid Devon District show that more people commute out of Mid Devon than those that in commute with a strong 'pull' from neighbouring urban areas, especially Exeter. The district profile produced for the Local Economic Assessment (2012) found that there is a high level of self-employment within Mid Devon, and the district is above the Devon average for business density (number of businesses per working age person) and business start-ups. While school-level attainment is above average for the county, this does not translate to a highly skilled resident workforce, implying that high-attaining school leavers are not staying in Mid Devon.

2.42 The Council commissioned an Employment Land Review in 2013, to assess the scale and nature of demand for employment land and premises in the District. The report concludes that the evidence suggests that the Council should consider rationalising its employment land supply through review of planning policies. It recommends that the Council plan for 30-40 hectares of employment land over a twenty year period, equating to approximately 140,000 square metres floorspace.

2.43 The Council commissioned a Retail Study in 2012, to assess both demand and the capacity of the local catchment areas to support different sorts of retail growth. The report highlighted that Mid Devon's market towns are in a vulnerable position, similar to other small-medium sized towns across the country. The study identifies common trends, such as national retailers consolidating their businesses in larger regional centres, while internet shopping also takes trade away from town centre shops. Retail forecasts predict weak growth in spending, resulting in possible reductions in town centre retail space, with these effects potentially being most acutely felt in Crediton and Cullompton. Out-of-centre retail development may be most attractive to developers due to lower land values but may harm the existing town centres. Regeneration of the town centres, particularly as Tiverton is in receipt of government regeneration funding as part of the 'Portas Pilot' programme, is a priority, but one that faces significant challenges. Tourism also represents a small but important sector within the district.

Devon is a popular destination for domestic tourism, though traditionally Mid Devon has not been a significant recipient of tourism spend as visitors bypass the district en route to other parts of the county, particularly those areas closer to the coast. Previously, tourism development focused on the small scale provision of visitor accommodation, often on farms that were diversifying their activities. A Mid Devon Peer Challenge undertaken in early 2013 highlighted tourism as an economic area on which the district could capitalise. Further detail on the type of tourism offer that should be pursued is presented in the Tourism Study (2014). The Tourism Study identifies a number of areas where opportunities exist to encourage tourism in the District and proposes a multi-pronged approach focussing on: marketing market towns and surrounding areas; developing the accommodation offer; maximising the natural offer; catching passing tourists and creating fun activities for children to attract family trips.

Historic environment

2.44 Mid Devon is a district with a rich historic and cultural heritage. There is a wealth of historic buildings and features throughout the district, with over 2680 listings of buildings, bridges and milestones. The district has three historic parks and gardens of national importance – Knightshayes, Bridwell Park and Shobrooke Park, with an additional 16 of local value. The area also has 51 conservation areas and 49 scheduled ancient monuments, including castles, roman forts, stone crosses, bowl barrows, a henge, abbey, ring ditch, iron age earthworks, camps, a Romano-British villa, Neolithic causewayed enclosure and a hillfort. In addition there are a wide range of archaeological remains which are not scheduled.

2.45 The three main towns of the district all have a particular historic importance. Tiverton has its origins in a ford across the Rivers Exe and Lowman and has an attractive historic centre and a rich legacy of buildings of all periods. Crediton is a historic market town with medieval burgage plots that can still be discerned in the south side of the High Street. Cullompton is an old town with two Grade I Listed properties and some ninety Grade II. However, whilst the heritage of the district is critical to local character, there is no comprehensive coverage of documents that provide an aide to protection. Of the 51 conservation areas, only 13 have conservation area appraisals (CAAs) and five have conservation management plans. Whilst the three main towns and a number of the larger villages are all covered, other villages and smaller settlements within the district have no coverage. Production of additional appraisals has slowed in recent years, with only two conservation areas adopted in 2003 and one new conservation area and associated appraisal and management plan adopted in 2014, as well as a total of five revisions to boundaries in the last 10 years. Cullompton has an Article 4 direction in place, which offers a degree of protection over and above that of the conservation area designation. Plans to put in place a similar directive in Bradninch were discussed but have not been adopted. The Heritage at Risk Register (2014) identifies 24 Heritage assets at risk within Mid Devon District. These range from conservation areas to Listed Buildings and Scheduled Ancient Monuments.

2.46 There are also potential conflicts between the protection of heritage assets and mitigating the impact of climate change. In particular this is played out where home owners wish to install renewable energy features, such as solar PV arrays on roofs in a conservation area or on a listed building. Such developments may not positively contribute to local character or may reduce the significance of the heritage value of a building. This represents a potential conflict of sustainability objectives.

Resources

2.47 Energy is a crucial consideration in the functioning of the economy, and one area of concern is the future of non-renewable sources of energy, particularly oil. There has been much discussion about the notion of 'peak oil' in recent decades, the theory being that production of oil will peak in coming decades, with demand outstripping supply. Whilst there is academic disagreement on the reality of the peak oil theory, there is growing consensus that the age of cheap oil is coming to an end. Declining production of existing older oil fields will exacerbate production problems. As a result, more than two thirds of current crude oil production capacity may need to be replaced by 2030, simply to prevent production from falling. This is likely to be extremely challenging, and will likely result in necessary demand reduction and sourcing alternative sources of energy supply. Local effects of peak oil will include increased costs for fuel, with significant rises already having taken place, affecting motor vehicle users, but also passengers on public transport facing higher fare costs. As the government seeks to deliver a balanced future energy supply, there is likely to be greater desire to deliver renewable energy developments, with pressure particularly felt in rural areas for onshore wind and solar farms.

2.48 There is also uncertainty over the future supply of phosphorus, which is an essential ingredient in fertilisers, and plays a critical role in contributing to modern agricultural production. Some researchers have predicted that phosphorus reserves are expected to be completely depleted within 50-100 years, though this is not universally agreed. Such reductions will have a significant impact on farming productivity, land use and food supply.

2.49 Water is essential for human life and to sustain a diverse and thriving water environment. It is important to our economy as an essential requirement for industry, power generation, commerce and agriculture. Over the next 30 years, there will be increasing pressures from rising populations and associated development. Looking further ahead, the impact of climate change could have a major impact on water that will be available for all uses.

2.50 Building on previously developed land, "brownfield land", avoids the need to use greenfield land for new housing. In recent years, Mid Devon has developed a high proportion of new housing and employment on brownfield sites, with totals of 34% of new or converted housing and 69% of new employment development in 2012/13. This trend is not likely to continue as previously developed land is a finite resource, which is relatively scarce in a rural setting such as Mid Devon. Government policy encourages the effective use of brownfield land, provided that it is not of high environmental value; however this approach is less strict than previous national policy. Conversely, national policy now provides less support for the long-term protection of employment land for development for alternative uses. This could mean existing brownfield land being used for housing, potentially reducing the overall amount of greenfield that needs to be allocated.

2.51 Government guidance also states that planning should consider the economic and other benefits of the best and most versatile agricultural land. A national grading system has been in place since the 1960s which classifies the quality of agricultural land based on factors based on soil, climate and site. At the time of original mapping the breakdown of grades within Mid Devon was as follows:

Grade	Percentage land coverage

1	3.48%
2	11.01%
3	64.44%
4	19.86%
5	0.05%
Non-agricultural	0.28%
Urban	0.89%

Source: MAFF (1966)

Individual sites were surveyed in more detail using the revised 1988 guidelines between 1989 and 1999. In Mid Devon these areas fell in the following settlements, Tiverton, Cullompton, Crediton, Burlescombe, Copplestone and Willand. The latest agricultural advice is used to assess sites where available, however a full resurvey has not been undertaken on a district-wide basis since it was originally commissioned. It is unlikely to have changed significantly despite the growth in urban areas. The best and most versatile land is defined as grade 1, 2 and 3a in the NPPF and it is noted that local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local authorities should seek to use areas of poorer quality land in preference to higher quality.

Minerals

2.52 Devon is also a county with valuable mineral resources. The county for example, along with Dorset and Cornwall, is the only source in the UK of ball and china clay. Responsibility for minerals planning is a function of Devon County Council. Mid Devon is the setting for a number of locations of mineral extraction. Strategic mineral sites producing minerals of national importance or making a significant contribution to delivering sub-regional aggregates include the winning of limestone at Westleigh.

Rural areas

2.53 National government statistics classify Mid Devon as a 'Rural-80' based on the location of the local population. This statistic refers to the fact that over 80% of the population are resident in rural settlements (including those with urban areas with between 10,000 and 30,000 population regarded as 'larger market towns'). Classifying Mid Devon as a 'Rural-80' local authority puts it in a category of the most rural local authorities within the UK.

2.54 Rural businesses are a key element of the local economy. There is a growing trend for individuals to set up their own businesses, particularly in rural areas where areas such as Mid Devon can provide a high quality of life and where transport costs and distances can encourage home-working. Broadband access and speeds can be a key issue for rural-based businesses. A programme to connect Devon and Somerset with superfast broadband is underway which will result in speeds of at least 24Mbps to at least of 85% of homes and businesses by 2015. However, many rural areas currently receive less than 2Mbps at present, which may hinder the start up or expansion of rural businesses.

2.55 Access to services is also an issue for rural areas. Statistics for the whole of Devon show a decrease in the number of households within good transport access to key services or work. Levels of public transport providing services to villages in Mid Devon have shown a decrease

since 2006. In particular the number of daily services to these settlements has shown a steady decline across this period.

Transport and air quality

2.56 As a rural area, Mid Devon has a high dependency on the car, particularly as public transport provision and coverage is far from extensive, and has shown signs of contracting. These factors are reflected in the level of car ownership, which has increased at both national and local levels. The average household in Mid Devon now owns 1.47 cars, as opposed to 1.33 at the time of the previous census. The percentage of households owning 2, 3 and 4 or more cars has all increased, whilst the share of those who do not own a car has fallen. In particular, the ratio of cars owned per household in Mid Devon has continued to grow at a consistent rate whilst growth in the national level has shown signs of levelling off. This has led to inappropriate or anti-social parking, rather than a reduction in car ownership. Future developments should make suitable provision for parking in order to reflect the rural nature of the district and levels of ownership. Neither does it appear that higher fuel costs have had an effect on car ownership, though high levels of ownership do not always translate into high levels of usage.

1.3 High levels of car ownership and hotspots of poor local road infrastructure have impacted on local air quality. Both Cullompton and Crediton were designated as Air Quality Management Areas in 2006 and 2004 respectively. Principal actions to address the excessive levels of Nitrogen Dioxide and particulates in the air include the development of the Crediton Link Road and two relief roads within Cullompton. Work to provide the Crediton Link Road was completed in 2014, however to date there has been no progress on new roads in Cullompton.

1.4 The M5 motorway through Mid Devon generally functions well but there are junction capacity issues at Junction 27 (J27) and Junction 28 (J28). Improvements are planned to both junctions but further works will be required to accommodate the level of growth proposed in the Local Plan Review. Mid Devon District Council will work closely with the Highways Agency (or any successor) to help ensure the continuing functionality of the M5. The Great Western mainline railway runs north-south through the district and has an hourly high speed train service between Bristol and Exeter, to and from London and an hourly cross country service to and from the midlands and the north.

1.5 Furthermore, the Tarka line, between Exeter and Barnstaple, provides hourly local services. There is an opportunity to open a station at Cullompton to serve Taunton and Exeter commuters. Key airports serving the area are Exeter and Bristol, offering scheduled flights to a number of domestic and European destinations as well as charter traffic.

Waste

2.57 National policy on waste prioritises reduction, re-use or recycling in order to prevent waste going to landfill. Local authorities will experience increasing costs as a result of waste going to landfill, which will need to be reduced by using alternative methods of waste management, particularly given the severe pressures that are on Council finances as a result of Central Government funding cuts. There are also implications for climate change as a result of how waste is managed. In many cases carbon acts as a good proxy for the overall environmental impacts of waste: generally speaking, the higher up the waste hierarchy waste is treated, the

smaller the greenhouse gas impacts. Devon County Council has the duty as the waste planning authority and they are in the process of adopting the Devon Waste Plan 2014.

Water

1.6 Mid Devon has suffered serious flooding in the past, and the risk of flooding is likely to increase in the future as a result of climate change. The State of the Environment Report (2014) produced by the Devon Local Nature Partnership noted that the economic damage from flooding in Devon, Plymouth and Torbay currently costs £81m per year. This is estimated to rise to £1b per year in 2100 if no further protection measures are implemented.

2.58 Forward planning must take account of this risk to ensure that new development is sustainable. Winter rainfall is predicted to increase by 15-30% by the 2080s as a result of climate change, with a concomitant 20% rise in peak river flow. Impermeable surfaces of buildings, roads and pavements limit infiltration and increase the volume and rate of surface water runoff. Future development may increase the area of impermeable surfaces unless a sustainable approach to water management is adopted that promotes sustainable urban drainage (SuDs) and improved water efficiency within buildings. Government are currently consulting on changes to national policy on delivering SuDs. Subject to the outcome of this consultation, any changes to planning policy would come into force spring 2015. Proposals include applying a requirement that SuDs are provided to schemes of 10 or more homes, giving scope to decision-makers to give increased weight to the provision and maintenance of SuDs and rejecting applications that fail a policy requirement to normally deliver SuDs first over conventional drainage. A Strategic Flood Risk Assessment was commissioned in 2014 and considered the Local Plan Review and potential allocation sites. The conclusions from this assessment have been used in determining the strategic and site-specific options in the Local Plan Review to help steer new development to areas with the lowest probability of flooding.

Sustainability issues

2.59 The review of policies, plans and programmes including environmental protection objectives and the baseline information have been reviewed. Key sustainability issues have been identified and inform the sustainability objectives which form the basis of the framework to appraise the Local Plan Review strategy and policies.

Key sustainability issues	
Natural Environment	Biodiversity levels are continuing to fall, often dramatically for some species. There is potential for negative impact on the Water Framework Directive status of waterbodies across the district as a result of development.
Built Environment	Some heritage assets are at risk. Some climate change objectives can conflict with the conservation of the area's historic environment, particularly in the installation of renewables technologies that may impact on heritage assets.
Climate Change and Flooding	There is pressure for the installation of renewable energy developments to meet energy shortage however this may conflict with other objectives e.g. built environment. There is an

	increased risk of flooding as a result of climate change.
Resource Use	There are high levels of best and most versatile land across the district. There may be a conflict between protecting this resource and the need for development across the district. There are limited brownfield sites and therefore pressure to develop primarily on greenfield sites. There is also a need to avoid disposal of waste instead of prioritising re-use, recycling or reduction.
Economic Growth	There are higher levels of out-commuting than in-commuting, especially to Exeter and the potential loss of employment within Mid Devon. There is declining town centre health with town centre regeneration having the potential to be affected by any new out-of-centre development.
Housing	There has been a large population growth within the last decade and demographic household change leading to the need for new housing. Houses have not previously been constructed of a sufficient size to meet the needs of the modern family. There is a continued need for affordable housing.
Community Health and Wellbeing	Mid Devon has small areas of social deprivation within Tiverton, Cullompton and some of the remote rural areas (including high levels of child poverty). Access to services and facilities for rural communities has worsened and may continue to do so. There is a low retention of high-attaining school leavers. There are issues around traffic congestion and poor air quality within Crediton and Cullompton.
Infrastructure	There is a high dependency on the car across the district, with levels of car ownership having grown and continuing to grow. Rural self-employment or small business start-up is a growing sector, however this may be constrained by poor broadband speeds.

The likely Evolution of the State of the Environment without Implementation of the Local Plan Review

2.60 Consideration has been given to the likely evolution of the state of the environment in Mid Devon if the Local Plan Review was not implemented, as required by the SEA Directive Annex 1(b). The current Local Plan 2006-2026 effectively provides the 'business as usual' position. The assessment below therefore identifies what the situation would be like if the Local Plan Review was not prepared. Development proposals would still be considered through planning applications, guided by National planning policy and other legislation. Without the

development plan to take a strategic overview of development needs and opportunities for enhancement taking the strategic plan for development up to 2033, proposals later in the plan period (post 2020) would be considered on an ad hoc basis. This would result in uncertainty over the likely levels of growth in the future (and its location) beyond that which already has planning permission.

Current Trend	Likely Evolution without the Local Plan Review
Natural Environment	
Changes in wildlife populations and habitat that have occurred throughout the last century and show a general trend of decline. The main threats to biodiversity include environmental pollution, land use change, fragmentation and invasive species introduction.	Significant levels of growth are required to meet the projected population growth in Mid Devon. Without a strategic plan, the location and level of development would be on an ad hoc basis and may harm wildlife populations and habitats without appropriate mitigation.
Built Environment	
There are 51 Conservation Areas within Mid Devon; currently 13 have appraisals and five have management plans. The Heritage at Risk Register identifies 24 heritage assets at risk. There are potential conflicts between the protection of heritage assets and mitigating the impact of climate change, for example, through renewable energy features on listed buildings.	Developments would need to follow national policy which provides protection for designated heritage assets (such as Listed Buildings) and undesignated heritage assets (such as archaeological sites or locally listed assets). However, without the Local Plan Review, protection would not be afforded to potential heritage assets identified through planning applications until such time as they were added to the appropriate list. This may result in the destruction or removal of the asset before it has suitable protection, resulting in the loss of currently unknown heritage assets which are often irreplaceable.
Climate Change and Flooding	
The district has a long history of flood events, with the main source of flooding being from fluvial sources. There have also been various incidents of localised flooding including a canal breach along the Grand Western Canal during the winter of 2012.	Incidents of flooding are expected to increase as a result of climate change. The flood zones within the District may grow, resulting in fewer viable locations for development. Without the Local Plan Review, development proposals will be considered on an ad hoc basis and therefore the application of the sequential approach to direct development away from areas at highest risk would be limited. The necessary infrastructure would not have investment from development contributions leading to development in unsustainable locations.
Resource Use	
Mid Devon is made up of approximately 15% of grade 1 and 2, 65% grade 3 and 20% grade 4 and 5 agricultural land.	The projected population growth up to 2033 requires development beyond that which is allocated in the existing Local Plan. Without this strategic plan consideration of options for development would be limited with proposals considered on an ad hoc basis. This would limit the opportunities to use areas of poorer quality

	land in preference to higher quality. Higher levels of development may be located in areas of the best and most versatile land.
Economic Growth	
There are low levels of in commuting and strong 'pull' from neighbouring urban areas. The existing Local Plan provides for 300,000 square metres of employment and 10,000 square metres of retail floorspace. Evidence from the Employment Land Review (2013) suggests that employment land supply should be rationalised.	National policy states that planning policies should avoid the long-term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. In view of the shift of policy emphasis in the NPPF there is a need to rationalise the scope of employment land allocations in the District to rebalance the employment land portfolio. Without the Local Plan Review evidence suggests that it is unlikely that the market will support the delivery of all the employment land allocations made in the current Local Plan in addition to current commitments.
Housing	
Census data reveals that the rate of population growth in Mid Devon from 2001-2011 has risen faster than the rest of Devon, the South West and England. Existing plans allocate sufficient land to meet strategic targets up to the year 2026.	Without the Local Plan Review (which plans for development up to 2033) development would remain in sites which are allocated and through windfall, until the five year land supply cannot be demonstrated. At that point, development would occur on an ad hoc basis. This may lead to development in unsustainable and unsuitable locations.
House prices in Mid Devon are above the averages for Devon and affordability remains a critical issue.	Without the Local Plan Review policy, support for affordable housing will become weaker later in the plan period which therefore would result in less affordable housing being provided as part of new development schemes.
Community health and wellbeing	
The health of people in Mid Devon in general is better than the England average. However the population profile is increasing in age and a priority for Mid Devon is addressing healthy weight in childhood. The Council's Green Infrastructure Plan recognises that access to public rights of way, playing fields and recreational open space is an essential aspect of public health and wellbeing.	Without implementing the nationally approved 'access standard' as part of the governments Housing Standard Review, opportunities to provide for accessible and convenient accommodation which is capable of adaptation would be limited. Care homes within the additional allocation policies would not be provided for and standards for public open space provision would not be sought. This may result in limited housing appropriate for older people and a lack of open space provision.
Infrastructure	
Mid Devon residents have a high dependency on private vehicles	High levels of car use will increase levels of air pollution and noise disturbance. The necessary infrastructure would not have investment from development contributions, leading to increased congestion on Mid Devon's road network.

3 Sustainability Appraisal Methodology

Developing the plan and options

3.1 This is the third consultation that has taken place as part of the preparation of the Local Plan Review. The initial consultation, undertaken during July and August 2013, set out the scope of the review and the issues facing the district, and sought feedback on the broad direction of development for the district over the next 20 years. That consultation included no policies or sites. The second consultation undertaken during February and March 2014 (Options Consultation) set out the options available to the district, including a range of strategic options in terms of where growth is focused over the next twenty years. A range of sites across the district where this growth could be located were also been included. A scoping and interim SA accompanied the two previous consultations on the Local Plan Review which provided an assessment of the sustainability impacts of the scope of the plan and policy options.

Local Plan Review: Scoping Report

3.2 Natural England and the Environment Agency made a number of recommendations about the content of the Scoping Report. These have been incorporated into the SA. In summary, their responses stated the following:

- The document should include and take account of National Character Areas, which are currently being revised by Natural England (links to the relevant profiles were provided)
- Environmental issues should be addressed at a strategic level, with a holistic approach being applied to all biodiversity and green infrastructure needs
- The plan should recognise the importance of land management and its implications for the ecological quality and status of a river
- Access to open green space should be referenced in relation to community and well-being
- Reference to water as a resource should be included
- A Strategic Flood Risk Assessment should be undertaken in parallel with the revised Local Plan Review. Information regarding the Water Framework Directive status of waterbodies in Mid Devon should be included, with reference to the South West River Basin Management Plan
- The framework of indicators should be updated to consideration of impacts on the following indicators: 'resilience to climate change' and 'water resources'
- The Mid Devon Green Infrastructure Assessment, the South West River Basin Management Plan and the Water Framework Directive should be added to the list of relevant plans and programmes

Local Plan Review: Options Consultation

3.3 The Local Plan Review: Options Consultation report contained a range of strategic policy options and sites. It contained more sites than the Council needed to allocate. Some of the sites were listed as preferred sites. These were stated as preferred as they are already allocated in the current Local Plan, and therefore have been subject to public consultation and Examination in Public as part of the process for adopting the Allocations and Infrastructure

Development Plan Document (AIDPD) in 2010. The sustainability of these sites was also previously subject to a SA alongside the preparation of the AIDPD document. Though stated as preferred in this second consultation, they were still subject to ongoing SA and consultation as part of the process of preparing the Local Plan Review.

3.4 During the Options Consultation the Council received a number of comments from consultees regarding the Interim SA. In July 2014 the Council consulted Natural England on a draft (June 2014) of the Proposed Submission Plan for comment. Comments from the Options Consultation and statutory consultees have been incorporated into this SA of the Local Plan Review. In summary, their responses stated the following:

- There were some anomalies in the number of dwellings identified in the SA and the Local Plan Review: Options Consultation Report.
- It was felt that there were some inconsistencies in how similar sites were appraised and their subsequent scoring.
- Geodiversity should also be considered.
- Colour coding would help illustrate more clearly where negative and positive effects are likely to occur.
- A non-technical summary was requested and clarity should be improved.
- New evidence where available should be considered on previously allocated sites.
- Consideration of the best and most versatile agricultural land should be provided for in the assessment.
- The commercial element of the potential J27 allocation should be assessed independently to the residential element.
- The rationale for some scores should be clarified.

3.5 The Local Plan Review sets out the preferred strategic policies for the District until the year 2033 including the future strategy for development, identifies sites for housing, employment, infrastructure, environmental protection and provides an updated set of development management policies. The preferred strategy and policies have been developed iteratively over the course of the Plan, reflecting community engagement, the SA process and the supporting evidence base.

Sustainability Appraisal framework objectives

3.6 A framework is used to understand the sustainability effects of the Local Plan Review as has been developed, consisting of sustainability objectives, each of which include a number of elements against which a policy will be appraised. The framework includes all those factors highlighted within the SA that will affect the sustainability of the Local Plan Review and is central to the process of SA.

3.7 The framework below represents a more simplified approach than that used in previous Mid Devon SAs to offer greater flexibility as the Local Plan Review contains both high level strategic policies, site allocations and detailed policies to guide development management decisions. It has also been amended to reflect comments received during the Options Consultation. This new framework can be applied to all these policies equally.

Sustainability objective	Elements covered	Impact
A) Protection of the natural environment	Habitats and biodiversity; flora and fauna; protected species; landscape, geodiversity	
B) Protection and promotion of a quality built environment	Heritage assets, including listed buildings, conservation areas, scheduled ancient monuments, registered parks and gardens, locally listed assets, archaeology; design and quality of development	
C) Mitigating the effects of climate change	Reduced flood risk; promotion of low carbon or renewable energy; reductions in carbon emissions; resilience to climate change; walking and cycling provision; low carbon buildings	
D) Safeguarding and minimising resource use	Quality of soils, including contaminated land; water quality, including consideration of water framework directive objectives; water resources; minimisation of waste; impact on best and most versatile agricultural land	
E) Promoting economic growth and employment	Increasing jobs; reducing out-commuting; skills training; growth of rural businesses; tourism provision	
F) Supporting retail	Safeguarding the vitality and viability of town centres; relationship between new development and town centres; supporting viability of shopping facilities in villages	
G) Meeting housing needs	Supply of housing; housing mix; house size; housing affordability; appropriate housing density to location; proximity to services and facilities	
H) Ensuring community health and wellbeing	Community support for proposals; access to open space and recreation; limiting air, noise and light pollution to levels that do not damage human health or natural systems; integrated and sustainable forms of travel including walking, cycling and public transport; social deprivation; safe and secure environments	
I) Delivering the necessary infrastructure	Roads and transportation; schools; health services; community facilities; green infrastructure; telecommunications	

3.8 The sustainability objectives proposed are distinct from the objectives of the Local Plan Review, though they may in some cases overlap with them. They will provide a way of checking whether the Local Plan Review objectives are the best possible ones for sustainability and will test the social, environmental and economic effects of the plan.

3.9 In order to consider the impact of the Local Plan Review against the sustainability objectives, a scoring system has been used. A score is provided against each of the objectives to highlight a policy or proposal's sustainability impacts. Collectively, this allows consideration of a policy's overall impact and enables comparison with other policies or proposals. It also enables the consideration of mitigation measures in which a secondary score has been provided if mitigation measures are provided for.

3.10 It is important to note that the scores should not be summed to produce a total score to determine the overall sustainability of a policy or proposal. Mathematical models can lead to an

'artificial certainty' in determining the effect of a policy or proposal where the impacts of issues can be subjective.

3.11 The use of a scoring system with a range from +3 to -3 highlights the scale of any potential impact. This system enables the opportunity to differentiate between marginal or significant impacts. The following table sets out the scoring system that has been used:

Score	Rationale
+3	The policy/proposal will have a significant positive contribution towards achieving the objective
+2	The policy/proposal will have a positive impact in contributing towards achieving the objective
+1	The policy/proposal will have a minor positive impact in contributing towards achieving the objective
0	The policy/proposal will have no impact or will have some positive and some negative impacts thereby having a balanced effect in contributing towards achieving the objective
-1	The policy/proposal will have a minor negative impact in contributing towards achieving the objective
-2	The policy/proposal will have a negative impact in contributing towards achieving the objective
-3	The policy/proposal will have a significant negative contribution towards achieving the objective

3.12 In some instances where there were technical deficiencies in which specific data was not available at the time of the SA assessments, an uncertain effect has been identified which is indicated by a question mark in the scoring box..

3.13 In addition to the scoring process, a commentary against each objective has been provided. This sets out a summary of the context of the policy/allocation and a description of the impact against each of the sustainability objectives. Measures for mitigation are also described and scores for post-mitigation are provided, whereby if mitigation measures are applied negative impacts may be reduced. This includes consideration of whether impacts noted are offset by other policies in the plan. Secondary, cumulative, synergistic, temporary, permanent, short, medium or long-term impacts are also reflected.

3.14 General guidance was followed when applying the scoring system to potential allocation sites; this is set out in Appendix 2. In some cases the scoring may differ from this guidance due to site specific context.

The assessment of all policies and alternative sites, and general guidance to the scoring can be found in Appendix 2.

4 Reasons for selecting / rejecting policy alternatives

4.1 This chapter summarises the reasons for selecting / rejecting the strategic, allocation and development management policy alternatives. The development of the Local Plan Review has been an on-going and iterative process with key pieces of evidence influencing the selection and rejection of options. Following each section a matrix is provided which sets out the scores of each preferred and alternative options. The full assessment of all policies and alternative sites, and general guidance to the scoring can be found in Appendix 2.

Strategic Policies

Policy S1 Sustainable Development Priorities

4.2 Policy S1 sets out the sustainable development priorities to deliver the Local Plan Review's vision.

Alternatives

4.3 No alternative strategies exist as this policy reiterates locally the National Planning Policy Framework with the exception of Policy S1 a) development focus, which is discussed in more detail under the amount and distribution of development in Policy S2.

Policy S2 Amount and Distribution of development

Amount of residential development

4.4 Policy S2 sets out the level of housing development required over the period 2013-2033. This position takes account of the latest SHMA (2015) which indicates the Districts objectively assessed need for Mid Devon as 7,200 dwellings, equating to 360 dwellings per year. The following table sets out the situation at 31st March 2014, indicating a remaining need for about 5,511 dwellings to be allocated.

Local Plan Review requirement	7,200
Completions since 2013	320
Commitments (dwellings under construction or with planning permission)	1,369
Uncommitted requirement	5,511

4.5 The SHMA 2015 will be completed before submission, the Local Plan Review will be updated to reflect the latest figures if any amendments take place.

Alternatives

4.6 The Local Plan Review: Options Consultation held in January 2014 consulted on the estimated requirement of 8,400 dwellings based on projecting forward the previous Core Strategy (2007) annual target and including a 20% buffer. This is a higher growth scenario than the SHMA 2015 has indicated in the latest report.

4.7 The SA notes that a higher growth scenario is likely to be more difficult to distribute between the towns while avoiding environmental impacts. The towns of Tiverton and Crediton are both reaching their landscape limits as they are contained in natural topographical bowls. Current development is at or just below these thresholds and significant future development may

exceed capacity under this scenario. In the case of Tiverton, only one strategic direction is available to the east and this option has landscape impacts.

4.8 In the case of Willand, growth is limited due to insufficient capacity of the existing motorway junction and the inability to fund a new junction with new strategic growth and motorway junction already committed at Cullompton. In Cullompton further growth beyond that which is proposed is limited by market capacity at least in the short/medium term.

4.9 The key purpose of this policy is to meet the housing needs of the district indicated in the latest SHMA 2015 The alternative policy option exceeds the housing needs target of 7,200 by setting a target of 8,400 dwellings and therefore is not a preferred strategy.

Amount of Residential Development		
Sustainability objective	**Preferred Meet housing need Scenario (7,200 dwg)**	**Alternative Higher Growth Scenario (8,400 dwg)**
A) Protection of the natural environment	0	-1
B) Protection and promotion of a quality built and historic environment	0	0
C) Mitigating the effects of climate change	0	0
D) Safeguarding and minimising resource use	-2	-3
E) Promoting economic growth and employment	+1	+1
F) Supporting retail	+1	+1
G) Meeting housing needs	+3	+3
H) Ensuring community health and wellbeing	+1	+1
I) Delivering the necessary infrastructure	0	-2

Amount of commercial development

4.10 Policy S2 sets out the levels of commercial development required over the period 2013-2033 at 154,000 square meters. This target takes account of the Employment Land Review 2013 (ELR) and the Retail Study 2012 that both provide technical advice on the levels of need and demand for development in Mid Devon.

4.11 The ELR recommends the Council plan for 30-40 hectares of employment land, which is considered equivalent to approximately 140,000 square metres floorspace. The Retail Study identifies a limited need for non-food retail at around 14,000 square metres up to 2026. To provide flexibility of provision and allow for growth, the Local Plan Review has rationalised the scope of employment land allocations in the District and allocates 134,420 square metres commercial floorspace on top of existing commitments of over 100,000 square metres. This approach is set out in Policies S2 & S6 and follows the recommendations of the ELR. The Scoping Report consultation identified significant support for the option to reduce employment growth.

Alternatives

4.12 The Core Strategy attempted to address the long-standing situation where a high proportion of Mid Devon residents commute to work outside the district. Employment floorspace targets and land allocations sought to address the balance by a creating a 1:1 ratio of jobs to working

population. The existing Policy COR4 sets out a need for approximately 300,000 square metres of employment (B1-B8) floorspace and 10,000 square metres of retail (A1) sales. The ELR concluded that the market is unlikely to support the delivery of the current employment land allocations. National policy also states that planning policies should avoid the long-term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. In view of the shift of policy emphasis in national policy and the revised evidence the over-allocation of employment floorspace is not a preferred option.

Amount of Commercial Development		
Sustainability objective	**Preferred Meet commercial need Scenario (154,000sq m)**	**Alternative Higher Growth Scenario (310,000sq m)**
A) Protection of the natural environment	0	-1
B) Protection and promotion of a quality built and historic environment	0	0
C) Mitigating the effects of climate change	0	-1
D) Safeguarding and minimising resource use	-1	-3
E) Promoting economic growth and employment	+3	+3
F) Supporting retail	+3	+2
G) Meeting housing needs	0	0
H) Ensuring community health and wellbeing	+2	0
I) Delivering the necessary infrastructure	0	-2

Distribution of development

4.13 The Local Plan Review seeks to concentrate development at Tiverton, Cullompton and Crediton, to a scale and mix appropriate to their individual infrastructures, economies, characters and constraints. Other settlements will have more limited development which meets local needs and promotes vibrant rural communities. Development targets are as follows:

Location	Residential (dwellings)	Commercial (square metres)
Tiverton	2,160 (30%)	38,000
Cullompton	3,600 (50%)	77,000
Crediton	720 (10%)	15,400
Rural areas	720 (10%)	30,800
Total	7,200 (100%)	154,000

4.14 Central to Policy S2 is the role of Cullompton in meeting the district's long-term development needs. The largest allocation in the Local Plan Review is East Cullompton (Policies CU7-CU12), which will have access onto the M5 motorway and deliver significant improvements to highways infrastructure for the whole town. The concurrent development of the North West Cullompton Urban Extension will see a new road linking Tiverton Road to Willand Road, which will relieve traffic congestion in the town centre, improving local air quality and the living conditions of residents. This is a departure from the historic planning strategy which focused the majority of development in Tiverton, commensurate with the size and sub-regional role of the town.

4.15 The land east of Cullompton preferred by the Local Plan Review is relatively unconstrained in landscape and environmental terms and forms a natural extension to one of Mid Devon's most sustainable settlements. Cullompton has excellent connections to the M5 motorway and the economic benefits this brings in particular with storage and distribution uses. Technical constraints to development in this location centre on the traffic capacity of the existing M5 J28. Devon County Council transport assessment confirms that existing junction capacity can't be improved and that a new slip road is required to relieve pressure. The transport assessment considered a number of alternatives solutions and concludes that a new junction is technically achievable. This takes into account the physical engineering and associated cost of constructing the transport interventions, and the potential human and environmental impacts of doing so. The expansion of Cullompton is both achievable and supported by the local community.

4.16 Tiverton will continue to expand through the development of the Tiverton Eastern Urban Extension (Tiverton EUE) and a number of smaller sites. The adopted Tiverton EUE Masterplan proposes up to 1,520 dwellings and at least 30,000 square metres commercial floorspace, with a new junction onto the A361, 47 hectares of strategic green infrastructure, a new primary school and a neighbourhood centre.

4.17 Crediton is the smallest of Mid Devon's market towns but serves a wider area in terms of employment, education and shopping. The physical constraints of Crediton limit the options for developable sites, and there are existing problems of traffic congestion through the town centre. Crediton is a designated air quality management area however the completed Crediton Link Road, which opened in October 2014, now provides a new direct route to the Lords Meadow Industrial Estate from the Wellparks roundabout on the A377, and also includes a shared cycleway and footway. The link road is seen as the primary mechanism for improving air quality in the town by redirecting traffic (in particular HGVs) from Exeter Road and thereby reducing traffic emissions. The housing target for Crediton only amounts to 10% of the district total due to the traffic and topographical constraints that exist.

4.18 Bampton has been re-classified as a village from a town to reflect the character, scale and constraints of the settlement (a review of the option to re-classify Bampton is discussed in the Villages section). Rural areas are expected to accommodate around 10% of the housing requirement for Mid Devon. The Local Plan Review generally allocates small sites, the development of which will help to support the vitality of rural areas without harming their character or putting undue pressure on local infrastructure. Commercial development in rural areas will come forward on non-allocated sites according to demand, enabled by supportive general policies. The Local Plan Review does however; retain small employment allocations in Bampton and Willand as these sites are already permitted or well-connected to existing commercial uses and infrastructure. The commercial site in Sampford Peverell is a mixed use site allocated for the development of a doctor's surgery and housing.

Alternatives

4.19 The Scoping Report in July 2013 considered three broad options, firstly retain the current strategy directing development towards the largest settlements, secondly to disperse development more widely, increasing the number of villages and allowing the larger villages to expand and thirdly a new settlement or significant expansion of an existing village to meet the districts entire need. Although the results of the public consultation favoured the first two

strategic approaches, the options consultation was strongly influenced by the availability of deliverable sites emerging from the Strategic Housing Land Availability Assessment (SHLAA).

4.20 The Options Consultation in January 2014 presented two strategic options, either to retain the town focus and concentrate development at Tiverton, Cullompton and Crediton or alternatively retain the same strategy up to 2026 but introduce a new community later in the plan period. For the second option two strategic locations for growth were considered, a commercial lead scheme at J27 adjacent Willand or the eastern expansion of Cullompton. No other alternative sites were available at the scale required to meet forecast demand in a single location.

4.21 The outcome of the public consultation showed a clear preference for option 2, a new community, 52% support in comparison to 33% support for option 1, the town centric approach. A town focused strategy of development would see continued development concentrated at Tiverton, Crediton and Cullompton following Mid Devon's historic pattern of growth. Of the new community options, development at east of Cullompton was favoured receiving 59% support in comparison to 24% support for J27 adjacent Willand. The SA of site specific options of East Cullompton and Land at M5 J27 Willand provides further analysis and comparison.

4.22 As well as considering public views, the preferred strategy must consider sustainability impacts and technical delivery. The SA of Policy S2 acknowledges advantages with a single new community including a scale of development that could support long term housing and commercial development for Mid Devon up to 2033 with the appropriate level of infrastructure and community facilities. With the effect on the natural environment and transport infrastructure an uncertain effect depending on the location of the site. A dispersed strategy was considered to be able to be more easily absorbed into the landscape and with potentially less impact on existing services, however there were limitations with this option due to the land availability in Crediton and Tiverton.

4.23 A straight forward comparison of individual sites through the town-centric strategic option is not considered practical through the SA given the number and combination of sites within each town. It is however considered implicit that should this approach be selected, strategic growth above and beyond the Tiverton EUE would be expected. Given Tiverton's topographical constraints only two directions of growth remain viable for development, firstly north of the A361 and secondly to the east along the valley. The Council has explored land availability to the north and has received confirmation that this is not available. To the east the only option is Hartnoll Farm, which is available and of significant scale to bring forward major housing and employment growth.

4.24 The SA of this site identifies a number of significant constraints. Development in this location would have a negative effect on the landscape character of Mid Devon; the site is bordered by the Grand Western Canal a County Wildlife site and Local Nature Reserve as well as a Conservation Area. There are significant coalescence concerns with the village of Halberton which has its own distinct identity. Beyond the site, transport study work by Devon County Council demonstrates concerns for traffic entering key junctions into central Tiverton and onto the A361 or out through the narrow roads of Halberton. Initial modelling suggests an additional relief road would be required through the Blundell's School site which itself has delivery issues.

4.25 At J27 land adjacent Willand, the SA assessed the residential and commercial elements separately as requested through the consultation process. For both elements the SA raised concerns around the potential for development to lead to a significant negative impact on the Culm Grasslands SAC due to increased traffic along the A361. This in combination with the scale of each element leading to potential negative impacts on the landscape and biodiversity led to a negative score of development at J27 on the environment. The SA also identified that residential development in this location would be situated in the open countryside, an unsustainable location some distance from existing facilities. Concerns were raised by duty to cooperate bodies on the commercial element of the site, in particular retail and the potential for this to negatively impact on town centre vitality and viability. The Tourism Study (2014) suggests that a major tourist facility would need to be supported by bespoke market research and any impacts on other parts of the district, particularly the market towns, and potentially on other adjoining areas be carefully considered. A commercially led tourism proposal in the same location was also assessed but was lacking sufficient information at the time of writing to fulfil the Council's requirements and the Duty to Cooperate. Furthermore the location of the commercial development could constrain future working of the remaining permitted mineral reserves within Hillhead Quarry. Again, Devon County Council has considered traffic and transport infrastructure at J27 which would also experience capacity issues without appropriate mitigation. In considering the range of potential significant issues with either the commercial or residential elements of development at J27, development at this site would not be preferred. The separate assessments of the commercial and residential elements of J27 are reflected in the villages section of the matrices and Appendix 2.

Distribution of Development (using preferred option of 7,200 dwellings)			
Sustainability objective	**Preferred New Community (J28 Cullompton)**	**Alternative Town Focus (Hartnoll Farm)**	**Alternative New Community (J27 Willand)**
A) Protection of the natural environment	-1	-1	-2/?
B) Protection and promotion of a quality built and historic environment	0/?	-2/?	0/?
C) Mitigating the effects of climate change	0/?	0/?	0/?
D) Safeguarding and minimising resource use	-3	-3	-3/?
E) Promoting economic growth and employment	+3	+2	+3
F) Supporting retail	+1/?	+2	-3/?
G) Meeting housing needs	+3	+3	+3
H) Ensuring community health and wellbeing	0	+1	0
I) Delivering the necessary infrastructure	+2	+2	+2/?

Policy S3: Meeting housing needs and Policy S4: Ensuring housing delivery

4.26 There is a continued need for affordable housing in Mid Devon which has been demonstrated by various reports. The SHMA concluded that 96 units of affordable housing are needed per year to meet existing "backlog" need and future needs arising in the district. This is equivalent to about 27% of the total housing need for Mid Devon. This is reflected in the affordable housing policy which requires development to meet this need by providing a proportion of

dwellings as affordable on sites above the threshold. The application of the affordable housing policy is anticipated to deliver just over 2,000 affordable dwellings across the plan period, equating to approximately 28% of total housing supply. However it is recognised that the level of supply is unlikely to meet the anticipated need as not all allocations will come forward or others may be developed with a lower housing number than specified in the policy. Furthermore, the Council has to consider the implications of meeting the need on the viability of new housing development.

4.27 Viability assessment work undertaken for the Council in relation the Community Infrastructure Levy (CIL) has established that with a target of 30% affordable housing in rural areas and a 25% target in the towns a CIL charge of £60 per sq m is viable. Balancing the provision of affordable housing with infrastructure is essential to achieve sustainable development over the plan period to 2033.

4.28 Policy S3(b) gives open market housing sites of 11 dwellings or more in Tiverton, Cullompton and Crediton a target of 28% affordable dwellings, and on sites elsewhere of 6 dwellings or more a target of 30% affordable dwellings. The Local Plan Review supporting viability study tested multiple alternative scenarios and concluded that this option was viable without undermining infrastructure provision through CIL. The Options Plan consulted on the Adopted policy position set out in the AIDPD AL/DE/3 with the exception of Bampton which has been reclassified as a village.

4.29 Local evidence suggest that there is a demand for self-build housing in Mid Devon in that approximately 2,000 people search online for self-build plots every year in Mid Devon and the Council's Citizen Panel Survey (2013) shows that 12% of respondents were considering building their own home. To support self-build housing on sites of 20 dwellings or more, Policy S3(d) requires developers to make available for purchase at least 5% of serviced dwelling plots for sale to self-builders for a period of 12 months per plot and any plots subsequently developed for self-build must be completed within 3 years of purchase by a self-builder. As a new Government lead delivery mechanism, there is a degree of uncertainty in determining the level of interest in this proposal, a flexible approach has therefore been applied.

4.30 Policy S3(e) states that a five year supply of gypsy and traveller pitches will be allocated on deliverable sites within Mid Devon, this approach reflects the NPPF position locally.

4.31 If housing delivery falls below the action level set out in Policy S4 or a five year supply cannot be demonstrated, this will be addressed through proactive development management to bring forward allocated and permitted sites, and then through the release of deliverable contingency sites. This policy supports the NPPF which requires local planning authorities to ensure that there is a supply of specific deliverable housing sites with a capacity equivalent to 105% or five years' worth of the annual housing target by releasing contingency sites. Alternative contingency sites were considered through the SA of individual sites.

Alternatives

4.32 To ensure development which is both viable and sustainable, no reasonable alternative strategies have been identified.

Policy S5: Public open space

4.33 Access to public open space including sports facilities is an essential element of healthy communities and national policy promotes such provision. To this end the Council has undertaken an Open Space and Play Area Study (2014) to identify the level of supply across Mid Devon and the gaps in open space provision. The results of the study are presented in Policy S5 which aims to maintain the current levels of provision per person as Mid Devon's population increases and to increase the provision of teenage facilities.

Alternatives

4.34 The preferred option builds on the policy presented in the Options Consultation which used 'Fields in Trust' six acre standard in proxy for the draft Open Space and Play Area Strategy. No reasonable alternative strategy has been identified.

Policy S6: Employment

4.35 The provision for employment needs of community in this policy reflects the amount of commercial floorspace identified in Policy S2: Amount and Distribution of Development and sets out the range of employment-generating uses considered.

Alternatives

4.36 Given the reasons set out in the assessment of Policy S2: Amount and Distribution of Development for reduced employment growth and the arguments against the over-supply of employment floorspace no reasonable alternative strategies are considered.

Policy S7: Town Centres

4.37 Policy S7 seeks to secure the sustainability of Mid Devon's market towns by focusing development within town centres. The Retail Study suggests that a changing role or focus for town centres may be required, involving conversion and redevelopment to other uses. To this end, the Local Plan Review incorporates tourism and leisure uses within the retail part of the commercial development target in Policy S2 and has a positive strategy for the enhancement and regeneration of town centres.

Alternatives

4.38 No reasonable alternatives are considered as this policy promotes sustainable development in town centres. The Policy was updated from COR6 to exclude Bampton reflecting its change in its status to a village. The re-classification of Bampton as a village is discussed under Policy S13: Villages.

Policy S8: Infrastructure

4.39 Policy S8 ensures that new development is served by appropriate infrastructure.

Alternatives

4.40 No reasonable alternative strategy has been identified.

Policy S9: Environment

4.41 Policy S9 supports development that will sustain the distinctive quality, character and diversity of Mid Devon's environmental assets and minimise the impact of development on climate change.

Alternatives

4.42 No alternative strategies exist as these policies reiterate locally the National Planning Policy Framework.

Policy S10: Tiverton

4.43 Tiverton will continue to develop in a balanced way as a medium sized market town serving a rural hinterland in the eastern part of Mid Devon. The overall development targets for Tiverton are set out in Policy S2. The policy lists local objectives. The figures set out in this policy reflect a number of smaller sites allocated around the town. This strategy was supported in the Scoping Report Consultation (July 2013).

Alternatives

4.44 To accommodate additional housing need, this would require further expansion to the east 'Hartnoll Farm'. Given the reasons set out in set out in the assessment of Policy S2: Amount and Distribution of Development for the preference of the East Cullompton site and the issues around the Hartnoll Farm site no alternative strategies are considered.

Policy S11: Cullompton

4.45 Cullompton will develop as a fast growing market town with a strategic role in the hierarchy of settlements in Mid Devon. The town will become the strategic focus of new development reflecting its accessibility, economic potential and environmental capacity. The overall development targets for Cullompton are set out in Policy S2. The policy list local objectives, these have no alternatives. The option to pursue an alternative growth option in Cullompton was supported in consultation.

Alternatives

4.46 Given the reasons set out in set out in the assessment of Policy S2: Amount and Distribution of Development for the preference of the East Cullompton site no alternative strategies are considered.

Policy S12: Crediton

4.47 Crediton will continue to develop in its role as a small and vibrant market town, serving a rural hinterland in the western part of the district. The overall development targets for Crediton are set out in Policy S2. The target is a lesser amount than that which would meet the towns housing and commercial needs. This reduced figure reflects the numerous constraints facing the town, which include the need to avoid negatively impacting on the historic centre and adjoin historic parks and gardens whilst also acknowledging the challenging local topography and the potential for landscape impacts from development further into the hillside. The policy list local objectives, these have no alternatives.

Alternatives

4.48 The district-wide strategic option of providing a new community at J27 or J28 of the M5 would result in the same housing target for Crediton as Option 1. Meeting the housing and commercial needs of Crediton was not considered reasonable given the constraints facing the town and the available sites in Crediton.

Policy S13: Villages

4.49 There are a number of settlements which do not function as market towns, but which provide a limited level of services which support vibrant rural communities. These are locations which are suitable for a limited level of development meeting local needs appropriate to their individual opportunities. The 22 settlements set out in the policy are considered to be appropriate for a limited level of development, based on their physical characteristics, and the availability of the following three essential services identified: educational facility, convenience store and transport service. The recent national trend in the loss of rural services has meant that if more essential services were required, for the category, very few villages would now qualify as a village and the essential services were agreed as appropriate from a transport perspective by Devon County Council. Yeoford does not have a shop but is considered appropriate for inclusion in Policy S13 due to its accessibility to other settlements and the availability of public transport including a daily train service. The *Living Working Countryside: The Taylor Review of Rural Economy and Affordable Housing* (2008) supports development in rural areas which makes living in the countryside more sustainable. As there are a number of developments which come forward in rural areas within settlement limits, having small allocations in villages for development will ensure the vitality of rural areas without harming their character or putting undue pressure on infrastructure.

Alternatives

4.50 The option to have limited to zero development in the villages and spread development between the market towns was not considered a reasonable alternative. The previous strategy for development pursued a very strong town-centric strategy, but since 2006 the average housing completions outside the towns have been twice the level anticipated, leading to the need for allocation sites within villages to be included in the Local Plan Review.

4.51 The Options Consultation considered two alternative options; either have a higher 1,600 residential dwellings in rural areas or a lower 1,040 residential dwelling numbers. The first option was in association with the town centred option and the second with the new community approach. As these options are considered under the ***Distribution of development*** section, no alternative strategies for villages are considered as these are incorporated in the alternatives for S2: Amount and distribution of development.

Bampton

4.52 In response to the Scoping Report consultation and taking into account the written responses received, Bampton has been re-classified to match the designated villages in Mid Devon. This approach ensures that development will still be provided in Bampton but at a level appropriate to its individual opportunities.

Alternatives

4.53 Previously Bampton was classified as a town, however upon analysis, Bampton met the essential criteria identified in Policy S13 and has similar characteristics to other settlements identified as villages in this plan, including a similar parish population size. In comparison to the three market towns within the district, the population of Bampton parish is more than four

times smaller than Crediton, the smallest of the market towns identified in this plan. Although Bampton provides important services to the surrounding community it does not have the same significant strategic role of the three market towns within the district (Tiverton, Cullompton and Crediton), which provide a range of services, retail and employment to the surrounding community and are well connected to the Strategic Road Network. Bampton is not located near the Strategic Road Network and the nature of the road within Bampton itself limits the level of traffic that can be supported through the settlement. Bampton also has some topographical and flood risk constraints which restrict the level of development which can be accommodated within this settlement. Therefore the classification of Bampton as a town is not a preferred option.

Policy S14: Countryside

4.54 A strong rural economy is promoted by national policy through sustainable growth of business and enterprise in rural areas. Development in the countryside will be managed to meet local need, promote vibrant rural communities and help provide appropriate forms of agricultural and rural diversification to support the rural economy and sustain environmental qualities of the countryside. National policy advocates the provision of market housing in rural areas where it would facilitate the provision of significant affordable housing required to meet housing need. To facilitate the provision of affordable and low cost (discounted) housing in rural areas across Mid Devon, rural exception sites will be considered. New isolated homes will be avoided in the countryside unless there are special circumstances as set out in national policy and supplemented in relevant Local Plan Review policies such as Policy DM6: Rural exception sites, DM8: Rural workers' dwellings and DM9: Conversion of rural buildings.

Alternatives

4.55 No alternative strategies exist as these policies reiterate locally the National Planning Policy Framework.

	*Strategic Policies**																
Sustainability Objectives	S1: Sustainable development priorities	S3: Meting housing needs	S4: Ensuring housing delivery	S5: Public Open Space	S6: Employment	S7: Town Centres	S8: Infrastructure	S9: Environment	S10: Tiverton	S11: Cullompton	Alternative Cullompton: Meet needs of community	Alternative Cullompton: Under provision	S12: Crediton	Alternative Crediton: Under provision	S13: Villages	Preferred: Bampton as a village	Alternative Bampton as a Town	S14: Countryside
A	+3	0	0	+2	0	0	-1	+3	+2	-1	0/?	0/?	-1	+2	+3	0	0	+3
B	+3	0	0	+2	0	+2	0	+3	+2	0	+1/?	+1/?	0	0	0	+1	+1	-2
C	+3	0	0	0	0	+2	+2	+2	+1	+1	+1/?	+1/?	-1	-1	+1	+2	+2	+2
D	+2	0	0	0	0	+2	0	+3	0	-2	0/?	0/?	0	0	0	-1	-2	+2
E	+3	0	0	0	+3	+2	+1	0	+3	+3	+3	+2	+3	-2	+3	+1	+1	+3
F	+3	0	0	0	+3	+3	+1	0	+3	+3	+3	+2	+2	+2	+3	+1	0	+3
G	+3	+3	+3	-1	+1	+2	+1	0	+3	+3	+3	+2	+3	+2	+3	+2	+2	0
H	+3	+1	+1	+3	+2	+1	+2	+1	+2	+2/?	+2	+1	0/?	0	+3	+1	+2	+1
I	+2	0	0	+2	0	+2	+3	0	+2	+2/?	+2/?	+2/?	+3	+3	+2	0	-1	+3

*Separate matrices are provided for 'S2 Amount and Distribution of development' in the relevant section above.

Site Allocations

4.56 The selection of site allocations at Tiverton, Cullompton, Crediton and the villages has been an iterative process principally steered by the scale and distribution of development set out in Policy S2: Amount and distribution of development, the availability of deliverable sites, public consultation and the SA process.

4.57 All of the sites consulted on in the Options Consultation were considered deliverable by the SHLAA panel and the Strategic Commercial Land Availability Assessment (SCLAA) panel and were assessed by the SA. Further sites put forward at the Options Consultation stage were taken to the relevant SHLAA or SCLAA panel. All new sites thought to be deliverable by the SHLAA or SCLAA panel have also been subject to detailed SA. Appendix 3 provides a list of sites considered undeliverable by the panels.

Tiverton

4.58 Eight sites are allocated for housing in Tiverton, excluding two contingency sites at Tidcombe Hall and Wynnard's Mead that will be permitted to come forward if the Council's housing supply proves insufficient, as set out in Policy S4: Ensuring Housing Delivery. The eight sites are; Tiverton EUE , Farleigh Meadows, Town Hall/ St Andrews Street, Land at Moorhayes Park, Howden Court, Roundhill, Palmerston Park and Phoenix Lane.

4.59 The Tiverton EUE is the town's only strategic site which has an adopted Masterplan that proposes up to 1,520 dwellings and 30,000 square metres commercial floorspace, with a new junction onto the A361, a new primary school and community facilities. Polices TIV2-5 provide mitigation measures to address sustainability concerns.

4.60 Two sites in Tiverton are allocated to deliver employment up to 2033, through a range of uses: Tiverton EUE and Phoenix Lane.

4.61 Tidcombe Hall and Wynnards Mead have sustainability concerns hence their contingency status. Tidcombe Hall is reasonably well contained in the landscape but has a potential localised impact on landscape character, the setting of Tidcombe Hall and the Grand Western Canal. The site would also result in the loss of grade 1 agricultural land and would require improvements to Tidcombe Lane. The development of Wynnards Mead would impact on the house and the adjacent listed building as well as have potential visual impacts due to topography. Although an adequate site access is considered achievable, the existing carriageway and footway links to Tiverton are very steep and would require upgrading.

4.62 All sites have undergone a detailed SA against realistic alternatives and have had mitigation measures identified and included in their respective policy.

4.63 The Council's strategic infrastructure policy is set out earlier in the Local Plan Review under Policy S8, but there are infrastructure requirements specific to Tiverton that are listed under Policy TIV15.

Alternatives

4.64 The Scoping Report consultation proposed two distinct options for Tiverton, firstly to continue with the current strategy expanding Tiverton to the east and allocating smaller sites around the town or identify a new location for long-term strategic growth (other than the east). The

second option was favoured in this initial public consultation. No long-term strategic sites around Tiverton were identified, apart from to the east, due to topographical issues to the south, west and north of the town, and flooding issues along the River Lowman and River Exe to the north, north east, north west and south west of the town. All SHLAA or SCLAA sites identified as deliverable (suitable, available and achievable) were included within the Options consultation. The Options Consultation identified seventeen potential housing sites within Tiverton some of which were already allocated in the existing Local Plan. A number were mixed use. Four sites were identified for deletion as they were either completed or under construction. Land at the Foundry was added later in the process as a result of the Options Consultation.

4.65 Hay Park has not been taken forward as development would result in the loss of historic barns (to ensure adequate access visibility displays) and has surface water flooding issues associated with the water course on site.

4.66 Although the Blundell's School site scores well in SA terms as a brownfield site in the heart of the town and could bring with it positive measures in delivering a link road, the Council's SHLAA panel believe delivery costs principally associated with access and flood mitigation measures would prohibit development in this location.

4.67 Leat Street has not been taken forward as it is an existing show room and as a residential allocation would result in the loss of employment land. A large portion of the site is located in flood zone 2 and even with mitigation measures there would remain flooding concerns.

4.68 The Avenue is a previously allocated brownfield site in central Tiverton. Although the site scores positively on sustainability grounds the site is not being comprehensively promoted by all land owners and has not received confirmation of delivery. The site is located within the settlement boundary and can come forward as a windfall allocation.

4.69 Exeter Hill is a steeply sloping site with large views of Tiverton and would be highly visible from the town. Although the level of development is relatively low, development of the site is still likely to result in a negative impact on the character of the landscape.

4.70 Land at Bampton Street / William Street Car Park has an estimated site capacity of 60 dwellings and 9,300 sqm of mixed commercial floor space. Although in sustainability terms site regeneration is a positive the SCLAA panel has raised delivery concerns.

4.71 Land at the Foundry has been proposed for commercial uses but is located in the flood plain. As it is within close proximity to the River Lowman and that the whole of the site has flooded in the past, there is a high possibility that the site is within the functional floodplain (Flood Zone 3b). There are also concerns over contaminated land which would need to be investigated and resolved.

4.72 Hartnoll Farm is considered a Strategic site option and has not been favoured as a preferred strategy through Policy S2. The inclusion of Hartnoll Farm in the Local Plan Review would extend Tiverton to the East substantially along the valley floor; significantly close the gap between urban areas and nearby villages, especially Halberton, and increase the distance from the town centre and services, resulting in increased car use and reduced sustainability. The majority of the site is classed as agricultural land grade I and development could impact on the

Grand Western Canal Conservation Area to the South and the East of the site which is also classed as a County Wildlife Site and Local Nature Reserve.

4.73 Below is a summary table of the housing and commercial sites assessed against the Sustainability Objectives. For information on the scoring, please see Appendix 2.

Tiverton Housing and Commercial Sites

	Housing																	Commercial				
	Preferred Sites (Housing)											Alternative Sites (Housing)						Pref.		Alternative		
Sustainability Objectives	TIV1-5: Eastern Urban Extension (Mixed use)	TIV6: Farleigh Meadows	TIV7: Town Hall/ St Andrews Street	TIV8: Moorhayes Park	TIV9: Howden Court	TIV10: Roundhill	TIV11: Palmerston Park	TIV12: Phoenix Lane (Mixed use)	TIV13: Tidcombe Hall (Contingency)	TIV14: Wynnards Mead (Contingency)	TIV15: Tiverton Infrastructure	Hartnoll Farm (Mixed use)	Blundell's School	Hay Park	The Avenue	Exeter Hill	Leat Street	TIV1-5: Eastern Urban Extension (Mixed use)	TIV12: Phoenix Lane (Mixed use)	Land at the Foundry	Hartnoll Farm (Mixed use)	Land at Bampton Street / William Street Car Park
A	-1	-1	+1	0	0	0	0	0	-1	-1	0	-1	+2	0	0	-2	0	-1	0	0	-1	0
B	-1/ ?	0	0	0/?	0	?	0	+1	-1/ ?	0	0	-2/ ?	0/?	-1/ ?	0	0/?	0/?	-1/ ?	+1	0/?	-2/ ?	0
C	+1	0	0	0/?	0	0	0	0	0/?	0	+2	0/?	-1	-1/ ?	0	0	-1	+1	0	-3/ ?	0/?	0
D	-3	-2	+2	-2	-1/ ?	+2	-1/ ?	+2	-3	-1/ ?	0	-3	-1	-1/ ?	+2	-1/ ?	+2	-3	+2	+2	-3	+2
E	+3	+1	0	0	0	0	0	+2	+1	+1	0	+2	+2	0	0	0	-2	+3	+3	+2	+2	+3
F	+2	+2	+1	+1	+1	+1	+1	+3	+2	+1	0	+2	+2	+1	+1	+1	+1	+2	+2	+1	+2	+3
G	+3	+3	+2	+1	+1	+1	+1	+2	+3	+2	+2	+3	+2	+1	+1	+2	+1	+3	+2	0	+3	+2
H	+2	+2	+1	+1	+1	+1	0	+2	0	+1	+3	+1	+1	-1	+1	0	+1	+2	+2	0	+1	+2
I	+2	0	0	0	0	0	0	+1	0	0	+3	+2	+1	0	0	0	+1	+2	+1	0/?	+2	0

Cullompton

4.74 Six sites are allocated for housing in Cullompton, excluding one contingency site at Colebrook that will be permitted to come forward if the Council's housing supply proves insufficient, as set out in Policy S4. The six sites are; North West Cullompton, East Cullompton, Knowle Lane, Ware Park & Footlands, Land at Exeter Road and Cummings Nursery. Four sites are allocated for commercial use of which two are large scale mixed use sites at North West Cullompton and East Cullompton while the other two are Week Farm and Venn Farm.

4.75 North West Cullompton is retained as an existing strategic allocation. Initial work on the Masterplan has demonstrated only a reduced site capacity can be realised than that previously allocated in the Allocations and Infrastructure Development Plan Document (AIDPD) 2010, this is due to topographical constraints. With this reduction in mind the two adjacent options sites at Growen Farm to the west and Rull Lane to the north (a new site emerging from the Options Consultation) have been incorporated into the larger allocation site. These two additions ensure total site capacity remains approximately the same as previously allocated. The North West Cullompton sites now makes provision for 1,150 dwellings and 21,000sqm of commercial land, the site will include a road linking Tiverton Road and Willand Road.

4.76 A site of 160 hectares to the East of Cullompton is considered a long term location for strategic growth for the district. The site has an estimated capacity of 2,100 dwellings and 20,000 sqm commercial within the plan period and further residential development and 12,000 commercial floorspace post 2033. Development in Cullompton is severely constrained by the limited capacity at J28 of the M5 motorway, in addition to traffic congestion and poor air quality in the town centre. However this development, in combination with the urban extension to the North West of Cullompton, presents an opportunity to resolve town centre traffic problems through a Town Centre Relief Road, a 'through road' in the North West Cullompton site linking Tiverton Road and Willand Road and providing an alternative means of access onto the M5.

4.77 The site Cummings Nursery (previously known as East Culm Farm) has Planning Permission and is retained. The allocation at Knowle Lane is now nearing completion and a further site, Ware Park and Footlands, has been allocated which acts as small extensions in this location. Land at Exeter Road is retained as an existing allocation. Land at Colebrook is not required or preferred to other locations but a smaller site area than that proposed has been retained as a contingency. The reduced site area mitigates flood risk associated with the stream.

4.78 Week Farm commercial allocation is retained and supplemented by Venn Farm a sustainable location for a further 10,000 sqm of commercial floorspace. The mixed use strategic allocation at North West Cullompton and East Cullompton provides a combined amount of 41,000sqm of commercial floorspace within the plan period.

4.79 All sites have undergone a detailed SA against realistic alternatives and have had mitigation measures identified and included in their respective policy. Please see Appendix 2 for detailed analysis of the preferred and alternative sites assessed against the Sustainability Objectives.

4.80 The Council's strategic infrastructure policy is set out earlier in the Local Plan Review under Policy S8, but there are infrastructure requirements specific to Cullompton that are listed under Policy CU19 & CU20.

Alternatives

4.81 Within the Scoping Report consultation, two options were proposed for consideration; to retain the current strategy with North West Cullompton Urban Extension as the primary site allocation and the Town Centre Relief Road, to pass through either the Cullompton Community Association fields to the west of the M5 or to pass to the east of the M5, or to find an alternative growth option such as a different location for an urban extension or multiple smaller sites around Cullompton, as highways infrastructure can be delivered. The second option was strongly supported by those responding to the consultation.

4.82 All SHLAA and SCLAA sites identified as deliverable (suitable, available and achievable) were included within the options consultation. The Options Consultation identified eleven potential housing sites within Cullompton some of which were already allocated in the existing Local Plan. A number were mixed use. Three sites were identified for deletion as they were not found suitable due to environmental constraints or are largely built-out. Eight sites were identified by the SCLAA as suitable for commercial development including a number of mixed use sites also considered for residential. Sites excluded through the SA process are discussed below.

4.83 Court Farm a previously allocated site is now largely built out with delivery concerns for the remaining site area. The site is located within the settlement limit and is suitable to come forward as a windfall site.

4.84 Acklands has recently been used as sport's pitches. National policy stipulates limited circumstances in which land for sport can be developed for alternative uses. The site is also classed as grade I agricultural land, the best and most versatile classification of land.

4.85 Tiverton Road is located to the west of Cullompton and would be an illogical extension in an isolated spur to the town. The site is also made of grade 1 high quality agricultural land, which covers only 3.5% of Mid Devon District.

4.86 Land at Bradninch Road steeply slopes and has a potential for visual impact as well as the loss of grade 3 agricultural land.

4.87 Part of the Commercial land at North West Kingsmill is located in flood zones 2 and 3 and it is isolated from the other parts of the industrial estate. The land adjacent Venndale and North East Kingsmills were less preferred than Venn Farm which is better related to the settlement form. The Week Farm allocation is retained. The North West Kingsmill and land adjacent to Vendale have been assessed together in Appendix 2 and the summary table below.

4.88 South of Springbourne can be viewed from the west and the east and has a high visual impact and there are also access concerns resulting in this commercial option not being preferred.

4.89 Below is a summary table of the preferred and alternative sites within Cullompton showing the scoring against the 9 sustainability objectives. For a more detailed assessment for each site, please see Appendix 2.

Cullompton Housing and Commercial Sites

	Housing													*Commercial*							
	Preferred Sites									*Alternative Sites*				*Preferred Sites*				*Alternative Sites*			
Sustainability objective	CU1-6: North West Cullompton (Mixed use)	CU7-12: East Cullompton (Mixed use)	CU13: Knowle Lane	CU14: Ware Park and Footlands	CU15: Land at Exeter Road	CU16: Cummings Nursery	CU19: Town Centre Relief Road	CU20: Cullompton Infrastructure	CU21: Land at Colebrook (Contingency)	Acklands	Tiverton Road	Court Farm	Bradninch Road	CU1-6: North West Cullompton (Mixed use)	CU7-12: East Cullompton (Mixed use)	CU17: Week Farm	CU18: Venn Farm	Land adj Venndale	NW Kingsmill Industrial Estate	NE Part of Kings Mill	Land South of Springbourne, East of Exeter Road
A	0	-1	0	0	0	0	-2	-2	0	0	0	0	-1	0	-1	0	0	0	0	0	-2
B	-1/?	0/?	0	0/?	0/?	+2/?	+1	+2	0/?	0/?	0/?	+2	0/?	-1/ ?	0/?	0/?	0/?	0/?	0/?	0/?	0
C	+1/?	0/?	0	0	0	+1	+2	+2	+1	0	0	0	0	+1/?	0/?	0	0	0	0	0	0
D	-3	-3	-2	-2	-1	+2	-1	+1	-2	-2	-2	+2	-1	-3	-3	-2	-1	-1	-1	-1	-1
E	+3	+3	+1	0	0	+1	+2	+2	+1	0	0	-1	0	+3	+3	+3	+3	+3	+3	+3	+2
F	+2	+1/?	+2	+1	+1	+1	+2	+2	+1	+1	+1	+1	+1	+2	+1/?	0	0	0	0	0	0
G	+3	+3	+3	+2	+2	+3	0	+2	+3	+2	+2	+2	+2	+3	+3	0	0	0	0	0	0
H	+2	0	+1	0	0	-1	+2	0	0	0	0	+1	0	+2	0	-1	-1	-1	-1	-1	-1
I	+2	+2	+1	0/?	0	0/?	+3	+3	0/?	0/?	0	0	0	+2	+2	0/?	0/?	0	0	0	0/?

Crediton

4.90 Nine housing sites are allocated in Crediton, including Red Hill Cross and Wellparks which have planning permission. The other sites are; Cromwells Meadow, the Woods Group, Pedlerspool, Sports Field, Stonewall Lane, Land at Barn Park and land off Alexandra Close. Wellparks and Land south of A377 in Crediton are expected to deliver commercial floorspace during the plan period.

4.91 Wellparks will deliver 185 dwellings and 2,220 sqm of commercial land and is adjacent the new Crediton link road. Land at Pedlerspool previously a contingency site is allocated for 200 dwellings and the relocated Rugby Club which will free up the Sports Field for a further 120 dwellings. Stonewall Lane is in the northern part of Crediton and Red Hill Cross is an existing commitment, therefore it is included. Other small sites allocated will limit sustainability impacts including Cromwells Meadow, Land at Alexandra Close, the Woods Group and Land at Barn Park.

4.92 Land to the South of A377 formed part of an existing commercial allocation in an earlier Local Plan and is retained as a suitable commercial site.

4.93 All sites have undergone a detailed SA against realistic alternatives and have had mitigation measures identified and included in their respective policy. Please see Appendix 2 for the detailed analysis of sites against the 9 Sustainability Objectives.

4.94 The Council's strategic infrastructure policy is set out earlier in the Local Plan Review under Policy S8, but there are infrastructure requirements specific to Crediton that are listed under Policy CRE11.

Alternatives

4.95 The Council has previously acknowledged that Crediton has significant topographical constraints and is therefore an unsuitable location for large scale allocations. The Scoping Report presented two options; to continue with the strategy for under-provision due to these physical constraints or to allocate sufficient sites to meet development needs. The consultation responses favoured the second option. All SHLAA or SCLAA sites identified as deliverable (suitable, available and achievable) were included within the options consultation. The Options Plan identified thirteen potential housing sites within Crediton some of which were already allocated in the existing Local Plan. Since the Options consultation, one site, George Hill, has been built out and has therefore been removed from the SA. Four sites were not preferred by the Council due mainly to environmental issues. Four commercial sites, including one mixed-use site came forward as commercial options for Crediton. Sites excluded through the SA process are discussed below.

4.96 Westwood Farm is located on the west side of the town, and any traffic generated by the site travelling to Tiverton, Exeter or the M5 would pass through the High Street rather than along the new Link Road, thereby potentially further exacerbating existing air quality issues.

4.97 Chapel Down Farm is not favoured as the northern portion of the site is grade 2 agricultural land and Chapel Downs Farmhouse is a listed building which sits adjacent to the site. Development of the surrounding agricultural land will further impact on the setting of the building, with the potential to reduce its significance.

4.98 Barnfield scores well in sustainability terms but subject to a suitable access being achieved. As a small brownfield site within the settlement limit, the site remains deliverable as a windfall site.

4.99 Fairpark House site is located within the conservation area and is in close proximity to a listed building. The site is a greenfield, with an agricultural land grade of 3 on a quarter of the site, the remaining part of the site has an unknown agricultural land grade.

4.100 Higher Road is located to the north of Higher Road on a greenfield site where there is currently little development. The site is relatively far from the town centre, but considered within walking distance. The site is bounded to the north by ancient woodland and scores well in sustainability terms but subject to suitable access being achieved.

4.101 South of Common Marsh Lane is not allocated as it is a greenfield site which falls within agricultural land grade 2. The site is also located adjacent to the existing industrial estate, increasing the industrial estate to the north where it would have landscape impacts.

4.102 Land East of Exeter Road is not favoured as the southern element of the site, comprising 3.4 hectares is agricultural grade 3. The elevated nature of the site means there is potential for development to have adverse landscape impacts as well as a negative impact on the historic setting of the adjacent buildings along Exeter Road. The site is also located adjacent to the existing industrial estate and in close proximity to the new link road.

4.103 Land at George Hill was under construction and has now been completed and has therefore been deleted. An SA for this site has not been included for this site.

4.104 Below is a summary table of the preferred and alternative sites within Crediton showing the scoring of the preferred and alternative sites against the 9 sustainability objectives. For a more detailed assessment for each site, please see Appendix 2.

Crediton Housing and Commercial Sites

	Housing															***Commercial***			
	Preferred Sites										***Alternative Sites***					***Pref.***		***Alt.***	
Sustainability objective	CRE1: Wellparks (Mixed use)	CRE2: Red Hill Cross	CRE3: Cromwells Meadow	CRE4: The Woods Group, Exeter Road	CRE5: Pedlerspool	CRE6: Sports Fields, Exhibition Road	CRE7: Stonewall Lane	CRE8: Land at Barn Park	CRE9: Land at Alexandra Close	CRE111: Crediton Infrastructure	Land at Westwood Farm	Land at Chapel Down Farm	Barnfield	Fairpark House	Higher Road	CRE1: Wellparks (Mixed use)	CRE10: Land south of A377	Land south of Commonmarsh Lane	Land east of Exeter Road
A	-1	0	0	0	-1	0	0	0	0	0	0	-1	0	0	0	-1	0	-1	-1
B	0	0	0	+1	-1	0/?	0/?	0	0	0	0/?	-1/?	0/?	-1/?	0	0	0	-1/ ?	-1
C	+1	0	0	0	0	0	0	+1	0	+2	0/?	0	0	+2	+2	+1	0/?	0	0
D	-2	-2	-1	+2	-2	-2	-1	-1/?	-2	0	-1	-2	+1/?	-1/?	-1/?	-2	-1	-2	-1/ ?
E	+2	+1	0	0	+1	+1	0	0	0	0	0	+1	0	+1	+1	+2	+2	+2	+3
F	+1	+1	+1	+1	+2	+2	+1	+1	+1	0	+1	+2	+1	+1	+1	+1	0	0	0
G	+3	+3	+2	+1	+3	+3	+2	+1	+1	+2	+2	+3	+1	+2	+1	+3	0	0	0
H	+1	0	0	0	+2	0	0	0	0	+3	-1	0	+1	0	0	+1	-1	-1	-1
I	0	0	0	0	0	0/?	0	+1	0	+3	0	0	0	0	0	0	0	0	0

Village Allocations

4.105 The development strategy for villages is set out in Policy S13. In total twenty-one housing sites are allocated in rural areas which are considered achievable. Most housing allocations in rural areas are expected to deliver around 20 dwellings per hectare due to the low density character of existing village development, but in some cases a higher or lower density is justified.

4.106 The Options Consultation identified sixty-nine potential housing sites in rural areas considered achievable in principle by the SHLAA panel with a total site capacity well above the anticipated rural requirement. Allocations in villages received a significant level of responses for and against individual sites during the Options Consultation. During this public consultation, thirteen additional sites have been proposed and considered through SA. This information has been used alongside the Sustainability Appraisal to determine final selection of preferred village allocation sites.

4.107 Site options promoted in un-designated villages (Policy S14: Countryside) have not been taken forward as they are located in unsustainable locations. These villages are as follows: Bickleigh, Burlescombe, Colebrooke, Oakford and Shillingford.

Bampton

4.108 In Bampton three existing allocations are retained Newton Square, Scotts Quarry and Ashleigh Park. Newton Square is an existing allocation in a sustainable village centre location and Scotts Quarry and Ashleigh Park both have planning permission, but have not started construction hence their inclusion within the plan. Newton Square scores positively for safeguarding and minimising resource use as development would be located on brownfield land. The location of the development also provides the opportunity to make provision for the parking of delivery vehicles serving the convenience store at 4-6 Newton Square which helps support retail in Bampton.

Alternatives

4.109 Bourchier Close and South Molton Road include areas of agricultural grade 3 land and therefore do not score as positively in safeguarding and minimising resource use as the preferred sites Newton Square and Scotts Quarry which include brownfield land and an opportunity to remediate contaminated land. Although Ashleigh Park has a similar agricultural land class as the alternatives, this site has planning permission and therefore its delivery is more certain and is preferred in comparison to the alternatives. South Molton Road has numerous protected trees on the site, which could be affected if the site was developed for housing. Land at Ball Hill is also adjacent to the sewage treatment works. If the site was developed the amenity of future residents may be negatively affected by odours associated with the works, which would be less likely to affect sites located at a further distance.

Bow

4.110 In Bow the existing allocation of West of Godfrey Gardens is retained and land adjacent to Hollywell allocated. The West of Godfrey Gardens site now has planning permission, but was not under construction at the end of the most recent monitoring year. Land adjacent to Hollywell is a flat site which has the potential for only limited visual impact, in that it can be

accommodated within the pattern of built development, having existing buildings on its north, south and western boundaries.

Alternatives

4.111 Land adjacent Bow Mill Lane is more elevated than the adjacent West of Godfreys Gardens, having the potential for greater visual impact than the proposed allocations. The site of East Langford Farm would result in an unusual and illogical extension to the built environment. The site would project into the surrounding fields, resulting in a site with fields on each boundary but a poor relationship with the adjacent housing. Land adjacent Jackman car park is steeply sloping, and falls away sharply to the north. Developing the site would extend the built environment on the north side of the main road, which currently is generally arranged in a linear fashion, hugging the line of the A3072. Two commercial sites in Bow, South of Iter Cross and South West of Junction Road are existing allocations which are proposed for deletion. National and local policy towards rural employment development is now more permissive, and as a result these sites do not need to remain allocated in order to come forward.

Bradninch

4.112 In Bradninch only one option was promoted and this site has been allocated. Although the site scores a slight negative on the safeguarding and minimising resource use as it is located on grade 3 agricultural land, this is a small site which would provide local housing and contribute to affordable housing numbers in the district. The site has a good relationship with the existing built environment, being adjacent to existing housing to the north and west. The site is a logical extension to the built form, with the eastern boundary of the site following the line set by the furthest extent of the rear garden of the adjacent property.

Alternatives

4.113 No alternative sites were promoted in Bradninch.

Chawleigh

4.114 In Chawleigh the Barton has been allocated. This site is generally level and has an existing access provided as part of the adjacent School Close exception site development. The site has been reduced in size in comparison to the site promoted in the Options version of the Local Plan Review, in order to separate the site from the conservation area which lies to the east. In particular a row of trees, which lie within the conservation area and which line the route to buildings complex called 'The Barton', could have been detrimentally affected had the site area remained as originally proposed.

Alternatives

4.115 The alternative site of Tower Meadow has not been allocated. This site is located within the conservation area which could be negatively affected by developing in this location. A number of applications for development of this site have been refused in the past, with inspectors considering that the site currently makes an important contribution towards the character of the conservation area. On this basis the site is not proposed to be allocated.

Cheriton Bishop

4.116 In Cheriton Bishop a large area of land was promoted but only a small site at Land off Church Lane is allocated. This site has the benefit of linking the two parts of the village together, providing additional footpath across the site frontage. This improvement for example would reduce the need to walk in the road when heading towards the school from the southern part of the village.

Alternatives

4.117 A large amount of land was put forward for consideration within the village. The scale of the village naturally dictates that allocating much of this land would have been appropriate. However, in regards to each site, there are specific reasons why the other four options were not pursued. The Land near the church, is directly adjacent to the conservation area and wraps around the Grade II* The Old Rectory, which could be negatively affected by developing in this location. Glebe is used as a playing area which is used by the local community and would need to be replaced if the site was to be developed. This can be avoided through the selection of other sites. Land adjacent to Woodleigh Hall and Land East of Hill View would extend the village in a linear fashion along the line of the former A30. Though this option is possible, alternative sites within the village are in closer proximity to local facilities (such as the school), thereby reducing walking times and potentially reliance on the private car.

Cheriton Fitzpaine

4.118 Four sites were put forward within the village. Two sites, Barnshill Close and Land adjacent primary school, have been proposed for allocation. Barnshill Close is a small infill site, with an existing access and is surrounded on three sites by modern built development. The impact of developing this site is considered to be very low. However, this is only a very small site, and as a result another site is proposed for allocation. Allocating Land adjacent to the new primary school provides the opportunity to ensure short walking distances to the school, as well as establishing a link between the main part of the village, and the nearby housing at White Cross. The allocation of these two sites also received generally wide support at the Options Consultation.

Alternatives

4.119 In Cheriton Fitzpaine a significant level of opposition was raised against the Glebe site in favour of other sites in the village. Responses from the Options Consultation highlighted the Glebe as being an area of green space of particular importance to the local community. It is also steeply sloping and has a portion of the site within Flood Zone 3. Landboat Farm, is also partially sloping and has an area within Flood Zone 3. Though the affected parts of the site could be excluded from housing development, the allocation of other sites in the village which are not in proximity to the floodplain reduces the likelihood of any negative impact on flood risk. Poole Barton is not preferred as it has the potential for a range of negative impacts. These include its partial location within the floodplain and conservation area (as well being adjacent to the Grade II* Poole Barton farmhouse).

Copplestone

4.120 In Copplestone the Old abattoir site presents the opportunity to provide a car park to serve the railway station. The site also may contain contaminated land, which can be remediated as part of the redevelopment of the site.

Alternatives

4.121 The alternative sites in the village received a significantly higher proportion of objection during the Options Consultation. Dulings Meadow and Bewsley Farm are relatively high grades of agricultural land, being grades 2 and 3 respectively. The Old Abattoir is nominally grade 3 agricultural land, but in reality is partially brownfield, having a number of buildings, now demolished, which were once contained within the eastern portion. Land off Bassetts Close is an existing allocation proposed for deletion. Land is not available to provide the required width of access off Bassetts Close, and therefore the site is not considered deliverable.

Culmstock

4.122 In Culmstock the two existing housing allocations Linhay Close and Hunter's Hill are proposed to be retained. Linhay Close has been extended from the area currently allocated, but is a small site with the potential for limited visual impact. Hunter's Hill is also retained, being another small site adjacent to modern housing.

Alternatives

4.123 The two sites of The Croft and Culmstock Glebe and Rackfields are not preferred. Both are within the elevated southern part of the village, with greater potential for landscape and visual impacts. This part of the village also contains the core of the conservation area, which is focused around All Saints Church. There is greater potential for impact on the conservation area should these sites be developed, which can be avoided by selecting others within the village. In addition, the Culmstock Glebe and Rackfields site received the greatest level of objection, of all the village's sites, during the Options Consultation.

Halberton

4.124 In Halberton it is proposed to allocate the Land adjacent Fishers Way. This site was suggested as the preferred site of Halberton Parish Council, during the Options Consultation. It is adjacent to modern development and will have limited visual impact.

Alternatives

4.125 Land at Blundells Road was not favoured by the Parish Council. The site is within the conservation area, with the potential for negative impacts, which can be avoided by allocating the other site within the village. Both sites would involve the loss of grade 1 agricultural land, the best quality agricultural land. However, the village is surrounded by only grades 1 and 2 land, and any allocation would involve some loss. No alternative sites of predominantly grade 2 land were put forward.

Hemyock

4.126 Depot, a largely brownfield site within the village is preferred for allocation. This is an infill site, which has a history of untidy and informal uses, including planning permissions which have not been implemented. It is surrounded on all sites by existing modern residential development, and therefore the visual impact is likely to be minimal.

Alternatives

4.127 In Hemyock four sites of Culmbridge Farm, Land north of Culmbridge Farm, Land adjacent Cemetery and SW of Conigar Close are not proposed for allocation. All are greenfield sites,

which would result in the loss of agricultural land (generally grade 3). Given the villages location within the Blackdown Hills AONB, consideration of the impact on the special qualities of the landscape designation is a factor. These four sites all have the potential for some landscape and visual impact. Allocating a smaller proportion of each site, and by use of sensitive design, some impact could be mitigated. However allocating the Depot site, being enclosed within the existing built surroundings of the village, reduces the likelihood of landscape or visual impact associated with other sites. In addition Brookridge Timber yard was promoted as a commercial allocation but was not preferred because of its isolated and unsustainable location, being some distance separated from the village. Policies regarding rural employment development are more permissive now than previously, so such a scheme does not necessarily need to be allocated in order to come forward.

Kentisbeare

4.128 In Kentisbeare a single site was included within the Options Consultation, which received a number of objections during the Options Consultation. This site is an existing allocation which has not come forward since being allocated in 2010. Given that the site has been not progressed since being allocated, it is not proposed that it be retained in the new Local Plan Review.

Alternatives

4.129 There are no alternative, deliverable sites to consider within the village.

Lapford

4.130 A single site option was promoted at Lapford while during the consultation a further option emerged, however since the consultation both landowners have withdrawn their land. As a result no sites are available to be allocated within the village.

Alternatives

4.131 There are no alternative sites to consider.

Morchard Bishop

4.132 In Morchard Bishop three sites have been promoted with preference given to retaining an existing allocation, but with an increased site size. This site is adjacent to modern housing and was clearly the favoured local choice during the Options Consultation.

Alternatives

4.133 Church Street is not preferred as it has the potential for negatively impacting on the conservation area and adjoining listed buildings. This site received the greatest level of objection during the consultation. Tatepath Farm is separated from the main body of the village, being located a distance along a relatively narrow lane. Not being adjacent to existing development, there is the possibility for visual impact as a result of locating residential development in this location, instead of the existing farm buildings, which arguably form part of the rural character, particularly when viewing from the north.

Newton St Cyres

4.134 In Newton St Cyres, three site options were considered. All three sites are unfortunately located on grade 2 agricultural land. Court Orchard, however, is the preferred site as this option has been put forward on the basis that it can also deliver a new school, allowing the school to be moved to a more suitable location, away from the busy A377. A portion of the site is within Flood Zones 2 and 3, however, the policy sets restrictions on which uses are acceptable within these areas.

Alternatives

4.135 The two sites east and west of Tytheing Close are not proposed for allocation. These sites are more visually prominent, being located on higher ground on the east side of the village. The proposed site also facilitates the relocation of the school, which was not an option put forward by the promoters of the other two sites.

Sampford Peverell

4.136 In Sampford Peverell four large sites were promoted through the Options Consultation and two more submitted subsequently, with the potential for a very high number of dwellings, being far in excess of what is likely to be appropriate for a designated village. The former Tiverton Parkway Hotel site is proposed for allocation. This is a modest sized, brownfield site which has lain derelict for a number of years since the previous hotel was demolished. The site is untidy, and though two planning permissions have been granted within the last seven years for a care facility, the site owners have stated they no longer are able to pursue this option. The planning permissions included provision for a new GP surgery. In order to ensure the delivery of this important local facility, it is proposed to the site for a mixed use including housing.

Alternatives

4.137 All the alternative sites within the village would involve the loss of greenfield land, which is either agricultural grades 2 or 3. Higher Town is elevated and therefore has the potential for greater landscape or visual impacts. Land off Whitnage Road (including the additional land put forward at Mount Pleasant) is located adjacent to the A361, sharing a long boundary with this busy road. Such a site therefore has greater potential for negative impacts from noise on the general amenity of future residents, which can be avoided by allocating alternative sites. Morrells Farm adjacent the main road (SHLAA site 3 & 4 combined)is likely to have an impact on the Grade II farmhouse, and would have a detrimental impact on the significance, character and appearance of the conservation area, particularly as the proposed access point requires demolition of a stone frontage wall and a group of traditional farm buildings (all within the conservation area). Mountain Oak Farm is a large site which is slightly divorced from the main body of the village, and does not offer the most logical extension to the built extent. Morrells Farm (SHLAA site 6) is a very large site which has a poor spatial relationship with the village, being out of scale with the settlement and divorced from the main built extent of Sampford Peverell. Though a smaller element of the site could be allocated, there is currently very little development in the vicinity of the site, and as such there is the greater potential for landscape and visual impacts.

Sandford

4.138 In Sandford an enlarged site at Fanny's lane (part of an existing allocation) was promoted and is proposed to be allocated. This site is enclosed on three sites by existing development within the settlement. The site is located on grade 2 agricultural land, however a large proportion of the site is already under construction (i.e. the element already allocated). An access is already in place off the site currently being constructed.

Alternatives

4.139 Only one other deliverable site was put forward within the village. Land at Sandford (west), like the preferred site, is also located on grade 2 agricultural land. However, this site is on one of the most elevated parts of the village, and is steeply sloping throughout. Its elevated position increases the likelihood of greater landscape and visual impacts, which can be avoided by allocating the Fanny's Lane site.

Silverton

In Silverton five sites were promoted, however only two are proposed for allocation. The eastern portion of Land at Old Butterleigh Road is proposed to be allocated for eight dwellings. This site can be accommodated within the existing pattern of built development, having extending in a linear fashion immediately to the north and south. The policy requires that the small area of flood zones 2 and 3 which covers a small area along the eastern boundary should remain undeveloped. The Garage site to the south of Silverton is proposed to be allocated for five dwellings. The site is a brownfield site and is located within the conservation area.

Alternatives

4.140 The western portion of Land at Old Butterleigh Road is not proposed as this would result in the loss of the allotments (which would need to be relocated) and is also generally elevated land, with greater potential for visual or landscape impacts. Glebe is located within the conservation area, which could be negatively affected by locating development in this location. Access to the Livinghayes Road site is limited, as the site is located off a private road which is narrow. Refuse lorries do not currently use the lane, which if developed would result in an unacceptable arrangement for future residents who would need to deposit their refuse on collection days at the junction with Coach Road. Land east of Hederman Close would result in the loss of grades 1,2 and 3 agricultural land. This was also the site which received the greatest level of objection during the Options Consultation.

Thorverton

4.141 In Thorverton two areas of land to the south of the village were put forward (though they were considered as one site for the purpose of initial assessment). Originally entitled 'Glebe' in the Options Consultation, both unfortunately are grade 1 agricultural land. Advice from the highways authority stated that the western portion was preferred given the better pedestrian access. Devon County Council owns the verge on the western side of the C23 to the north, and therefore a continuous footpath can be delivered from the site to connect in with the existing network in Thorverton. The preferred western portion has subsequently been renamed 'Land south of Broadlands'.

Alternatives

4.142 No alternative deliverable sites were put forward for consideration. The eastern portion of 'Glebe' is not proposed for the reasons outlined above.

Uffculme

4.143 Five sites were considered within the village, however none are proposed for allocation.

Alternatives

4.144 Land off Chapel Hill has subsequently been confirmed as unavailable since inclusion in the Options Consultation. Land west of Uffculme would extend the pattern of the village in a linear fashion along the B3440. This is not preferred, particularly as it would result in long walking distances to the village's facilities, in particular the primary and secondary schools. In addition, inspectors have previously drawn attention to the present boundary of the village, to the front of Harvester, being a defined feature beyond which the village should not be extended. Land off Ashley Road, has planning permission on the southern element. The northern part is within the Hillhead Quarry Minerals Consultation Zone, and is also elevated in comparison with the adjacent housing to the east, which could result in overlooking. For these reasons this site is not preferred. Land adjoining Poynings is located within an area of the village which is elevated, and has a more distinctly rural character, with fewer buildings and with access being from the generally narrow Chapel Hill. The potential for change in character and visual and or landscape impacts has determined the decision not to allocate this site. Land adjacent Sunnydene is located at the edge of the settlement, where the nearest dwellings are very low density and is accessed off the narrow Clay Lane. Though technically deliverable, the nature of the location of the site at some distance along the single carriageway lane is considered a sufficient basis not to allocate. A site at Hillhead Quarry was put forward for consideration for commercial development. However, the site is located within the Minerals Consultation Zone, and is considerably divorced from any settlement. For these reasons the site is not proposed for allocation.

Willand

4.145 In Willand, eight residential, commercial or mixed use sites were put forward for consideration including the strategic site Land at J27 and Willand. As a strategic site, Land at J27 has been discussed under S2 Amount and distribution of development. Of the other sites put forward, it is proposed to allocate a portion of Land East of the M5 which includes a small portion of land adjacent to B3181. This site sits alongside modern housing development on flat land with good access. A sufficient quantity of land is allocated, in order to ensure provision of a buffer to mitigate any noise impact from the nearby motorway. Willand Industrial Estate is an existing allocation with a history of planning permissions and commercial development. Part of the site has remained unconsented and therefore the size of the site is proposed to be reduced. However, the location of the site, on the edge of the settlement adjoining existing commercial development is considered a sustainable location for employment growth.

Alternatives

4.146 Other sites at Dean Hill Road and Lloyd Maunder Way (Residential) are divorced from the main body of Willand by the motorway. Quick's Farm is a flat site which scores favourably but

received the greatest level of objection of all sites in the village during the Options Consultation. Land at North East of Four Crosses Roundabout is a large site which would expand the village beyond the boundary currently delineated by the busy roads of the B3181 and B3440. Other sites have a better relationship with the existing pattern of development and can be incorporated more easily, and would not require new residents to cross busy roads in order to access the village's facilities and services. Access to the Lloyd Maunder (commercial) site is over flood zones 2 and 3. Furthermore although some commercial development is provided in Willand, a village location for significant commercial development is less favourable than other locations in the district, such as the towns. Given the commercial development requirement of the Local Plan Review, the cumulative commercial development of Willand Industrial Estate with Lloyd Maunder (Commercial) is not required.

Yeoford

4.147 One site was considered within the village, however this is not proposed for allocation.

Alternatives

4.148 In Yeoford a single site at Land off Lower Road was considered during the Options Consultation. The site is in close proximity to the conservation area, and adjacent to very low density housing. The southern portion of the site is steeply sloping and would overlook dwellings within the conservation area. The immediate road network is also very narrow. The site received a wide number of objections during the Options Consultation. For these reasons, the site is not proposed for allocation. No other deliverable sites within the village were included within the Options Consultation.

Housing Sites in Villages – Bampton to Chawleigh

	Bampton						Bickleigh	Bow					Bradninch	Burlescombe	Butterleigh	Chawleigh	
	Preferred Sites			Alternative Sites			Alt.	Preferred		Alternative Sites			Pref.	Alt.	Alt	Pref.	Alt.
Sustainability objective	BA1: Newton Square	BA2: Scotts Quarry (Mixed use)	BA3: Ashleigh Park	South Molton Rd	Land at Ball Hill	Bourchier Close (Mixed use)	Land South of Glen View	BO1: Land adjacent to Hollywell	BO2: West of Godfrey Gardens	Land adjacent Bow Mill Lane	East Langford Farm	Land adjacent Jackman car park	BR1: Hele Road	Churchyard Field	North West of Homefield	CH1: Barton	Tower Meadow
A	0	0	0	-1/?	0	0	0	0	0	0	0	0	0	0	0	0	0
B	0/?	0	0	0	0	0	0	0/?	0/?	0/?	-1/?	-1/?	0/?	-1/?	0	0/?	-2/?
C	+1	+1	+1	+1	+1	+1	+1/?	+1	0	+1	+1	+1	0	+1	+1	+1	+1
D	+2	+2	-1	-1	0	-1	-1	-2	-1	-1	-2	-1	-1	-1	-2	-1	-1
E	0	+2	0	0	0	+2	0	0	0	0	0	0	0	0	0	0	0
F	+2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
G	+1	+1	+1	+2	+1	+2	+2	+1	+1	+2	+2	+2	+1	+1	+1	+2	+1
H	0	0	0	0	-1	0	-1	0	+1	0	0	0	0	-1	-1	0	0
I	0	0	0	-1/?	0	0	0/?	0	0	0	0	0	0	0	-1	0	0

Housing Sites in Villages – Cheriton Bishop to Culmstock

	Cheriton Bishop					Cheriton Fitzpaine					Coleb rooke	Copplestone			Culmstock			
	Pref.	Alternative Sites				Prefered Sites		Alternative Sites			Alt.	Pref.	Alternative		Preferred		Alternative	
Sustainability objective	CB1: Land off Church Lane	Cheriton Bishop Glebe	Land near the Church	Land adjacent Woodleigh Hall	Land east of Hill View	CF1: Barnshill Close	CF2: Land adjacent school	Cheriton Fitzpaine Glebe	Landboat Farm	Poole Barton	Colebrooke Glebe	CO1: The Old Abattoir	Land adjoining Dulings Meadow	Bewsley Farm	CL1: Linhay Close	CL2: Hunters Hill	Culmstock Glebe and Rackfields	The Croft
A	0	0	0	-1	0	0	0	0	0	0	0	0	-1	0	0	0	0	-1
B	+1	0	0/?	-1	0	0	+1	0	0	0/?	0	0	0	0	0	0/?	0/?	0/?
C	+1/?	+1/?	+1/?	+1/?	+1	+1	+1	+1	+1/?	+1	+1	+3	+1	+1/?	+1	+1	+1	+1/?
D	-1	-1	-1	-1	-1	-1	-1	-2	-1	-1	-2	+2	-2	-1	-1	-1	-1	-1
E	0	0	0	+1	0	0	0	0	0	0	0	0	+1	0	0	0	0	0
F	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
G	+2	+2	+2	+3	+1	+1	+2	+2	+2	+2	+1	+2	+3	+2	+1	+1	+2	+2
H	+2	0	0	-1	0	0	+1	-2	0	0	-2	0	-1	0	0	0	0	0
I	0/?	0	0/?	0/?	0	0	0	0	0	0/?	-1/?	+2	0/?	0/?	0	0	0/?	0/?

Housing Sites in Villages – Halberton to Newton St Cyres

	Halberton		Hemyock					Kentisbeare	Lapford		Morchard Bishop			Newton St Cyres		
	Pref.	Alt.	Pref.	Alternative Sites				Alt.	Alternative		Pref.	Alternative		Pref.	Alternative	
Sustainability objective	HA1: Land adj Fishers Way	Land at Blundells Road	HE1: Depot	Land South West of Conigar Close	Culmbridge Farm	Land north of Culmbridge Farm	Land adj cemetery	Land by Kentisbeare Village Hall (Mixed use)	Land between the Primary School and the Church	Land South of Sandhurst	MO1: Greenaway	Tatepath Farm	Church Street	NE1: Court Orchard	Land west of Tytheing Close	Land east of Tytheing Close
A	0	0	0/?	-1/?	-1/?	-1/?	-1/?	0	0	0	0	0	0	0	0	0
B	0/?	0/?	+1/?	0/?	0/?	0/?	0/?	0/?	0	0	0/?	-1	0/?	0/?	0/?	0/?
C	+1	+1/?	+1	+1/?	+1/?	+1	+1/?	+1	+2	+2/?	+1	+1	+1	+2	+2	+2
D	-2	-2	+1	-1	-1	-1	-1	-2	-1	-1	-1	-1	-1	-2	-2	-2
E	0	0	-1	0	0	0	+1	+2	0	0	0	0	0	0	0	0
F	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
G	+1	+2	+1	+2	+2	+2	+3	+2	+2	+1	+2	+1	+2	+2	+2	+2
H	0	0	0	0	0	0	-1	0	0	0	+1	0	-2	+2	0	0
I	0	0/?	0/?	0/?	0/?	0/?	0/?	0/?	0/?	0	0	0	0/?	+2	0	0

Housing Sites in Villages – Oakford to Silverton

	Oakford	Sampford Peverell						Sandford		Shilling ford	Silverton				
	Alt.	Pref.	Alternative Sites					Pref.	Alt.	Alt.	Pref.		Alternative Sites		
Sustainability objective	Land at Oakford	SP1: Former Tiverton Parkway Hotel (Mixed use)	Higher Town	Land off Whitnage Road	Land at Mountain Oak Farm	Morrells Farm(Mixed use)	Morrells Farm adj the main road	SA1: Fannys Lane	Land at Sandford (west)	Land off Bowdens Lane	SI1: Land at Old Butterleigh Road	SI2: The Garage	Glebe	Livinghayes Road	East of Hederman Close
A	0	0	0	0	-1	-1	0	0	-1	0	0	0	0	0	0
B	0/?	0	0/?	0/?	0/?	-1/?	-2	0	0/?	0	0	-1	0/?	0	0
C	+1/?	+2	+2	+2/?	+2/?	+2/?	+2/?	+1	+1	+1	0	+1	+1/?	+1/?	+1/?
D	-1	+2	-2	-1	-1	-2	-1	-2	-2	-1	-2	+2	-2	-1	-2
E	0	+1	0	0	+1	+3	0	0	0	0	0	0	0	0	0
F	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
G	+1	+1	+2	+2	+3	+3	+2	+2	+2	+2	+1	+1	+2	+1	+2
H	-1	+2	0	-1	-1	-1	0	0	0	-1	0	0	0	0	0
I	-2	0	-1/?	0	0/?	0/?	0/?	0	0/?	-1	0	0	0/?	-2	0/?

Housing in Villages – Thorverton to Yeoford, including Junction 27 adjoining Willand

	Thorverton	Uffculme					Willand					Yeoford	J27 adj Willand
	Pref. Site	Alternative Sites					Pref. Site	Alternative Sites				Alt. Site	Alt. Site
Sustainability objective	TH1: South of Broadlands	Land adjoining Poynings	Land adjacent Sunnydene	Land off Chapel Hill	Land off Ashley Road	Land west of Uffculme	WI1: Land east of M5	Quicks Farm	Dean Hill Road	Land NE of Four Crosses Roundabout	Lloyd Maunder Way	Land off Lower Road	Land at M5 J27 and adj Willand
A	0	-1	0	0	0	0	0	0	-1	-1	0	0	-2/?
B	0/?	0	0	0	0	-2/?	0	0/?	-1	-1/?	-1	0/?	0/?
C	0	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+2	0/?
D	-2	-1	-1	-1	-1/?	-1	-1	-1	-2	-1	-1	-1	-2
E	0	0	0	0	0	0	0	0	0	+1	0	0	+1
F	0	0	0	0	0	0	0	0	0	0	0	0	0
G	+1	+2	+1	+2	+2	+2	+2	+2	+2	+3	+2	+1	+3
H	+1	0	?	0	0	-1	+1	0	0	-2	0	0	-2
I	0	0	-1	0/?	0/?	0	0/?	0	0	0/?	0	0	+2/?

Commercial Sites in Villages including Junction 27 adjoining Willand site

	Bampton		Bow		Hemyock	Kentisbeare	Sampford Peverell		Uffculme	Willand		J27 adj Willand
	Preferred	Alt. Site	Alternative Sites		Alt. Site	Alt. Site	Pref. Site	Alt. Site	Alt. Site	Pref. Site	Alt. Site	Alt. Site
Sustainability objective	BA2: Scotts Quarry (Mixed use)	Bourchier Close (Mixed use)	South of Iter Cross	South West of Junction Road	Brookridge Timber	Land by Kentisbeare Village Hall (Mixed use)	SP1: Former Tiverton Parkway Hotel (Mixed use)	Morrells Farm (Mixed use)	Hill Head Quarry	WI2: Willand Industrial Estate	Lloyd Maunder	Land at M5 J27 and adj Willand
A	0	0	0	0	-1	0	0	-1	0/?	0	0/?	-2/?
B	0	0	0/?	0/?	0	0/?	0	-1/?	-1/?	+1/?	0/?	0/?
C	+1	+1	+1	+1	-1	+1	+2	+2/?	-1	+1	0/?	0/?
D	+2	-1	-2	-2	+2	-2	+2	-2	-3/?	0	-1	-3/?
E	+2	+2	+2	+2	+2	+2	+1	+3	+3	+3	+2	+3
F	0	0	0	0	0	0	0	0	0	0	0	-3/?
G	+1	+2	0	0	0	+2	+1	+3	+2	0	0	0
H	0	0	0	0	-1	0	+2	-1	-1	0	0	+2
I	0	0	0	0	0	0/?	0	0/?	0/?	0	0	+2/?

Managing Development Policies

Reasons for selecting development management policy alternatives

4.149 The Local Plan Part 3: Development Management Policies (LP3) formed the latest set of adopted development management policies and the baseline position for the Local Plan Review. The Scoping Report consultation recognised that these policies would be newly adopted as the Local Plan Review progressed and that only minor adjustments would be required to amend policies in response to updates to national policy or guidance and any lessons learnt through implementation. This approach was widely supported through consultation.

4.150 The Options Consultation took forward this approach but sought to predict where changes would be required. The most notable changes anticipated would be from the Department for Communities and Local Government (DCLG) consultation on the Housing Standards Review which could impact on a range of policies including; AL/IN/6 Carbon Footprint Reduction (Merton Rule), DM2 High Quality Design (Building for Life), DM3 Sustainable Design (Code for Sustainable Homes), DM14 Design of Housing (Lifetime Homes) and DM15 Dwelling Sizes. Policy DM5 Renewable and Low Carbon Energy would need to be revised to reflect the new Government guidance in July 2013. Amendments were also proposed for DM9 to be replaced by a new Rural Exception sites policy and AL/DE/7 to reflect planning policy for traveller sites. The NPPF introduces the new designation of Local Green Spaces which should be reflected in policy. Self-build or custom build housing was also expected to warrant a new policy. Minor changes to DM16 Town Centre development and DM18 Development outside town centres would be needed to reflect Bampton's proposed change in status from a town to a village.

4.151 Proposed changes in the options consultation alongside other consistency issues have been addressed in the Local Plan Review. The presumption in favour of sustainable development has been deleted as it is no longer required by the Planning Inspectorate. Policy on Sustainable Design has been deleted alongside the Building for life component of Policy High Quality Design in response to the Housing Standards Review proposed by national government. The policy on Waste Management has been deleted at the request of DCC as it is replicated at a higher level within the Devon Waste Plan. The policy on Renewable and Low Carbon energy has been revised. A policy for the cross subsidy of affordable housing on exception sites is deleted. Rural exception sites, now includes low-cost housing. Policy on the Design of Housing has removed lifetime homes standard. The policy on Dwelling Sizes has been amended to reflect national standards. Bampton has been removed as a town from policies on Town centre development and Development outside town centres. Policy on the Protection of recreational land and buildings has been revised to include the protection of Local Green Spaces and makes reference to the role of neighbourhood plans as an alternative route for designation. Policy on Green Infrastructure in Major Development has been revised to remove reference to open space provision which is now included in Policy S5 Public open spaces. Policy on Other protected sites has been revised to make reference to priority protected habitats defined by UK and Devon Biodiversity Action Plans.

4.152 The remaining DM policies have been taken forward largely unaltered with no strategic alternatives identified as policies have generally been developed to reflect the NPPF position, locally or are written to reflect the Local Plan Reviews supporting evidence base. Please note

that the numbering of policies in the Local Plan Review have changed from the Local Plan Part 3: Development Management Policies document due to deletions and amendments of policies during the Local Plan Review process. Please see Appendix 2 for a more detailed description of the assessments.

Managing Development Policies

Sustainability Objective	DM1: High quality design	DM2: Renewable and low carbon energy	DM3: Transport and air quality	DM4: Pollution	DM5: Parking	DM6: Rural exception sites	DM7: Gypsy and traveller accommodation	DM8: Rural workers' dwellings	DM9:Conversion of rural buildings	DM10: Replacement dwellings in rural areas	DM11: Residential extensions and ancillary development	DM12: Design of housing	DM13: Dwelling sizes	DM14: Town centre development	DM15: Development outside town centres	DM16: Fronts of shops and business premises	DM17: Rural shopping	DM18: Rural employment development	DM19: Protection of employment land	DM20: Agricultural development	DM21: Equestrian development	DM22: Tourism and leisure development	DM23: Community facilities	DM24: Protection of Local Green Space and recreational land/buildings	DM25: Development affecting Heritage Assets	DM26: Green infrastructure in major development	DM27: Protected landscapes	DM28: Other protected sites	DM29: Enforcement
A	+2	+2	0	+2	0	0	-1	-1	0	+2	0	+2	-1	0	0	0	0	-1	0	0	-1	0	0	0	0	+2	+3	+2	+2
B	+3	+2	0	0	0	0	-1	0	0	+2	0	+3	+1	+2	0	+2	0	0	-1	+2	0	0	0	0	+3	+1	+2	0	+2
C	+3	+3	+2	0	0	0	+1	-1	-1	0	-1	+2	0	+2	+2	0	-1	-1	+2	-1	-1	-1	0	0	0	+2	-2	0	+2
D	+1	+3	0	0	0	0	0	-1	0	0	+1	+1	0	0	0	0	0	0	+2	0	0	+1	+2	+2	0	+2	0	0	0
E	0	+1	0	0	0	0	+1	+2	0	0	+2	0	0	+2	+2	0	+2	+2	+2	+2	+2	+2	+1	0	+2	-1	+2	0	0
F	0	0	+2	+2	0	0	0	0	0	0	0	0	0	+2	+2	+1	+2	0	0	0	0	0	+1	0	0	0	0	0	0
G	+2	0	0	0	0	+3	+2	+2	+2	+2	0	+3	+1	+2	0	0	0	0	0	0	0	0	-1	0	-1	-1	-1	0	0
H	+2	0	+2	+2	+1	+1	+2	+1	0	0	0	+2	+1	0	0	0	0	0	0	0	0	0	+2	+1	0	+2	0	0	+2
I	+2	+2	0	0	+1	-2	-1	-2	-2	0	0	0	0	0	0	0	0	0	0	0	-1	-1	+3	+3	0	+3	0	0	+2

5 Monitoring

5.1 Monitoring is important to understand the characteristics of the local area, assess the impact of policies and determine whether the strategy is delivering sustainable development so that the policies can be reviewed as appropriate. The Local Plan Review contains local indicators and targets to measure the Council's performance against relevant policies and legislation as well as any significant environmental effects. The monitoring outcomes are reported annually in Mid Devon District Councils' Monitoring Report which provides information on the following matters:

- Progress of local plans including the timetable for completion, stage reached and reasons for any delay;
- Any local plans or supplementary planning documents that have been approved or adopted, including relevant dates;
- Decisions not to implement any Local Plan Review policy including reasons and steps to implement the policy in the future;
- The number of market and affordable dwellings built in the reporting period and since the relevant Local Plan Review policy target was introduced;
- Any neighbourhood plans or development orders made in the district;
- Progress on the implementation of the Community Infrastructure Levy, if any; and
- Actions taken to ensure cooperation with other local authorities and prescribed organisations under the 'duty to cooperate'.

5.2 For convenience the Local Plan Review monitoring indicators, relevant policies and targets are reproduced in the table below.

Monitoring indicators

Indicator	Relevant Policies	Target	Implementation Agencies	Comments
Housing				
Housing trajectory showing net additional dwellings from 2013-2033	S2; S3; S4; S10; S11; S12; S13	Annual completions of 360 dwellings	Development industry, MDDC	
Affordable housing completions; number of dwellings	S1; S3	Annual average completions 100 per year.	MDDC, development industry, registered providers, Housing and Communities Agency	

Indicator	Relevant Policies	Target	Implementation Agencies	Comments
Affordable housing on rural exception sites	S3; DM6	>50% affordable housing	MDDC, development industry, registered providers, Housing and Communities Agency	Proportion of market housing on rural exception sites should be lower than that of affordable housing.
Net additional gypsy and traveller pitches	S3; DM7		MDDC	
Self-build completions	S3	5% on sites of 20+ dwellings	MDDC, development industry	
Sizes and types of dwellings completed	S1; S3; DM13	No target	MDDC, development industry	
Net density of new residential development	S9; DM1	None	MDDC, development industry	Policies do not set minimum housing densities but promote the efficient and effective use of land.
Availability of land for housing	S3; S4	>105% housing supply against requirement	MDDC, development industry	Target applied to whole district. Target will be revised to >120% if persistent under-delivery of housing is proven.
Development of housing on allocated sites	S3 S4 All housing allocations	>50% of completions	MDDC, development industry	
Total amount and percentage of housing development (including conversions) on previously developed land.	S1	No target	MDDC, development industry	
Number of parking spaces provided in new residential developments	DM5	≥1.7 car parking per dwelling	MDDC, development industry	

Indicator	Relevant Policies	Target	Implementation Agencies	Comments
Commercial				
Total amount of additional commercial floorspace for the whole district and individually for Tiverton, Cullompton, Crediton and rural areas	S2; S6; S10; S11; S12; S13; DM14; DM15, DM18	Average annual completions (square metres) Mid Devon 7700 Tiverton 1540 Cullompton 3850 Crediton 770 Rural Areas 1540	MDDC, development industry	Monitoring reports will break down the provision of use classes A1-A5, B1-B8, C1-C2, D1-D2 and sui generis uses.
Development of employment on allocated sites	S6; All commercial allocations	>50% of completions	MDDC, development industry	
Losses of commercial land in local authority area	S6; DM14; DM15; DM19	No Target	Mid Devon District Council, development industry, businesses	Loss of commercial land will be broken down according to use class.
Number of active businesses	S1; S2; S6	Maintain or increase number of active businesses.	MDDC, Heart of the South West Local Enterprise Partnership, private sector	
Job Seekers Allowance as a proportion of working age population each April	S1; S6	Remain below regional average	MDDC, development industry, business sector	Gives indictor for deprivation and employment.
Total amount of floorspace for town centre uses, in total and within town centres (Classes A1, A2, B1a and D2)	S6; S7	No target	MDDC, development industry, retail business sector, leisure industry.	

Indicator	Relevant Policies	Target	Implementation Agencies	Comments
Total amount of floorspace for town centre uses out of town centres (Classes A1, A2, B1a and D2)	S6; DM14; DM15	No target	Mid Devon District Council, development industry, retail business sector, leisure industry.	To monitor edge-of-centre and out-of-centre development, mainly retail.
A1 shops in primary shopping frontages.	S7; DM14	>65%	Mid Devon District Council, development industry, retailers	
Total amount and percentage of commercial floorspace on previously developed land.	S1	No target	MDDC, development industry	
Infrastructure				
Community Infrastructure Levy. Monitor annual receipt of CIL.	S8	No target.	MDDC, development industry	
Public open space provision and accessibililty. Applications complying/failing to comply with quantity and access standards in Policy S5	S1; S5; S8	No target	MDDC, development industry, town and parish councils, Sport England, private and voluntary organisations.	Policy S5 sets out standards for open space provision. Smaller sites may provide financial contributions in lieu of onsite open space, with these funds being directed to the provision or improvement of public open space elsewhere.
Strategic Housing and Commercial Land Availability Assessment	S3; S4; S6	To review SHLAA/SCLAA when the Local Plan is reviewed	MDDC, development industry, infrastructure providers	

Indicator	Relevant Policies	Target	Implementation Agencies	Comments
Services available in towns and rural areas	S8; S10; S11, S12; S13; S14	No reduction in services	MDDC, Devon County Council, other organisations	Services include: Public transport, educational facilities, convenience stores, community halls
Loss of community facilities	S1; DM23	No total loss in settlement	MDDC, development industry	
Environment				
Number of Conservation Area Appraisals and Conservation Area Management Plans	S9	1 new or updated CAA/MP per year	MDDC	
Habitat surveys (where applicable) for consented developments demonstrate no loss in biodiversity.	S1; S9	100%	Natural England, MDDC, development industry	No loss may be achieved through avoidance, mitigation and compensation of impacts.
Developments permitted on protected sites (habitats)	S1; S9; DM28	No target	MDDC, Natural England, development industry	Policy directs development away from protected sites subject to criteria, so the number of consents should be low.
Ecological status of water bodies	S1; S9; DM4	No target	MDDC, development industry, Environment Agency.	Target in South West River Basin Management Plan is to achieve good ecological status for water bodies and protected areas by 2015. The Environment Agency monitors water quality.

Indicator	Relevant Policies	Target	Implementation Agencies	Comments
Consented renewable energy development by type and megawatts.	S1; S9 DM2	No target	Mid Devon District Council, development industry.	
Number of heritage assets added to the local register	DM25	No target	Mid Devon District Council, development industry, English Heritage	
Air Quality Management Areas	S1; S11; S12; DM3; DM4	Reduction in air pollutants within AQMAs	MDDC, development industry, Devon County Council, Highways Agency	
Enforcement				
Number of planning enforcement cases, notices and prosecutions	DM29	No target	MDDC	

6 Conclusions

6.1 The policies and site allocations in the Local Plan Review and the reasonable alternatives considered during its preparation have been subject to a detailed appraisal against the SA objectives which were developed at the scoping stage of the SA process. The SA has played an integral role in the development on the Local Plan Review. It has been used to consider the various strategic options and inform the most sustainable approach for the District. The SA has led to the refinement of policies to minimise adverse impacts and has ensured that sustainability issues for the District are addressed. The wording of the specific site policies seeks to ensure that a potential negative effects resulting from the development of sites is addressed at masterplanning and/or planning application stage. In general, the emerging Local Plan Review has been found to have a wide range of positive and significant positive effects on the objectives both cumulatively and through individual policies, although a number of potentially adverse impacts still remain. Recommendations made in previous iterations of the SA report and this proposed submission SA report has generally been thoroughly addressed, which has provided mitigation for potential adverse effects for both individual policies/proposals and the Local Plan Review as a whole.

6.2 The SA Report will be available for consultation alongside the new Local Plan Review Proposed Submission (February 2015). Following this consultation, all responses will be fully reviewed and addressed where appropriate. Depending on the extent of any changes made to the Local Plan Review, further SA work may need to be undertaken in relation to the Submission version. Any such SA work will either be presented in a SA note, as an addendum to this report, or an updated version of the whole report (depending on the scale of changes to the Local Plan Review). Monitoring will be used to assess both the positive and negative effects of implementing the Local Plan Review.

Appendix 1: Reviewed plans and programmes (full list)

Carbon reduction and air quality	
Plans/programmes/ strategies reviewed	**Key messages for Local Plan and SA**
The 2008 Climate Change Act	The Climate Change Act sets statutory emissions reduction targets to at least 80% below the level of net UK emissions of targeted greenhouse gases in 1990.
The Carbon Plan: Delivering our Low Carbon Future (HM Government, 2011)	The Carbon Plan sets out how the UK will achieve decarbonisation within the framework of energy policy. Within the next 10 years the plan requires the development and deployment of new technologies that will be needed to halve emissions in the 2020s. Domestic transport emissions account for nearly a quarter of UK emissions; to achieve target vehicles will need to run on ultra-low emission technologies such as electric batteries, hydrogen fuel cells and plug-in hybrid technology. These changes will bring environmental benefits including improved local air quality. Encouraging the use of public transport, cycling or walking will boost the reduction in emissions.
The Air Quality Strategy for England, Scotland, Wales and Northern Ireland – Volume 2 (DEFRA, 2011)	The Air Quality Strategy points to certain pollutants where national objectives are in some cases being met, and others not. Pollutants described include: lead, benzene, 1,3-butadiene, carbon monoxide, particulate matter, nitrogen dioxide, ozone, sulphur dioxide and polycyclic aromatic hydrocarbons. Levels for many of these emissions are closely related to transport use, which planning policies will need to consider means to reduce those reaching unacceptable levels.
The Air Quality (Standards) Regulations 2010	The Air Quality (Standards) Regulations transpose into English legislation the requirements of EU directives on air quality and cleaner air. It sets air quality standards for key pollutants and requires the UK to demonstrate how the standards will be achieved and maintained when compliance is breached. Particular attention is given to reducing particulate matter, a pollutant associated with transport emissions, exposure to which can exacerbate existing respiratory conditions.
National Planning Policy Framework (DCLG, 2012)	The NPPF requires local authorities to encourage solutions that result in reductions in greenhouse gas emissions and promote sustainable transport. Local plans should aim to minimise pollution, and should prevent new and existing development from contributing to or being adversely affected by unacceptable levels of air pollution.
Code for Sustainable Homes (DCLG, 2010)	Category 6 of the Code for Sustainable Homes aims to reduce the emissions of gases with high global warming impact associated with the manufacture, installation, use and disposal of foamed thermal and acoustic insulating materials. Building elements affected include roofs, walls, floors, hot water cylinders, cold water storage tanks and external doors. Credits towards achieving levels of the code can be achieved by reducing the use of materials with a high global warming impact. Application of the code is one method for

	reducing emissions at point of manufacture, installation and disposal. Such actions can contribute to the achievement of building sustainable homes.
Housing Standards Review	Government considered a range of issues in the Housing Standards Review consultation. The Government subsequently considered a Technical consultation for a Nationally described Space Standard. These standards are reflected in the Local Plan in DM13 Housing sizes.
Local Transport Plan 3, Devon and Torbay Strategy 2011-2026 (Devon County Council, 2011)	The Devon Local Transport Plan states that technology has a key role to play in reducing emissions which affect air quality. To support the market for electric vehicles it requires a network of charging points to be delivered in convenient locations for residents. Capital priorities include improving air quality in Cullompton and Crediton through the delivery of relief/link roads.
Mid Devon Corporate Plan 2012-2015	The Mid Devon Corporate Plan notes that there are areas of poor air quality within the district, especially within the Exeter Road area of Crediton, and Cullompton High Street and Station Road. The Local Plan will need to consider how new development impacts on existing, and areas at risk of poor air quality.
Mid Devon Sustainable Community Strategy 2010-15	There are air quality issues within Crediton and Cullompton. Tackling these is a priority.
Renewable Energy, Carbon & Air Quality Study (ARUP, June 2014)	It can be seen that whilst there are important considerations in respect of energy efficiency, renewable energy, air quality and low emission strategies, these do not generally differentiate between the draft policy options on potential site allocations. Policies associated with the concentration of development around existing built development are likely to favour improved integration of renewable energy and also assist in the most optimum public transport options, which will help with the development of low emission strategies. Air quality factors are likely to count against this – as air quality considerations would naturally lead towards a "dispersal" rather than a "concentration" approach to site allocations.
Review of Preferred Sites Outlined for the Local Plan, Air Quality Assessment (ARUP, July 2014)	A more detailed assessment of air quality effects on AQMAs and the wider area of commercial development at Junction 27 and mixed use development at Junction 28. The assessment concluded that by the future assessment year of 2033, existing air quality will have improved from current levels due to improvements in vehicle fuel technologies and cleaner vehicles entering the fleet. An Assessment of cumulative local air quality impacts of the preferred development sites. Predicted total pollutant concentrations at assessed receptors, including those within the Crediton and Cullompton AQMAs, were well below the annual mean NO2 and PM10. The greatest effect occurs along the A373 and is associated with the East Cullompton preferred site. No significant cumulative air quality effects are anticipated as a result of the development of preferred sites to be taken forward in the Local Plan.
Air quality – sustainability conclusions All the air quality-related policies/strategies reviewed emphasise the need to reduce emissions as a key action to mitigate the effects of climate change.	

Reducing emissions is also a requirement in areas that suffer from poor air quality, such as in Crediton and Cullompton. Reviewed policies also encourage increasing the use of low carbon vehicles as part of a strategy to reduce emissions. These messages must be clearly reflected within the new Local Plan. The document should ensure that new development does not unacceptably contribute to poorer air quality, and that opportunities for reducing emissions are incorporated. New development should encourage the use of sustainable modes of transport, such as walking, cycling or the use of public transport. New development should also help to promote the market for low carbon vehicles by ensuring the delivery of electric vehicle charging infrastructure, or other latest technological infrastructure needed for low emission transportation.

Biodiversity and green infrastructure	
Plans/programmes/ strategies reviewed	**Key messages for Local Plan and SA**
European Water Framework Directive (European Commission, 2000)	The European Water Framework Directive (WFD) came into force in December 2000 and became part of UK law in December 2003. It provides an opportunity to plan and deliver a better water environment, focusing on ecology. It provides an opportunity to plan and deliver a better water environment through river basin management planning.
'The Natural Choice' Natural Environment White Paper (DEFRA, 2011)	The paper set out a framework for protecting and enhancing the natural environment. It proposed the introduction of Nature Improvement Areas, in order to provide bigger, connected sites for wildlife to live in and adapt to climate change in both urban and rural areas. Local Nature Partnerships. It also proposed new ways for developers to provide biodiversity offsetting, to ensure wildlife sites are not lost. Also proposed were Local Nature Partnerships to strengthen joined up action across local agencies and government.
Natural Environment and Rural Communities Act 2006	The act places a duty on public authorities (replacing s74 of the Countryside and Rights of Way Act 2000) to have regard to biodiversity as far as is consistent with the proper exercise of their functions. The act also requires the government to publish, review and revise lists of living organisms and types of habitats in England that are of principal importance for the purpose of conserving biodiversity.
Countryside and Rights of Way Act 2000	Requires local authorities to have regard to nature conservation when performing rights of way functions, including power to divert ROWs away from SSSIs. The act gives greater protection to wildlife and natural features by making provisions for the conservation of biodiversity, and improving protection for SSSIs.
Wildlife and Countryside Act 1981	The act sets in place protective measures for wildlife, including wild birds and plants. The act requires local authorities to take steps to bring the protection of wildlife to the attention of the public and schoolchildren. The act (though subsequently amended) allows designation of Sites of Scientific Interest (SSSIs) setting their management and protection measures, and also allows the designation of national nature reserves.

Conservation of Habitats and Species Regulations 2010 (and Amendment 2012)	Translates the EU 'Wild Birds Directive', requiring the protection of biodiversity through the conservation of natural habitats and species of wild fauna and flora. It places a new duty on relevant authorities to protect and create bird habitats, and a duty to avoid pollution or deterioration of bird habitats. The document also states the list of European protected species of animals and plants. The regulations require land use to plans that are likely to have a significant effect on a European site to make an appropriate assessment of the implications for the site in view of the site's conservation objectives. The local authority may only give effect to the land use plan after having ascertained that it will not adversely affect the integrity of the European site.
Biodiversity 2020: A strategy for England's wildlife and ecosystem services (DEFRA, 2002)	The strategy sets a mission for the next decade requiring a halt to overall biodiversity loss, support to healthy well-functioning ecosystems and to establish coherent ecological networks, with more and better places for nature for the benefit of wildlife and people. In particular, reducing environmental pressures on biodiversity is a specific concern. This will be undertaken through reforms of the planning system to ensure a strategic approach to planning for nature will be undertaken. The protection and improvement of the natural environment is a core objective of the planning system. Biodiversity offsetting will be piloted to assess its potential to deliver planning policy more effectively. Particular targets (to be achieved by 2020) include 90% of priority habitats in favourable or recovering condition, and at least 50% of SSSIs in favourable condition, while maintaining at least 95% in favourable or recovering condition. Additional targets include bigger and less fragmented areas for wildlife, with no net loss of priority habitat and an increase in the overall extent of priority habitats by at least 200,000ha.
England Biodiversity Strategy – Climate Change Adaptation Principles (DEFRA, 2008)	The document sets out principles for conserving biodiversity and protecting them from the direct and indirect impacts of climate change. The principles include conserving existing biodiversity, conserving protected areas and all other high quality habitats, conserving the range and ecological variability of habitats and species, maintaining existing ecological networks, creating buffer zones and high quality habitats, understand change is inevitable, make space for the natural development of rivers and coasts and raise awareness of the benefits of the natural environment to society.
National Planning Policy Framework (DCLG, 2012)	The planning system should contribute and enhance the natural and local environment by recognising the wider benefits of ecosystem services; by minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity by establishing coherent ecological networks that are more resilient to current and future pressures. Distinctions in policies should be made between the hierarchy of international, national and locally designated sites, so that protection is commensurate with their status. Policies should plan for biodiversity on a landscape wide scale; promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species.
Code for Sustainable Homes (DCLG, 2010)	Category 9 (ecology) states that development can meet this element of the code by promoting the use of land that already has limited value to wildlife, and to discourage it from developing ecologically valuable sites.
Housing Standards Review	Government considered a range of issues in the Housing Standards Review consultation. The Government subsequently considered a Technical consultation for a Nationally described Space Standard. These standards are reflected in the Local Plan in DM13 Housing sizes.

South West River Basin Management Plan (Environment Agency, 2009)	The plan is prepared under the European Water Framework Directive, which requires all EU countries throughout the European Union to manage the water environment to consistent standards. Priorities for local government include ensuring that local planning document take into account the objectives of the SWRBMP, actions to reduce the physical impacts of urban development on artificial or heavily modified water bodies, promotion of the use of sustainable urban drainage systems and promote sustainable water management best practice through pre-application discussions with developers.
The Nature of Devon – A Biodiversity and Geodiversity Action Plan (Devon County Council, 2005)	Objectives of the action plan include ensuring that planning policies recognise the importance of biodiversity and the geological features of Devon, to ensure consideration is given to nature conservation issues in the implementation of planning, to reconcile the objectives of bio- and geodiversity conservation with the need for economic and social development in achieving environmental sustainability and to maintain a dialogue with relevant authorities leading to the identification of all sites of national or international geological heritage which do not benefit from SSSI status.
Devon Sustainable Community Strategy 2008-18	The natural environment of Devon needs to be sustained and should continue to be a priority for all those involved in planning for the future.
Mid Devon Habitats Regulation Assessment (2014)	The HRA of the Mid Devon Local Plan Review (Publication Draft version) has been undertaken in accordance with currently available guidance and based on a precautionary approach as required under the Habitats Regulations. The overall HRA findings reached during the Appropriate Assessment stage have been summarised, and the justification for these is explained in more. The HRA conclusions and recommendations can be summarised as providing that the identified mitigation is implemented, adverse effects on the integrity of all European sites around Mid Devon from policy and site options in the new Local Plan (alone or in combination) will not occur in relation to: Air pollution, Changes to water quality or quantity, Physical loss or damage to offsite habitat, or noise/vibration and light pollution and Recreation.
Mid Devon Green Infrastructure Plan (2013)	The Green Infrastructure Plan promotes a network of multi-functional green space with recreational, visual and biodiversity value. It identifies existing GI assets at the landscape scale and by catchment areas within Mid Devon. GIP objectives are to promote sustainable growth and economic development, to encourage health and well-being, to adapt to mitigate climate change and to improve biodiversity.
Mid Devon Playing Fields Strategy (2010)	Priority action points include: using the development of new and replacement schools as a catalyst for appraising and improving playing field facilities; to adopt and/or continue strong statutory policies protecting existing pitches, including those on education sites; and when planning new and improved facilities, to look holistically at the whole settlement's sporting provision – embracing public, private and education landowners.
Mid Devon Sustainable Community Strategy 2010-15	Mid Devon is a beautiful area with a high quality natural environment, bordering two national parks and the Blackdown Hills AONB, whilst there are also many Sites of Special Scientific Interest, county wildlife sites and local nature reserves. Development will need to be balanced against the priority of maintaining and enhancing the natural environment.

Biodiversity and green infrastructure – sustainability conclusions
The biodiversity and green infrastructure plans and strategies reviewed have at heart the need to conserve and enhance biodiversity. Policies should avoid the deterioration of habitats, and look to preserve, restore and recreate priority habitats, with no net loss in priority habitats. Development should provide net gains in biodiversity where possible, balancing the economic and social needs of development with the objectives of bio- and geo-diversity conservation. Policies should also give consideration to biodiversity enhancing development. Policies should take a holistic approach to the provision of playing fields, considering all public and private landowners.

European sites	
Plans/programmes/ strategies reviewed	**Key messages for the Local Plan and SA**
West Somerset Local Plan to 2032 (Revised Draft Preferred Strategy)	The HRA Report for the West Somerset Local Plan: Draft Preferred Strategy (January 2012) concluded that, provided a number of specific measures were incorporated into the final Local Plan, the Plan would be unlikely to have a significant effect on any European sites. These additions (including the addition of policies relating to a bat consultation zone and a wetland birds consultation zone) appear to have been incorporated into the Revised Draft Referred Strategy. Therefore, in-combination effects with the Mid Devon Local Plan Review are not expected.
North Devon and Torridge Publication Draft Local Plan (June 2014)	The HRA Report for the Publication Draft Local Plan (June 2014) identified a number of potential significant effects on European sites that may occur; however recommendations for mitigation have been incorporated into the Plan and in light of those amendments, the HRA report concludes that the Local Plan is acceptable in terms of its impacts on European sites. Therefore, in-combination effects with the Mid Devon Local Plan are not considered likely.
West Devon Adopted Core Strategy (2006-2026)	No HRA work appears to be available for the 2006 adopted Core Strategy; therefore it is not currently possible to determine the likelihood of in-combination effects with the Mid Devon Local Plan.
Adopted Teignbridge Local Plan 2013-2033 (May 2014)	The HRA report for the Proposed Submission version of the Local Plan (June 2013) concluded that in the absence of mitigation measures, adverse effects on European sites cannot be ruled out. However, the report made a number of specific recommendations for mitigation and these appear to have been incorporated into the Submitted Local Plan. In light of those amendments, it is concluded that significant effects from the Local Plan are not likely and therefore in-combination effects with the Mid Devon Local Plan are also not considered likely.
East Devon Local Plan 2006 – 2026	The HRA Screening Report for the Core Strategy (now referred to as the Local Plan) in August 2010 concluded that significant effects on European sites could not be ruled out in relation to a number of the options for the Plan that were set out at that stage, and that

(Proposed Submission Publication, November 2012)	Appropriate Assessment would be required in order to consider these in more detail. No more recent HRA work appears to be available for the 2006-2026 Proposed Submission Publication Local Plan; therefore it is not currently possible to determine the likelihood of in-combination effects with the Mid Devon Local Plan.
Taunton Deane (Adopted Core Strategy 2011-2028)	The HRA report for the Taunton Deane Core Strategy (May 2011) concluded that, provided a number of specific mitigation measures were incorporated into the final version of the Core Strategy, significant effects on European sites were not considered likely. Those amendments appear to have been incorporated into the final version of the Plan; therefore in-combination effects with the Mid Devon Local Plan are also not considered likely.
Taunton Deane Site Allocations and Development Management Plan Preferred Options (Consultation ended December 2013)	Habitats Regulations Assessment for the emerging Site Allocations and Development Management Plan does not yet appear to have been undertaken; therefore it is not yet possible to draw any conclusions about the potential for in-combination effects with the Mid Devon Local Plan.
Exmoor National Park Draft Local Plan (Consultation ended December 2013)	The HRA report for the Draft Local Plan (October 2013) concluded that, provided a number of specific mitigation measures are incorporated into the final Local Plan, it is unlikely to have a significant effect on the conservation objectives of European sites. Therefore, in-combination effects with the Mid Devon Local Plan are also not considered likely at this stage although it will be necessary to review the next iteration of Exmoor's Local Plan to ensure that the recommendations are addressed.
Dartmoor National Park Adopted Core Strategy (2008)	The HRA Report for the Core Strategy (2008) concluded that, in light of the mitigation measures already in place, the Core Strategy would not have significant effects on any European sites. Therefore, in-combination effects with the Mid Devon Local Plan are also not considered likely.
Dartmoor National Park Adopted Development Management and Delivery Development Plan Document (2013)	The HRA Report for the Development Management and Delivery DPD (2013) concluded that, in light of the mitigation measures already in place, the DPD would not have significant effects on any European sites. Therefore, in-combination effects with the Mid Devon Local Plan are also not considered likely.
Exeter City Council Adopted Core	The HRA Report for the Core Strategy (2010) concluded that the Core Strategy will not have a significant negative effect on any European sites provided that all of the recommended measures set out in the HRA report are implemented. Those measures

Strategy (2012)	appear to have been incorporated into the final version of the Core Strategy; therefore in-combination effects with the Mid Devon Local Plan are not considered likely.
Exeter City Council Draft Development Delivery DPD (2013)	Habitats Regulations Assessment for the emerging Development Delivery DPD does not yet appear to have been undertaken; therefore it is not yet possible to draw any conclusions about the potential for in-combination effects with the Mid Devon Local Plan.
The Devon Waste Plan (Tracked Changes Version Incorporating Proposed Main and Additional Modifications, August 2014)	The HRA Screening Report for the Options consultation paper (January 2012) screened the options and did not identify any options that were considered likely to have a significant effect on European sites, either alone or in combination with other plans and strategies. However, a number of the options were found to have potential effects but it was considered that the effects will be more appropriate for lower tier assessments, e.g. the assessment of specific minerals sites. For those options, European sites that could be affected included Dartmoor SAC, Culm Grassland SAC, East Devon Pebblebeds SAC/East Devon SPA, South Hams SAC, South Dartmoor Woods SAC, Plymouth Sounds & Estuaries SAC, Prawle Point to Plymouth Sound cSAC. Such effects would need to be subject to HRA at a lower tier of plan-making. Therefore in-combination effects with the Mid Devon Local Plan cannot be ruled out and will need to be considered in relation to these lower tier plans and associated HRA work.
Devon and Torbay Local Transport Plan 3 2011-2026	The Appropriate Assessment Report for the LTP3 (April 2011), provided the identified mitigation measures are implemented in full, it will be possible to conclude that the integrity of Natura 2000 sites would be maintained and the conservation objectives would be sustained across the County. Therefore in-combination effects with the Mid Devon Local Plan are not considered likely.
Somerset Future Transport Plan 2011-2026 (Somerset County Council)	The HRA Report for the Somerset Future Transport Plan (October 2010) screened the policies contained in the Plan and make a number of recommendations for policy amendments and/or additions to ensure compliance with the Habitat Regulations before submission. In light of those amendments, it could be concluded that the Plan would have no significant effects on European sites. Those amendments appear to have been incorporated into the final version of the Plan; therefore in-combination effects with the Mid Devon Local Plan are not considered likely.
European sites – Sustainability conclusions The HRA of the Mid Devon Local Plan Review (Publication Draft version) has been undertaken in accordance with currently available guidance and based on a precautionary approach as required under the Habitats Regulations. Provided that the identified mitigation is implemented, adverse effects on the integrity of all European sites around Mid Devon from policy and site options in the new Local Plan alone will not occur in relation to: air pollution, changes to quality or quantity, physical loss or damage to offsite habitat or noise/vibration and light pollution, recreation. A number of recommendations for the Local Plan were made in an earlier draft of the HRA which have been address in the Local Plan this included the specific reference to the protection of European sites, traffic assessment work and discussion with South West Water that proposed growth can be accommodated without exceeding the capacity of sewage treatment works and available water supply. However, because of uncertainties that exist regarding the potential for the North Devon and Torridge Local Plan to have significant effects on the integrity of the Culm Grasslands SAC as a result of increased air pollution, it is not yet possible to conclude that there will be no likely significant effects as a result of implementing the new Mid Devon local Plan in-combination with the North Devon and Torridge Plan. Further work has been commissioned to determine this impact; the Habitat Regulations Assessment will be updated to reflect the latest	

evidence.

Climate change mitigation and energy	
Plans/programmes/ strategies reviewed	**Key messages for Local Plan and SA**
Climate Change Act 2008	The act sets a framework for the UK to achieve its long-term goals of reducing greenhouse gas emissions and ensures steps taken towards adapting to the impact of climate change. The act sets statutory emissions reductions targets to be achieved by 2050 and beyond. The act sets out procedures for assessing the risks of the impact of climate change and requires Government to develop an adaptation programme which contributes to sustainable development.
The Carbon Plan: Delivering our Low Carbon Future (HM Government, 2011)	The Carbon Plan sets out how the UK will achieve decarbonisation within the framework of energy policy. Within the next 10 years the plan requires the development and deployment of new technologies that will be needed to halve emissions in the 2020s. By 2050, all buildings will need to have an emissions footprint close to zero, using better insulation, energy-efficient products and having heating from low carbon sources. Manufacturing processes will need to deliver a fair share of emissions cuts. By 2050 emissions from the power sector will need to be close to zero, electricity likely being delivered by wind farms, nuclear power stations and gas and coal-fired power stations.
UK Renewable Energy Roadmap (DECC, 2013)	The UK has made very good progress against the 15% target introduced in the 2009 EU Renewable Energy Directive. In 2012, 4.1% of UK energy consumption came from renewable sources, up from 3.8% in 2011. In Quarter 2 of 2013, renewables accounted for a record 15.5% of all electricity generated. This represents a significant increase in generation since the publication of the last Update. Overall capacity has grown by 38% over the period July 2012 to June 2013 and now stands at 19.5 GW. This, alongside a healthy set of deployment pipelines, demonstrates the progress that is being made to decarbonise our economy and secure our future electricity supply.
UK Government Sustainable Development Strategy (2005)	The strategy for sustainable development aims to enable all people to satisfy their basic needs and enjoy a better quality of life without compromising the quality of life for future generations. The strategy sets out measure to realise the vision of sustainable communities within England, in both urban and rural areas, which will ensure the delivery of sustainable development, by placing it at the centre of the planning system.
National Planning Policy Framework (DCLG, 2012)	Planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon technologies. Local authorities should adopt proactive strategies to mitigate and adapt to climate change. To support the move to a low carbon future, plan for new development in locations and ways to reduce greenhouse gas emissions; actively support energy efficiency improvements to existing buildings; set standards that are consistent with Government's zero carbon buildings policy. New

	development should consider the inclusion of decentralised energy supplies; take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption. To increase the use and supply of renewable and low carbon energy developments all communities should contribute to their generation.
Planning Practice Guidance – Renewable and Low Carbon Energy (DCLG, March 2014)	The guidance assists local councils in developing policies for renewable energy in their local plans, and identifies the planning considerations for a range of renewable sources such as hydropower, active solar technology, solar farms and wind turbines. Increasing the amount of energy from renewable and low carbon technologies will help to make sure the UK has a secure energy supply, reduce greenhouse gas emissions to slow down climate change and stimulate investment in new jobs and businesses. Planning has an important role in the delivery of new renewable and low carbon energy infrastructure in locations where the local environmental impact is acceptable.
Planning Practice Guidance – Minerals (DCLG, March 2014)	Guidance on the planning for mineral extraction in plan making and the application process. Oil and gas (hydrocarbons) underpin key aspects of modern society, supplying energy to power industry and heat homes, fuel for transport to carry goods and people all over the world, and raw materials to produce everyday items. Hydrocarbons remain an important part of the UK's energy mix whilst the country transitions to low carbon energy supplies. This guidance provides advice on the planning issues associated with the three phases of extraction of hydrocarbons.
Code for Sustainable Homes (DCLG, 2010)	Category 1 (energy and carbon dioxide emissions) of the code aims to limit CO_2 emissions arising from the operation of a dwelling, improving the fabric energy efficiency of dwellings, encouraging the specification of low and zero carbon energy sources, promotion of cycling and the need for cycle storage. Category 3 (materials) aims to specify the use of materials with lower environmental impacts over their life-cycle.
Housing Standards Review	The Government propose a "Building Regulations only" approach, with no optional additional local standards in excess of the provisions set out in Part L of the Regulations. In Budget 2013 the Government reaffirmed its commitment to implement the zero carbon homes policy for new homes from 2016. This will be achieved through a strengthening of the energy performance requirements in Part L of the Building Regulations (incorporating carbon compliance, energy efficient fabric and services), and the delivery of allowable solutions.
Housing Standards Review Consultation (DCLG, August 2013)	It was a fundamental review of the building regulations framework and voluntary housing standards which aimed to rationalise the large number of codes, standards, rules, regulations and guidance that add unnecessary cost and complexity to the house building process - while delivering quality, sustainability, safety and accessibility. The review was undertaken by a wide range of cross sectoral stakeholder working groups and this consultation sets out their proposals on: accessibility, space, security, water efficiency, energy, indoor environmental standards, materials and process and compliance.
Devon Sustainable Community Strategy 2008-18	The county needs to reduce its carbon emissions, and incorporate necessary adaptations to manage the effects of climate change into new developments.

Climate change mitigation and energy – sustainability conclusions
The UK is committed to achieving targets in reducing greenhouse gas emissions in order to tackle climate change. Development has a significant part to play to help achieve these targets for reducing carbon emissions. Planning needs to minimise vulnerability to the impacts of climate change, and support the delivery of renewable and low carbon energy development. Improving the energy efficiency of the fabric of buildings, particularly by encouraging low or zero carbon energy sources will limit CO_2 emissions.

Community and wellbeing (including equalities and health)	
Plans/programmes/ strategies reviewed	**Key messages for Local Plan and SA**
Localism Act 2011	The aim of the act was to devolve more decision making powers from central government to local communities. The act contained a number of changes to the planning system, including the abolition of the regional strategies and the new 'duty to cooperate'. The act contains more rights for communities, including the community right to bid for assets of community value, community right to build, and neighbourhood planning.
Lifetime neighbourhoods (DCLG, 2011)	The report contains guidance on the design of neighbourhoods to make them inclusive regardless of age or disability. The components that make up lifetime neighbourhoods include good access (enabling residents to get out and about in the area they live), services and amenities (neighbourhoods with a mix of residential, retail and employment uses and access to services including health, post officer, banking facilities or cash machines), safe and inclusive built environments, with locally accessible greenspace and a range of affordable housing choices (based on inclusive design principles with adaptable space/layout to meet changing needs).
Laying the Foundations: A Housing Strategy for England (HM Government, 2011)	Housing and planning policies should widely positively reflect the wide range of circumstances and lifestyles of older people, who already occupy nearly a third of all homes. Planning for homes and communities where older people can remain involved with their families, friends and communities and able to choose where and how they live. New housing developments need to make suitable provision for ageing populations in the long-term, ensuring a mix of property types, including Lifetime Homes.
National Planning Policy Framework (DCLG, 2012)	Planning policies should aim to achieve places which promote opportunities for meetings between members of the community, including through mixed-use developments, strong neighbourhood centres and active street frontages; safe and accessible developments; high quality public space, which encourage the active continual use of public areas. Policies should deliver the social, recreational and cultural facilities and services the community needs, to enhance the sustainability of communities and residential environments; should guard against the unnecessary loss of valued facilities and services; ensure that local facilities can develop in a sustainable manner; and ensure an integrated approach to considering the location of housing, economic uses and

	community facilities and services. Local authorities should take a proactive, positive and collaborative approach to ensuring sufficient choice of school places to meet community needs. Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.
Planning Practice Guidance – Neighbourhood Planning (DCLG, March 2014	Provides advice on the neighbourhood planning system introduced by the Localism Act including key stages and decisions (e.g. deciding neighbourhood areas, the legal tests for neighbourhood plans, and the process of independent examination and referendum).
Code for Sustainable Homes (DCLG, 2010)	Category 7 of the code (health and well-being) aims to provide homes that promote good daylighting thereby improving quality of life, improved sound insulation to reduce noise complaints from neighbours, provision of inclusive outdoor space which is at least partially private and construction of homes that are easily accessible and adaptable.
Housing Standards Review	Local authorities should plan for the current and future housing needs of a wide range of households including older and disabled people. Subject to Parliamentary approval of the necessary amendments to the Building Act 1984, Part M (access to and use of dwellings) of the Building Regulations will be amended to include two optional requirements which set out alternative provisions for accessibility and adaptability which can help to meet the needs of older and disabled people. The Government believe that it is right that local communities and neighbourhoods have the ability to shape the nature of new development in their local areas. However, a proliferation of localised and varying space standards creates a potentially significant barrier to delivery of housing. A new national standard is proposed – not a Building Regulation - which will offer a consistent set of requirements with regard to the internal area of new homes. This will have one set of specifications, based on a consolidation of existing space standards used by authorities across the country. Application of the standard will be optional for local authorities to use and they will need to justify its application according to evidenced needs and subject to local plan viability testing. This will help to balance the needs of local communities whilst ensuring that the home building industry can deliver at volume in a cost effective manner. The Government recognises the value of a single minimum security standard for new homes, based on industry's best practice. The Government is considering the evidence on whether such a standard should be applied to all new homes, as a Building Regulation applied nationally or whether it would be more proportionate if applied on a local basis.
Devon Sustainable Community Strategy 2008-18	The strategy values diversity, using equality of opportunity for everyone as a guiding principle. Another guiding principle is the need to improve access to services and opportunities. There is a wide range in life expectancy between different communities, whilst Devon has a higher proportion of older people than the rest of the South West, with the number of older people due to reach one third of the population in the next 15 years. People will also need the opportunities to influence decision making which affects them.

Mid Devon Corporate Plan 2012-2015	'Better Homes' and 'Empowering our Communities' are objectives of the plan. Actions to meet the objectives include working with partners to provide extra care schemes in Tiverton and Cullompton, improve the most deprived areas of the district, work with partners to look at issues around rural isolation and access to services.
Mid Devon Sustainable Community Strategy 2010-15	The population of the district has grown by 20% over the last 20 years and much of this increase is down to inward migration from other parts of the UK. The largest increase is among those of retirement age, and meeting the service needs of the ageing population is a priority. There also needs to be good quality education and leisure facilities for children and young people.
Community and wellbeing – sustainability conclusions The reviewed plans and strategies set out the importance of delivering an integrated approach to new development. Building mixed inclusive communities, around a strong neighbourhood centre, with a mixture of housing, economic uses, community uses and services is a priority. Access to services, the creation of safe neighbourhoods and the availability of local greenspace and quality education and leisure facilities for young people are vital in the creation of healthy, inclusive communities. The provision of accessible, adaptable properties also allows older residents or those with disabilities to remain in their communities, close to family and friends, rather than having to move as their needs change. Residents should be able to influence decisions that affect them.	

Economy and employment	
Plans/programmes/ strategies reviewed	**Key messages for Local Plan and SA**
The Plan for Growth (HM Treasury/BIS, 2011)	The Government's economic policy objective is to achieve strong, sustainable and balanced growth evenly shared across the country and between industries. Goals include making the UK one of the best places in Europe to start, finance and grow a business (through the implementation of a presumption in favour of sustainable development, liberalisation of use classes and guarantees on planning application decision timetable) and encouraging investment and exports as a route to a more balanced economy (including through increased investment in low carbon technologies).
The Government's Response to the Mary Portas Review (DCLG, 2012	High Streets have been left in a fragile state as people opt to visit out-of-town centres offering free parking and a range of outlets, or choose to do their shopping online. High Streets cannot rely on retail alone, and need to offer something new and different.
National Planning Policy Framework	The planning system should do everything it can to support sustainable economic growth, by planning proactively to meet the needs of business and support an economy fit for the 21st century. Local authorities should set out a clear economic vision and

(DCLG, 2012)	strategy for their area, and set criteria or identify strategic sites for local and inward investment to meet anticipated needs. Local authorities should also support existing business sectors, whether expanding or contracting and be flexible in accommodating needs not anticipated in the plan. Long term protection of sites not likely to come forward for employment should be avoided.
Heart of the South West Local Enterprise Partnership (LEP) Business Plan	Objectives include promoting infrastructure to connect markets. Priorities include addressing existing and future constraints on business growth (emphasising the need for ongoing public and private investment to improve connections into and within the area where current connectivity is impacting on productivity and competitiveness), encouraging the roll out of future electronic communication technologies for the region, encourage a joined up approach to future housing development to secure economic prosperity (including social infrastructure and appropriate affordable housing), ensure an integrated approach to economic development recognising the constraints the planning system can place on business growth, particularly affecting rural businesses wishing to expand.
Heart of the South West Local Enterprise Partnership (LEP) Strategic Economic Plan 2014-2030 & Growth Deal 2015/16	Key to our strategy is that taking advantage of transformational opportunities should have a lasting local legacy and create area-wide benefit. This approach has been translated into three core aims. Creating the conditions for growth by Infrastructure and services to underpin growth (transport infrastructure, broadband and mobile connectivity, skills infrastructure), Maximising Productivity and Employment by stimulating jobs and growth across the whole economy to benefit all sectors (including tourism, agriculture and food and drink) and Capitalising on our Distinctive Assets by Utilising our distinctive assets to create higher value growth and better jobs (transformational opportunities, strengthening research,). The Growth Deal does not attempt to take forward all of the Strategic Economic Plan priorities, instead it focuses its attention on those priorities, where support from Government, either through the Local Growth Fund, or through other freedoms and flexibilities, can be most beneficial now.
Devon Sustainable Community Strategy 2008-18	The conditions need to be created for the county to have a strong and growing economy, ensuring maximum opportunities are available for everyone to contribute and benefit from it. There needs to be sustained investment, including in business infrastructure, communications and transport infrastructure, whilst the development of the knowledge economy should be encouraged.
Mid Devon Corporate Plan 2012-2015	'Thriving economy' is one aim of the corporate plan, in order to create a prosperous economy, sure and well-paid jobs and a sustainable environment. The aims are to increase inward investment, provide start up, relocation and expansion opportunities for businesses, provide opportunities and support to new and existing businesses and regenerate and improve the market towns.
Mid Devon Economic Development Strategy (2012)	Priorities include: increasing inward investment in the district; providing start up, relocation and expansion opportunities for businesses; provision of opportunities to support new and existing businesses; regenerating and improving the market towns; and raising skill levels, education attainment and income.
Mid Devon Sustainable Community Strategy	The economy of the district is dominated by retail and manufacturing businesses primarily focused on the three market towns. Encouraging businesses to set up or locate within Mid Devon by providing sufficient land for development is a priority. Work needs to be undertaken with local businesses to reduce the number of empty shops in the market towns.

2010-15	
Economy and economic development – sustainability conclusions The planning system should support the development of strong, sustainable and balanced economic growth. Opportunities for meeting the needs of local and inward investment should be met by facilitating the growth of local businesses, both urban and rural, and providing sufficient land for employment. There should be sustained investment in business and transport infrastructure to improve connectivity. The regeneration of the market towns of the district should be supported with a particular aim to reduce the number of empty shops.	

Historic environment	
Plans/programmes/ strategies reviewed	**Key messages for Local Plan and SA**
National Heritage Protection Plan (English Heritage, 2012)	The plan seeks to ensure that England's historic environment is not needlessly at risk of damage, erosion or loss; is experienced, understood and enjoyed by local communities; contributes to sustainable and distinctive places to live and work; and helps deliver positive and sustainable economic growth.
National Planning Policy Framework (DCLG, 2012)	Local authorities should set out a positive strategy for the conservation and enjoyment of the historic environment, recognising that heritage assets are irreplaceable, and should be conserved in a manner appropriate to their significance.
The Historic Environment in Local Plans – Consultation Draft (English Heritage, July 2014)	The purpose of this English Heritage Good Practice Advice note is to provide information on good practice to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the National Planning Policy Framework (NPPF) and the related guidance given in the National Planning Practice Guide (PPG).
Mid Devon Sustainable Community Strategy 2010-15	The district has a rich cultural heritage with many listed buildings, conservation areas and scheduled monuments. The district will need to balance development with the need to maintain and enhance the built environment.
Killerton Park Setting Study (Land Use Consultants, 2013)	The document sets out a 'zone of potential influence' around the historic park and garden which delineates its setting. The document identifies discrete areas within the setting that have a high significance to Killerton Park, and where impacts on the setting of the historic asset are most likely to occur.
Knightshayes Setting	The document describes the setting for the historic park and garden, which it states extends beyond the visual envelope, and

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Study (The Parks Agency, 2007)	includes an assessment of the views into and out of the site and their designed or opportunist nature. The document notes that if the character and appearance of Knightshayes is to be preserved, it is necessary, as far as reasonable, for the setting to be protected from intrusive development, and that the effect on any development on the setting should be a material consideration in the planning process.
Historic environment – sustainability conclusions The planning system should set out a positive strategy for the conservation and protection of the historic environment, considering the value it plays in delivering sustainable, distinctive places that are enjoyed by local people. A balance needs to be struck where the priorities of maintaining and enhancing the built environment are balanced against the district's development needs. The impact on heritage assets of development should be proportionally considered in relation to their significance, with the most important nationally significant assets being given the utmost protection.	

Housing	
Plans/programmes/ strategies reviewed	**Key messages for Local Plan and SA**
Laying the Foundations: A Housing Strategy for England (HM Government, 2011)	The document sets the strategy for getting the housing market moving. Priorities include increasing the supply of housing, by supporting locally planned large scale development; planning reforms to give communities more control over development, including through the Community Right to Build; stronger support for custom home building (self build); need to deliver more new affordable housing, both for rent and affordable home ownership; homes need to be well-designed, of the highest quality and environmentally sustainable; delivery of Zero Carbon Homes from 2016; new housing developments need to make suitable provision for ageing populations in the long-term, ensuring a mix of property types, including Lifetime Homes.
National Planning Policy Framework (DCLG, 2012)	The supply of housing should be significantly boosted. In order to deliver a wide choice of high quality homes, local authorities should widen opportunities for home ownership, by planning for a mix of housing basing for different groups of the community; identify the size, type, tenure and range of housing required in a location and reflecting local demand; provide affordable housing where it is needed. Housing should be located where it accords with sustainable development, and new homes within the countryside should be avoided unless there are special circumstances.
Planning Practice Guidance – Housing and Economic development needs assessment (DCLG, March 2014	Guides councils in how to assess their housing and economic development needs.

Planning policy for traveller sites (DCLG, 2012)	There should be fair and equal treatment for travellers, in a way that facilitates the traditional and nomadic way of life of travellers while respecting the interests of the settled community. Local planning authorities should work collaboratively to develop fair and effective strategies to meet need through the identification of land for sites, planning over a reasonable timescale. In doing so, the Green Belt should be protected, and plan-making should aim to reduce the number of unauthorised developments. New policies should be fair, realistic and inclusive, and should increase the number of traveller sites in appropriate locations, reducing tensions between settled and traveller communities and enabling provision of suitable accommodation from which travellers can access education, health, welfare and employment infrastructure whilst having due regard to the protection of local amenity and the environment.
Code for Sustainable Homes (DCLG, 2010)	The code sets nine categories of sustainable design against which new dwellings can be assessed to consider their environmental sustainability. The code sets minimum standards, which are in excess of building regulations, ranging from levels 1 to 6 (6 being the highest) against a range of criteria including energy and CO_2 emissions, water, materials, surface water run-off, waste, pollution, health and well-being, management, and ecology.
Housing Standards Review	As a result of the Housing Standards Review many of the requirements of the Code for Sustainable Homes will be consolidated into Building Regulations. This will require substantial changes to the content of the current Code, as well as a reconsideration of its role. In the light of this, the Government thinks that the current Code will need to be wound down to coincide with the changes incorporating the new standards coming into force. The Government will make further announcements in due course on the winding down, the transitional arrangements, and the handling of legacy developments, existing consents and affordable housing commitments being built out to current Code requirements.
The Way We Live Now (RIBA, 2012)	Consumers in the 21st century have particular requirements within modern housing that have not always been met by housing developments in recent decades. These requirements include larger windows for natural light and higher ceilings; large main living areas for eating and socialising; layouts which take into account technology used within the home; space for private time away from other members of the household; private outside space, particularly for families, or access to green public space in urban locations; long-term and short-term storage for functional items; dedicated space for domestic utility tasks, including washing, drying and ironing clothes, as well as storing vacuum cleaners, rubbish bins and recycling; and, options for different layouts.
Devon Sustainable Community Strategy 2008-18	The shortage of affordable housing is a significant issue as average house prices are nearly 10 times average earnings in Devon. Demand for affordable housing has increased. The county will need to deliver good quality, affordable housing, with sufficient development to respond to projected growth, and include provision for the homeless and vulnerable people.
Commissioning Strategy for Extra Care Housing (Devon County Council, 2010)	Increasing numbers of people are living longer, but with more complex conditions such as dementia and chronic illnesses. By 2022 20% of the English population will be over 65, and this figure is predicted to be even higher in Devon. The provision of Extra Care Housing for older people is an important element in preventing older people from moving into residential care and increasing choice and independence. Devon intends to develop an extra care housing programme to promote the health and well being of older people who wish to live independently.

A Community Housing Strategy for Mid Devon 2010-2015	Mid Devon's housing vision is to provide good quality housing both in terms of the condition and surroundings of existing stock and the supply of new housing. Large housing waiting lists indicate the existence of a problem with the availability of affordable housing, both in the social rental sector and home owner sector. Provision of rural affordable housing is also a priority, though local opposition to such development can be an issue, though good consultation has helped the process. The plan contains an objective of locating a suitable site in Tiverton for an extra care facility.
Exeter Strategic Housing Market Assessment, (DCA, 2014)	
Mid Devon Corporate Plan 2012-2015	'Better Homes' is a priority for the corporate plan. High rates of inward migration from other parts of the country have led to house price inflation, with prices now far outstripping local average wages. This situation is even further felt within the rural parts of the district. An ageing population also needs support to live in their own homes and suitably adapted accommodation. The district needs to ensure that there is sufficient decent housing for local residents and key workers who cannot afford to pay market prices.
Mid Devon Sustainable Community Strategy 2010-15	High inward migration has led to house price inflation, where prices have more than doubled in the last ten years, making them unaffordable for many in the district. There needs to be sufficient decent affordable housing for local residents and key workers. Also, people need to be able to remain in their homes longer as they get older.

Housing – sustainability conclusions

Nationally the country has not been building enough homes to house its population, and therefore significantly boosting the supply of homes is a priority. The proportion of the population of people above retirement age has increased and there is a need to provide appropriate housing in response. Providing for an ageing population or people with disabilities may need to be addressed through the delivery of homes that can be adapted as peoples circumstances change, or through the delivery of extra care housing. Wide variety of home types should be provided, across a range of tenures to meet the needs of the population. In response to the fact that house prices are nearly ten times local earnings, there is a need to provide affordable housing to address long social housing waiting lists. Such issues are also acutely felt in some of the more rural locations of the district, where house prices may be even higher, and will need to be addressed through affordable housing delivery to meet an identified need. Provision for the needs of gypsies and travellers should be made planned for which seeks to balance their locational, economic and social needs with the protection of amenity and the environment. There is a need for modern homes to be environmentally sustainable, and meets the consumer demands of the population, including provision of sufficient storage space and private outdoor space.

Infrastructure

Plans/programmes/ strategies reviewed	Key messages for Local Plan and SA
National Infrastructure Plan 2013 (HM Treasury & Infrastructure UK)	The government recognises that meeting the UK's infrastructure ambitions requires a long-term sustainable plan, which means taking a cross-cutting and strategic approach to infrastructure planning, funding, financing and delivery. That is why it published the first ever National Infrastructure Plan (NIP) in 2010, with subsequent updates in 2011 and 2012, which enabled it to take a holistic view of the challenges facing UK infrastructure and its approach to meeting them. The National Infrastructure Plan 2013 takes this further and sets out the government's plan for the next decade and beyond. For the first time brings together analysis of the UK's infrastructure needs across different sectors now and in the future, articulates the government's approach, sector by sector, to identifying and delivering the infrastructure that is needed, top 40 priority investments and is published alongside a robust forward-looking infrastructure pipeline.
Gas Generation Strategy (DECC, 2012)	Gas in an integral part of the UK's generation mix and is a reliable, flexible source of electricity. The government expects that gas will continue to play a major role in our electricity mix over the coming decades, alongside low-carbon technologies as we decarbonise our electricity system. Measures outlined in the plan are designed to ensure that: adequate gas generation capacity is available, including ensuring we maintain an appropriate capacity margin to maintain security of electricity supply; flexible plant is available to meet the intermittency associated with renewables and that the necessary gas supply infrastructure is in place to support the role of gas in generation.
National Planning Policy Framework (DCLG, 2012)	Planning policies should recognise and seek to address potential barriers to investment including a lack of infrastructure, and should identify priority areas for infrastructure provision. Local authorities should work with neighbouring and transport authorities to develop strategies for the provision of viable infrastructure necessary to support sustainable development, including large scale facilities such as rail freight interchanges, roadside facilities, and other major generators of travel demand. The provision of advanced, high quality communications infrastructure is essential for sustainable economic growth, and local plans should support the expansion of electronic communications networks. To meet the needs of local communities, planning policies should plan positively for community facilities such as local shops, meeting places, sports venues, cultural buildings, public houses and places of workshop. Policies should also take a positive, proactive approach to ensuring there is a sufficient choice of school places available to meet the needs of existing and new communities.
Mid Devon Infrastructure Plan (2014)	Mid Devon has prepared a new Local Plan for the district, which will cover the period 2013-33. The purpose of Infrastructure Plan is to identify what further infrastructure requirements are required over the 20 year period of the plan. The document sets out what infrastructure improvements will be needed to support the additional development set out in the plan, the timescale for when these will be needed, and who will provide them. It also sets out the level of resources needed to deliver the improvements, and how much will be sought from development. Ensuring development is supported by adequate infrastructure is fundamental to delivering the vision as set out in the new Local Plan.

Infrastructure – sustainability conclusions
The reviewed plans and strategies highlight the importance of delivering infrastructure to meet the needs of existing and new communities. The Government places great importance on the delivery of the following infrastructure as part of ensuring sustainable economic development: transportation, flood protection, communications, research, energy and waste. Community facilities and schools are important infrastructural elements that are required to meet the needs of local communities as part of the delivery of sustainable development.

Land (including agricultural land, brownfield land and contaminated land)	
Plans/programmes/ strategies reviewed	**Key messages for Local Plan and SA**
Safeguarding Our Soils: A Strategy for England (DEFRA, 2009)	Soil is a fundamental and essentially non-renewable natural resource, providing an essential link between the components that make up our environment. Soils vary hugely from region to region and even from field to field. Soils perform valuable functions including nutrient cycling, water regulation, carbon storage, support for biodiversity and wildlife, and providing a platform for food and fibre production and infrastructure. Soils have been degraded by human actions, and are vulnerable to erosion, compaction and loss of organic matter; such changes are likely to be exacerbated by climate change. By 2030 all England's soils will be managed sustainably and degradation threats tackled successfully. Planning decisions must take sufficient account of soil quality, particularly when significant areas of the best and most versatile agricultural land are involved. The document also considers the need for local authority officers to make proportionate and robust decisions regarding the remediation of contaminated land. Sustainable remediation that does not involve the wholesale removal and replacement of soil should be encouraged.
National Planning Policy Framework (DCLG, 2012)	The planning system should contribute and enhance the natural environment by protecting and enhancing soils. It should prevent new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil pollution or land instability. The planning system should, where appropriate, seek the remediation and mitigation of despoiled, degraded, derelict, contaminated and unstable land. Plans should allocate land with the least environmental or amenity value. The re-use of land that has been previously developed (brownfield) should be encouraged (provided it is not of high environmental value). The development of lower quality land should be prioritised over the best and most versatile agricultural land. Local authorities can set their own approach to determining housing densities to reflect local circumstances.
Code for Sustainable Homes (DCLG, 2010)	Category 9 (ecology) of the code aims to promote development on land that already has a limited value to wildlife and discourages the development of ecologically valuable sites. An additional aim is to promote the most efficient use of a building's footprint by ensuring that land and material use is optimised across the development.

Housing Standards Review	Government considered a range of issues in the Housing Standards Review consultation. The Government subsequently considered a Technical consultation for a Nationally described Space Standard. These standards are reflected in the Local Plan under DM13 Housing sizes.
Land – sustainability conclusions Soil is a fundamental natural resource that has been degraded by human action. Soils should be protected and enhanced. Planning should consider allocating or developing land with the least environmental value, prioritising lower quality land. Consideration of the soil quality of best and most versatile agricultural land, and the need to remediate contaminated land should be a planning consideration. When considering development, the use of land should be optimised across a site to ensure the efficient use of building footprints whilst setting a density of development appropriate to local circumstances.	

Landscape	
Plans/programmes/ strategies reviewed	**Key messages for Local Plan and SA**
Countryside and Rights of Way Act 2000	Places a duty on relevant authorities in exercising their functions, to have regard to the effect on land in an AONB, and to have regard to the purpose of conserving and enhancing the natural beauty of the AONB.
National Character Areas (Natural England)	National Character Areas (NCAs) divide England into 159 distinct natural areas. Each is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. Their boundaries follow natural lines in the landscape rather than administrative boundaries, making them a good decision making framework for the natural environment.
National Planning Policy Framework (DCLG, 2012)	The planning system should contribute to and enhance the natural environment by protecting and enhancing valued landscapes. Great weight should be given to conserving landscape and scenic beauty of National Parks and Areas of Outstanding Natural Beauty, and planning permission for major development in these designated areas should be refused except in exceptional circumstances.
Devon Landscape Policy Group Advice Note No. 2: Guidance on the siting, design and assessment of wind and solar PV developments in	Devon is faced with a wide range of challenges arising from a changing climate. Balancing the need to support the transition to a low carbon future and the need for energy security with the management of Devon's unique and valued landscape is one of these challenges. The landscape is also a major contributor to a strong tourism industry. The conservation of special landscape character is a core principle of the NPPF. However, Devon also has good conditions to produce wind and solar electricity, but it is important that the characteristics of Devon's landscape are not unacceptably harmed by poor design or inappropriate siting of renewable or low carbon technologies.

Devon (June, 2013)	
Dartmoor National Park Authority Core Strategy (2008)	Purposes of the park are to conserve and enhance the natural beauty of the National Park, and to promote opportunities for the understanding and enjoyment of its special qualities. The core strategy sets a vision for the park, highlighting the distinctive characteristics and special qualities of Dartmoor and points to the role of planning in sustaining those qualities.
Blackdown Hills AONB Management Plan 2014-19	The Management Plan sets out the policy framework for the conservation and enhancement of the Blackdown Hills AONB for the next five years. It describes the special qualities of the area and why the AONB is important, sets out an agreed vision for its future, identifies the challenges and opportunities for the area, and how these will be tackled. The Management Plan sets out the objectives and policies for managing the AONB that will work towards achieving the longer term vision. There are three main themes divided into several topics; Landscape - topics related to the primary purpose of conserving and enhancing natural beauty, Sustainable Development – topics related to the secondary purposes of recognising the economic and social needs of the local community, promoting sustainability and recreation and finally Communication and Management – the core functions of AONB management.
Landscape – sustainability conclusions Devon has a unique and valued landscape, which also contributes towards the tourism attraction of the county. Mid Devon has borders that are adjacent or in close proximity to two national parks, whilst the Blackdown Hills Area of Outstanding Natural Beauty crosses the east part of the district. Planning policies should offer protect valued landscapes, offering protection and enhancement of the most valued landscapes such as national parks and AONBs. The protection of the landscape needs to be balanced against the challenge of mitigating the effects of climate change through the transition to a low carbon future, particularly achieved through the development of renewables technologies, which are often located in rural areas.	

Minerals	
Plans/programmes/ strategies reviewed	**Key messages for Local Plan and SA**
National Planning Policy Framework (DCLG, 2012)	Minerals are essential to support sustainable economic growth and our quality of life. It is therefore important that there is a sufficient supply of material to provide the infrastructure, buildings, energy and goods that the country needs. However, minerals represent a finite resource, and it is important to make best use of them to secure their long-term conservation.
Planning Practice Guidance – Minerals (DCLG, March 2014)	Guidance on the planning for mineral extraction in plan making and the application process.
Code for Sustainable Homes (DCLG, 2010)	Category 3 of the code (materials) states that consideration of the environmental impact of materials can contribute to the development of sustainable homes. This part of the code aims to specify materials with lower environmental impacts over their life-

	cycle; to promote the specification of responsibly sourced materials for the basic building elements, as well as finishing elements.
Housing Standards Review	Government considered a range of issues in the Housing Standards Review consultation. The Government subsequently considered a Technical consultation for a Nationally described Space Standard. These standards are reflected in the Local Plan in DM13 Housing sizes.
Devon Minerals Plan 2011-2031 (Options Consultation, 2011)	Devon has minerals that are of national, and in some cases, international importance. The objectives of the document include: securing mineral development with minimal transportation by road while conserving environmental assets; making prudent use of existing resources; reinforce the distinctiveness of Devon's built environment through appropriate use of local sources of materials; safeguard mineral resources and associated infrastructure; manage mineral development in a manner that protect Devon's communities from adverse impacts and conserves the environment.
Minerals Local Plan (Devon County Council, 2004)	Objectives of the plan including: striking a balance between the demand for minerals and the need to protect the environment, having regard to sustainable development; to maintain a stock of reserves; to re-use waste minerals to reduce the requirement for new resources; to protect the County's earth science and nature conservation interest, historic environment, water environment and landscape character; to identify Mineral Working Areas; to consult with communities; and to prevent sterilisation of mineral resources by other development.
Minerals – sustainability conclusions There needs to be a sufficient supply of minerals to ensure the long-term ability to deliver infrastructure and development. The need for a supply of minerals needs to be balanced with the priority of protecting the environment. Planning for minerals extraction does not fall within the remit of Mid Devon District Council, being instead undertaken by Devon County Council. However, the consideration of the environmental impact of materials used in buildings and the desire to promote locally sourced materials is a district issue, as is the effect on local communities who are close proximity to mineral workings.	

Rural areas	
Plans/programmes/ strategies reviewed	**Key messages for Local Plan and SA**
Rural Statement (DEFRA, 2012)	Rural areas are home to one-fifth of the English population, and 28% of England's businesses. The key priorities include wanting rural businesses to make a sustainable contribution to national growth; engaging directly with rural communities; wanting rural people to have fair access to public services and be actively engaged in shaping the places in which they live.
Rural Economy Growth Review (DEFRA, 2011)	Businesses in rural areas make a substantial contribution to the national economy, generating about 22% of employment. Between 2001 and 2009, the population of England's rural areas grew 10% faster than urban areas. There are strong interdependencies between market towns and their rural hinterlands. Smaller businesses play a relatively strong role in rural areas, accounting for

	over 50% of employment in rural areas, whilst home working rates are more than twice as high in rural than urban areas. Growth of rural businesses is restricted by broadband coverage, with 23% of rural household having no or slow connections. Populations of rural areas tend to be older than urban populations, and there are a substantially lower proportion of ethnic minority backgrounds.
Foresight. The Future of Food and Farming (Government Office for Science, 2011)	The global food system will experience an unprecedented confluence of pressures over the next 40 years. Population size will increase, raising demand, whilst competition for land, water and energy will intensify, while the effects of climate change will become increasingly apparent. Priorities for action include making sustainable food production central in development; working on the assumption there is little new land for agriculture; promoting sustainable intensification; including the environment in food system economics; reducing waste; anticipate major issues with water availability for food production and work to change consumption patterns.
National Planning Policy Framework (DCLG, 2012)	National planning policy encourages supporting economic growth in rural areas to create jobs and prosperity. This can be achieved through supporting sustainable business growth, development and diversification of agricultural activities, supporting rural tourism and retaining local services. The economic value of retaining the best and most versatile agricultural land should be considered.
Planning Practice Guidance – Rural Housing (DCLG, March 2014)	Guides councils in how to consider rural housing policies.
Mid Devon Sustainable Community Strategy 2010-15	In a rural district, access to vital services can be a significant problem. Communities in rural areas need access to facilities and services they need. Isolated small rural communities experience issues with transport and declining services. Broadband speeds needs to be increased in rural areas.
Rural areas – sustainability conclusions The population in rural areas has grown at a greater rate than urban areas in last decade. Rural businesses make a substantial contribution to the economy and should be supported to grow. Agriculture remains an industry that has faced many challenges in recent decades and such enterprises should be supported to diversify in order to benefit the rural economy. Rural areas experience social issues such as poor access to services and facilities, whilst the growth of their economies may be hampered by poorer broadband speeds.	

Transport	
Plans/programmes/ strategies reviewed	**Key messages for Local Plan and SA**
Department for	DfT priorities include: continuing to develop the preparations for a high speed rail network; improving existing rail network and

Transport Priorities (gov.uk, 2014)	creating new capacity; tackling congestion on roads; continuing to improve road safety; encouraging sustainable local transport; promoting lower carbon transport, such as walking and cycling; supporting the development of the market for electric and other ultra-low emission vehicles; supporting the development of aviation; and maintaining high standards of safety and security for passengers and freight.
Door to Door: A strategy for improving sustainable transport integration (DfT, 2013)	The government wants more journeys to be made by public transport, cycling and walking. The vision is for an inclusive, integrated and innovative transport system where the use of sustainable transport is made more attractive for the entire door-to-door journey. Specific actions to achieve these goals include investing in high-quality cycling and walking environment, particularly close to train and bus stations; and ensuring the future needs of society are considered at the beginning of any new developments, so that interchange facilities can be designed around expected customer needs from the outset.
Creating Growth, Cutting Carbon: making sustainable local transport happen white paper (DfT, 2011)	The document sets a vision for a transport system that is an engine for economic growth, but is also greener and safer and improves quality of life. It notes that investment on its own is not enough, as people will need to make transport choices that are good for society as a whole. Two-thirds of all journeys are less than five miles – many of which could be easily walked, cycled or undertaken on public transport. Many drivers would be willing to drive less (particularly for shorter trips), if practical alternatives were available. The report highlighted key areas which needed to be addressed to encourage more people to use sustainable travel options including: making connections between different steps in the journey, and different modes of transport, easier; and providing better interchange facilities.
National Planning Policy Framework (DCLG, 2012)	Transport policies have an important role to play in facilitating sustainable development. The transport system needs to be balanced in favour of sustainable transport modes, giving people a choice about how they travel. Different approaches will be required within different communities. Developments that generate significant movement should be located where the need to travel is minimised and the use of sustainable modes of travel maximised. Developments should exploit opportunities for sustainable development and designed to: accommodate efficient delivery of goods; give priority to pedestrian and cycle movements and have access to high quality public transport facilities; create safe and secure layouts which minimise conflicts between different transport groups; incorporate facilities for charging low emission vehicles; and consider the needs of people with disabilities.
Local Transport Plan: Devon and Torbay Strategy 2011-2026	Devon and Torbay's transport system will offer business, communities and individuals safe and sustainable travel choices. The transport system will help to deliver a low carbon future, a successful economy and a prosperous, healthy population living in an attractive environment. Objectives include: deliver and support new development and economic growth; making best use of transport network and protect existing transport assets; work with communities to provide safe, sustainable and low carbon transport choices; strengthen and improve the public transport network; and make Devon the 'place to be naturally active'.
Code for Sustainable Homes (DCLG, 2010)	Category 1 of the code (energy and carbon dioxide emissions) can be delivered in part by the provision of cycle storage space within new dwellings. The code states that the wider use of bicycles as transport reduces the need for short car journeys and the

	associated CO_2 emissions.
Housing Standards Review	Government considered a range of issues in the Housing Standards Review consultation. The Government subsequently considered a Technical consultation for a Nationally described Space Standard. These standards are reflected in the Local Plan in DM13 Housing sizes.
Transport – sustainability conclusions Reducing carbon emissions produced as a result of transportation is a national priority. This can be achieved by increasing opportunities for the use of sustainable modes of transport, such as public transport, walking and cycling; through the delivery of opportunities to increase the use of electric vehicles and improving the connections between various modes of transportation. Improve the condition of local transport network, protecting existing transportation assets. Ensure safe and sustainable transport options are available to communities.	

Waste	
Plans/programmes/ strategies reviewed	**Key messages for Local Plan and SA**
Department for Communities and Local Government: Waste Priorities (gov.uk, 2014)	The main objective of government policy on waste is to protect human health and the environment by producing less waste and by using it as a resource where possible. Waste should be managed according to the 'waste hierarchy' of prevention, reuse, recycling and composting, and then using waste as a source of energy, with disposal (waste going to landfill) being a last resort. Objectives of government waste policy include: preparation of planning strategies by local authorities in which communities take more responsibility for their own waste; handling waste safely, without endangering human health and without harming the environment, and disposing of waste on one of the nearest appropriate places; assessing the suitability of waste sites, including the physical and environmental constraints on development and the cumulative effect of previous waste disposal facilities on the well-being of the local community.
Planning Policy Statement 10: Planning for Sustainable Waste Management (DCLG, 2011)	Key objectives for local authorities include: helping to deliver sustainable development through driving waste management up the waste hierarchy, addressing waste as a resource and looking to disposal as the last option, but one which must be catered for; providing a framework within which communities take more responsibility for their own waste; help implement the national waste strategy; help secure the recovery or disposal of waste without endangering human health and harming the environment; ensure the design and layout of new development supports sustainable waste management.
Updated national waste planning policy: Planning for	Alongside the intention to have a more streamlined policy approach on waste, National policy has been revised to reflect the Government's aspirations for waste management and changes made necessary due to the implementation of provisions in the Localism Act 2011. Changes include emphasising the need to increase the use of waste as a resource, placing greater emphasis on

sustainable waste management (Consultation, July 2013)	the prevention and recycling of waste, while protecting human health and the environment, as well as reflecting the principles of proximity and self-sufficiency. The policy stresses the importance of close co-operation between waste planning authorities, encourages the use of heat as an energy source where energy from waste development is being considered and removes the former reference in policy that waste planning authorities should give significant weight towards locational needs and wider environmental and economic benefits when considering waste planning applications in the Green Belt.
Waste Strategy for England (DEFRA, 2007)	Objectives of the strategy are to: decouple waste growth from economic growth and put more emphasis on prevention and re-use; meet and exceed landfill diversion targets; increase diversion from landfill of non-municipal waste and secure better integration of treatment for municipal and non-municipal waste; secure investment in infrastructure needed to divert waste from landfill; and get the most environmental benefit from that investment, through increased recycling of resources and recovery of energy from residual waste using a mix of technologies.
Code for Sustainable Homes (DCLG, 2010)	Category 5 of the code (waste) has the aim of providing adequate internal and external storage space for non-recycling waste and recyclable household waste. The code also aims to promote resource efficiency via the effective and appropriate management of construction site waste. Additional credits can be achieved by promoting the provision of compost facilities to reduce the amount of household waste sent to landfill.
Housing Standards Review	This consultation also includes changes to guidance contained in Approved Document H on external waste storage. The Government is committed to do all it can to tackle “bin blight” and the proposed changes will clarify the existing provisions and help to ensure external waste storage is properly considered in new housing development.
Devon Sustainable Community Strategy 2008-18	Waste production will need to be reduced so that resilience on landfill is decreased, whilst the need to process waste overall is reduced, whilst recycling of all types needs to increase.
Devon Waste Plan: Pre-submission (2013)	The Devon Waste Plan provides the policy framework for decisions by Devon County Council on planning applications for waste management development over the period to 2031. The Vision is supported by six Objectives that identify how sustainable waste management will be achieved, including targets for recycling and energy recovery and measures for the provision of waste management capacity, addressing climate change, supporting communities and businesses, conserving and enhancing Devon’s environment, and the transportation of waste.
Devon County Waste Local Plan (2006)	The objectives of the plan are: to promote encourage communities to take more responsibility for the waste they create; to minimise any adverse effects on human health and the environment caused by the introduction of waste management facilities, and to enhance the local environment when considering plans for site restoration, after-use and aftercare; to ensure than any proposal for a waste management facility is achieved in as sustainable a manner as possible; to ensure that the management of waste is undertaken in accordance with the ‘waste hierarchy’ of reduction, re-use, recycling and composting, energy recovery and disposal; to encourage the provision of waste management facilities at or close to major centres of population; to ensure Devon’s waste is treated or disposed of within the County; and to promote the establishment of an effective and integrated network of

	waste management facilities to serve national, regional, sub-regional and local needs.
Mid Devon Waste Strategy & Recycling Plan 2008 to 2013	Priority 1 is to reduce waste, particularly the amount of municipal waste going to landfill, increasing the 'dry' recycling rate, offering opportunities to participate in organic waste composting, and work with Devon County Council to secure provision of a Recycling Centre in the Culm Valley area.
Mid Devon Corporate Plan 2012-2015	A priority of the plan is to reduce the amount of waste going to landfill and increase recycling/composting.
Mid Devon Sustainable Community Strategy 2010-15	The district needs to reduce the amount of waste that goes to landfill.
Waste – sustainability conclusions National waste priorities are to protect human health and the environment whilst ensuring the delivery of sustainable waste management. Reducing the carbon footprint of waste will also contribute towards tackling climate change. New development should contribute to sustainable waste management, through the application of the waste hierarchy where disposal is the last resort, instead prioritising re-use, recycling or recovery.	

Water	
Plans/programmes/ strategies reviewed	**Key messages for Local Plan and SA**
European Water Framework Directive (European Commission, 2000)	The European Water Framework Directive (WFD) came into force in December 2000 and became part of UK law in December 2003. It provides an opportunity to plan and deliver a better water environment, focussing on ecology. It provides an opportunity to plan and deliver a better water environment through river basin management planning.
Flood and Water Management Act 2010	The act gives the Environment Agency a strategic overview of the management of flood and coastal erosion risk in England. It also requires upper tier authorities (locally this is Devon County Council) responsibility for preparing a strategy for managing flood risk from groundwater, surface water and other watercourses. The act places a duty on local authorities to aim to make a contribution towards the achievement of sustainable development when discharging flood management functions. The act introduces standards for the design, construction, maintenance and operation of new rainwater drainage systems, including sustainable drainage systems, and introduces an approving body (which is generally the local authority).
Water for people and the environment	The strategy sets out how the Environment Agency believes water resources should be managed to 2050 and beyond, to ensure that there will be enough water for people and the environment. The strategy sets out the EAs role to manage the water resources,

– Water Resources Strategy for England and Wales (Environment Agency, 2009)	and plan how to use them in a sustainable way. It notes that pressures on water resources are growing, given that more houses are being built, population is increasing and forecasts show we will use more water. The strategy sets out how the EA believes water resources should be managed to deliver a secure supply and safeguard the environment.
Water Resources Strategy Regional Action Plan for the South West (Environment Agency, 2009)	The action plan shows how the South West region will meet the challenges posed by pressures on water resources over the next 50 years. Actions include ensuring the water supply and demand is resilient to the effects of climate change, reducing carbon emissions associated with the supply of water, managing catchments better to protect water resources, enhancing biodiversity, reducing flood risk and improving the water efficiency of new housing and commercial developments.
National Planning Policy Framework (DCLG, 2012)	The NPPF requires local planning authorities to adopt proactive strategies to mitigate and adapt to climate change, taking full account of flood risk and water supply and demand considerations. New development should be planned to avoid increased vulnerability to the impacts arising from climate change. Local authorities should prevent new and existing development from contributing to or being put at unacceptable risk from water pollution. Local authorities should plan strategically and work with other authorities for the provision of infrastructure for water supply and flood risk. Development should be directed away from areas at highest risk of flooding. Land should be safeguarded that is required for current and future flood management. New development should reduce the causes and impacts of flooding, and should not increase flooding elsewhere.
Planning Practice Guidance – Water Supply, Waste Water and Water Quality (DCLG, March 2014)	Advises on how planning can ensure water quality and the delivery of adequate water and wastewater infrastructure.
Planning Practice Guidance – Flood Risk and Coastal Change (DCLG, March 2014)	Advises on how planning can take account of the risks associated with flooding and coastal change in plan-making and the application process.
South West River Basin Management Plan (Environment Agency, 2009)	The plan is prepared under the European Water Framework Directive, which requires all EU countries throughout the European Union to manage the water environment to consistent standards. Priorities for local government include ensuring that local planning document take into account the objectives of the SWRBMP, actions to reduce the physical impacts of urban development on artificial or heavily modified water bodies, promotion of the use of sustainable urban drainage systems and promote sustainable

	water management best practice through pre-application discussions with developers.
Code for Sustainable Homes (DLCG, 2010)	Category 2 (water) of the code is mandatory, and requires a reduction of potable water in the home from all sources, through the use of water efficient fittings, appliances and water recycling systems. Category 4 (surface water run-off) is mandatory and requires the design of surface water drainage for housing developments which avoid, reduce and delay the surcharge of rainfall run-off to watercourses and public sewers using sustainable drainage techniques. This protects receiving waters from pollution and minimises the risk of flooding.
Housing Standards Review	The Government propose to introduce a new, tighter level of water efficiency into the Building Regulations, to be set at 110 litres/person/day (lpd). This would be an optional higher level in addition to the current level of 125 lpd which could only be applied in areas with specific local needs (such as water stress). This would be chosen by the local authority. Government is considering the best way to define areas of water stress to ensure this works in practice.
A Warm Response - Our Climate Change Response (Devon County Council, 2005)	A strategic objective of the plan is to adapt to climate change by 'climate-proofing' for current and future weather hazards, in particular the impact of flooding. Consideration of actions required for the maintenance or adaptation of strategic infrastructure such as the built environment, transport network and utilities.
Devon Sustainable Community Strategy 2008-18	The county will need to incorporate necessary adaptations to mitigate the effects of climate change and flooding into new development.
Mid Devon Strategic Flood Risk Assessment (2014)	The Mid Devon SFRA update has considered all sources of flooding, including fluvial, pluvial, groundwater, canal, reservoir and sewer flooding, within the Mid Devon District. An assessment of the flood defences in the District has been undertaken, including defence condition and standard and the residual risk. Flood risk has been assessed on all sites highlighted within the draft Local Plan. Guidance for the requirements for a site specific Flood Risk Assessment for these sites is provided, as well as general guidance, throughout the SFRA, on flood risk assessment for any development proposals within the Mid Devon District. The updated Flood Map for Surface Water is provided, indicating the likelihood of surface water flooding in the Mid Devon District. Surface water flooding is a risk in many of the areas. Advice has been provided regarding suitable SuDS options. A broad scale assessment of Critical Drainage Areas has been undertaken.
Water – sustainability conclusions Managing flood risk and the effects of climate change is a key European, national and local priority, particularly as Mid Devon has suffered serious flooding in the past. There is also growing pressure on water resources and a need to improve resource efficiency. In particular new housing and commercial development should incorporate measures to improve water efficiency and reduce surface water run-off which can contribute to flooding. Water bodies should be protected from the effects of pollution, and there should be no reduction in their quality or status.	

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Appendix 2: Sustainability Appraisal of Policies and Sites

Strategic Policies

Policy S1: Sustainable development priorities

The Policy sets out the strategic priorities that will need to be achieved to deliver the vision and address key issues within Mid Devon to support sustainable communities.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	This policy has a significant positive contribution towards this objective. It aims to conserve and enhance the natural environment and valued landscapes, including the Blackdown Hills AONB and National Parks on the periphery of the district. The policy aims to prevent unacceptable impact on the soil, air and water quality in the area and it also requires good design to conserve and enhance the natural environment and supports green infrastructure. The policy aspires to minimise impacts on biodiversity and geodiversity by recognising the wider benefits of ecosystems, delivering natural environment objectives, a net gain in biodiversity and by protecting International, European, National and local designated wildlife sites. It strengthens the existing policy which did not include a priority to conserve and enhance the natural environment or the objective to minimise the impact on biodiversity and geodiversity.	+3		+3
B) Protection and promotion of a quality built and historic environment	This policy has a significant positive contribution towards achieving this objective. The policy requires well designed development which reflects local surroundings and materials, creates safe and accessible environments and establishes a strong sense of place. The policy also aims to conserve and enhance the historic environment through the protection of both designated and non-designated heritage assets and assessing the	+3		+3

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	impact of new development on the historic character of Mid Devon's landscapes and townscapes. It strengthens the existing policy which did not include a priority to protect heritage assets or the historic character or Mid Devon.			
C) Mitigating the effects of climate change	This policy has a significant positive contribution towards achieving this objective. It aims to meet the challenge of climate change by supporting a low carbon future, energy efficiency, increase the use and supply of renewable and low carbon energy and conserving natural resources. The policy refers to managing flood risk and sustainable design. The option also promotes sustainable transport by reducing the need to travel by car and integrating sustainable travel such as walking and cycling, and aims to prevent unacceptable pollution levels in soil, noise, air and water. These priorities will have a secondary effect of minimising greenhouse gas emissions. This option builds on the existing policy by supporting a low carbon future and increasing the use and supply of renewable and low carbon energy.	+3	Other policies in the plan refer to the sequential approach to flood risk.	+3
D) Safeguarding and minimising resource use	This policy has a positive impact in contributing towards achieving this objective through supporting the effective use of land and aiming to prevent unacceptable levels of soil and water pollution as well as reducing pollution through good sustainable design. The policy enhances the existing adopted policy which does not prevent unacceptable pollution to soil or water. The option is silent on the management of waste however the option should be read in the context of other policies in the plan.	+2	Policy should be read alongside other polices within the plan.	+2
E) Promoting economic growth and employment	The policy will have a significant positive contribution on building a strong, competitive economy. It encourages access to education, training and jobs, infrastructure as well as the creation of new enterprise, economic regeneration and flexibility of use. The option aims to enhance and diversify the economy in general. The policy has a similar contribution to promoting the economic growth and employment of the area as the existing policy.	+3		+3

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
F) Supporting retail	This policy aims to ensure the vitality of town centres and will have a significant contribution towards achieving the objective to support retail. It suggests a hierarchy of centres, defined town centre shopping areas and a diverse retail offer at the three main towns (Tiverton, Crediton and Cullompton). The option supports a prosperous rural economy including through the retention and development of local services and community facilities in villages. This policy builds on the current adopted Local Plan policy which did not directly mention the importance of supporting the vitality of town centres.	+3		+3
G) Meeting housing needs	The policy promotes a delivery of a wide choice of high quality homes through a development focus at the three main towns as Mid Devon's most sustainable settlements where services and facilities are located. The option also refers to the long-term requirement for a new community at East of Cullompton and limited development in identified villages. In this case there may be a requirement for the provision of new services and facilities to meet the needs of the new housing development. The policy supports the housing needs of all sectors of the community including housing for the elderly and disabled, affordable housing and gypsy and traveller pitches, this enhances the existing policy. Overall the option is likely to have a significant positive impact on meeting housing needs.	+3		+3
H) Ensuring community health and wellbeing	The policy will have a significant positive impact in contributing towards this objective. It supports walking, cycling, public transport and the provision of social recreational, sport and cultural facilities and services. The policy enhances the existing policy as it aims to prevent unacceptable levels of pollution as a whole and highlights Crediton and Cullompton as areas where this is a particular local issue. Good sustainable design is required to create safe accessible environments. The policy also aims to create jobs and a wide choice of high quality homes while meeting the needs of all sectors of the community which helps to reduce poverty and	+3		+3

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	social exclusion.			
l) Delivering the necessary infrastructure	The policy overall will have a positive impact on this objective. The policy aims to build a strong completive economy through access to infrastructure. It promotes sustainable travel and supports the delivery of social, recreational, accessible green infrastructure, cultural services and facilities. The option enhances the existing policy as it supports the expansion of telecommunications and high speed broadband. Development focus at the main towns (Tiverton, Cullompton and Crediton) and the new community East of Cullompton contributes to making efficient use of existing infrastructure and is likely to reduce the overall need to travel.	+2	The option is silent on the specific provision of new transport infrastructure but the option should be read in the context of the Local Plan Review as a whole.	+2

Secondary/cumulative/synergistic effects:	This policy provides a strategic overview of sustainable development priorities in Mid Devon. It aims to meet the needs of the community and protect the natural and cultural environment. A number of issues are silent in the policy; these issues are however set out in detail by other policies in the plan which should be read as a whole.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	The aims of the policy are over the lifetime of the plan. A number of impacts such as new housing development to meet the needs of the community will be permanent, whereas other effects of the policy will be dependent on market demand and may change over time, for example, economic development. The policy provides flexibility to respond to changing circumstances.
Spatial extent: (District wide / local)	The policy option aims to meet the needs across the district. Housing development is focussed at the three main towns (Tiverton, Cullompton and Crediton) with long term growth East of Cullompton.

Policy S2: Amount and Distribution of Development

Preferred Option: Amount of Residential Development

Meet Housing Need (7,200 dwellings)

The development needs of the community will be met through the provision of approximately 7,200 dwellings between 1 April 2013 and 31 March 2033.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	A housing target set at a level to meet the objectively assessed need of Mid Devon is capable of being met without negatively impacting on the existing environmental limits of the districts towns and villages. The SHLAA has identified a sufficient number of alternative sites to avoid adverse environmental impact. The level of impact on this objective will be dependent on individual proposals but is considered to be neutral in this scenario.	0	The policy should however be considered in the context of other policies which aim to protect the natural environment and ensure that the most valued landscapes and designated biodiversity and geodiversity sites are conserved.	0
B) Protection and promotion of a quality built and historic environment	This approach will have some positive and some negative impacts in contributing to this objective depending on each individual proposal.	0	The policy should be considered in the context of other policies which aim to protect heritage assets and which promote high quality design which supports the positive contribution of new development to local character.	0
C) Mitigating the effects of climate change	The construction of new homes and catering for a greater population can increase carbon emissions; however there may be opportunities by meeting housing needs to enhance features such as walking and cycling provision for the community as a whole. Opportunities to reduce flood risk; promote low carbon or renewable energy and create low carbon buildings also arise. This option may have some positive and some negative impacts in contributing to this objective depending on each individual proposal.	0	The policy should be considered in the context of other policies such as sustainable design.	0
D) Safeguarding and minimising resource use	A housing target set at a level to meet the objectively assessed need of Mid Devon is capable of being met while still safeguarding and minimising resource use. The SHLAA has identified some alternative sites on brownfield land but will still require the loss of some of the highest grades of agricultural land if development is directed towards the towns. The level of	-2	This policy should be read in the context of other policies in the plan, for example sustainable design. A negative effect is anticipated post mitigation.	-2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	impact on this objective will be dependent on individual proposals but is considered to be negative in this scenario.			
E) Promoting economic growth and employment	An increase in residential development would benefit the local economy and increase the number of local people to the working pool. A positive impact	+1		+1
F) Supporting retail	This policy will have a positive contribution towards achieving this objective as an increase in population would increase the number of shoppers in the District and contribute towards enhancing shopping areas in Town Centres.	+1		+1
G) Meeting housing needs	This policy will have a significant positive contribution towards achieving this objective. The key purpose of this policy is to meet the housing needs of the district set out in the SHMA 2014. The policy meets the objectively assessed housing needs target of 7,200 and promotes balanced communities by encouraging an appropriate mix of housing such as affordable housing, housing designed for the elderly and gypsy and traveller pitches.	+3	This option should however be read in the context of other policies in the plan which aim to meet the demand for services and facilities of the community.	+3
H) Ensuring community health and wellbeing	The policy helps to reduce barriers to housing by meeting the diverse housing needs of the district and is therefore likely to have at least a minor positive contribution to this objective. The option does not however proactively aim to meet the variety of indices in this option. The impact on the provision of open space, limiting air, noise and light pollution and promoting safe and secure environments is unknown.	+1	The option should however be read in the context of other policies which support community health and wellbeing.	+1
I) Delivering the necessary infrastructure	A housing target set at a level to meet the objectively assessed need of Mid Devon is capable of being met without negatively impacting on the delivery of necessary infrastructure. Transport evidence confirms a new junction onto the M5 at Cullompton is technically feasible and that infrastructure requirements can be met. This policy approach could have some positive or some negative impacts on delivering the necessary infrastructure. The level	0	The policy should read in the context of other policies which aim to deliver the necessary infrastructure. Any proposals will also have to abide to the infrastructure policy in the plan.	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	of impact will be on a site by site basis.			

Secondary/cumulative/synergistic effects:	The impact of this policy option will be dependent on the scale and location of individual proposals. The Habitat Regulations Assessment of the Mid Devon Local Plan Review (Publication Draft version) concludes that the development proposed in the Local Plan Review alone will not result in adverse effects on the integrity of European Sites around Mid Devon. However uncertainties exist regarding the potential for the North Devon and Torridge Local Plan to have significant effects on the integrity of the Culm Grasslands SAC as a result of increased air pollution. Further work has been commissioned to determine this impact; the Habitat Regulations Assessment will be updated to reflect the latest evidence.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Construction will occur over the lifetime of the Plan up to 2033. Once completed the effect will be permanent.
Spatial extent: (District wide / local)	Policy option aims to meet the housing needs across the district.

Alternative Option: Amount of residential development

Higher Growth Scenario (8,400 dwellings)

The development needs of the community will be met through the provision of approximately 8,400 dwellings between 1 April 2013 and 31 March 2033.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	A higher growth scenario is likely to be more difficult to distribute between the towns while avoiding environmental impacts. The towns of Tiverton and Crediton are both reaching their landscape limits as they are contained in natural topographical bowls. Current development is at or just below these thresholds and significant future development may exceed capacity under this scenario. In the case of Tiverton, only one	-2	The policy should however be considered in the context of other policies which aim to protect the natural environment and ensure that the most valued landscapes and designated	-1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	strategic direction is available to the east and this option has landscape impact. The level of impact on this objective will be dependent on individual proposals but is considered to be negative in this scenario.		biodiversity and geodiversity sites are conserved. A minor negative effect is still anticipated post mitigation.	
B) Protection and promotion of a quality built and historic environment	A higher growth scenario will have some positive and some negative impacts in contributing to this objective depending on each individual proposal.	0	The policy should be considered in the context of other policies which aim to protect heritage assets and which promote high quality design which supports the positive contribution of new development to local character.	0
C) Mitigating the effects of climate change	The construction of new homes and catering for a greater population can increase carbon emissions; however there may be opportunities by meeting housing needs to enhance features such as walking and cycling provision for the community as a whole. Opportunities to reduce flood risk; promote low carbon or renewable energy and create low carbon buildings also arise. Similar to the existing policy this option may have some positive and some negative impacts in contributing to this objective depending on each individual proposal.	0	The policy should be considered in the context of other policies such as sustainable design.	0
D) Safeguarding and minimising resource use	A higher growth scenario is likely to be more difficult to distribute between the towns while safeguarding and minimising resource use. Option is likely to put greater pressure on the supply of brownfield sites and therefore require further greenfield developments. Similarly there are belts of the highest grades of agricultural land around the towns of Tiverton and Cullompton. The level of impact on this objective will be dependent on individual proposals. Given the additional land required to provide for the additional housing a significant negative effect is considered.	-3	This policy should be read in the context of other policies in the plan, for example sustainable design. A significant negative effect is anticipated post mitigation.	-3
E) Promoting economic	An increase in residential development would benefit the local economy and increase the number of local people to the working pool. A slight	+1		+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
growth and employment	positive impact.			
F) Supporting retail	This policy will have a positive contribution towards achieving this objective as an increase in population would increase the number of shoppers in the District and contribute towards enhancing shopping areas in Town Centres.	+1		+1
G) Meeting housing needs	This policy will have a significant positive contribution towards achieving this objective. The key purpose of this policy is to meet the housing needs of the district set out in the SHMA 2014. The policy meets the housing needs target of 7,200 and exceeds it by setting a target of 8,400 dwellings. The additional 1,200 dwellings is not however considered significantly different to the preferred strategy to warrant a higher positive impact as both lower and high scenarios meet the objectively assessed need. The impact of this policy on existing services and facilities is unknown as this will be on a site by site basis. This approach is considered to have a positive impact on housing provision in the District.	+3	This option should however be read in the context of other policies in the plan which aim to meet the demand for services and facilities of the community.	+3
H) Ensuring community health and wellbeing	The policy helps to reduce barriers to housing by meeting the diverse housing needs of the district and is therefore likely to have at least a minor positive contribution to this objective. The option does not however proactively aim to meet the variety of indices in this option. The impact on the provision of open space, limiting air, noise and light pollution and promoting safe and secure environments is unknown.	+1	The option should however be read in the context of other policies which support community health and wellbeing.	+1
I) Delivering the necessary infrastructure	A higher growth scenario is likely to be more difficult to distribute between the towns while delivering the necessary infrastructure. In the case of Willand growth is limited, due to insufficient capacity of the existing motorway junction and the inability to fund a new junction with new strategic growth and motorway junction already committed at Cullompton. In the case of Cullompton further growth is limited due to market capacity, with existing commitments already exceeding the local housing need of Cullompton. The housing market is unlikely to be able to	-2	The policy should read in the context of other policies which aim to deliver the necessary infrastructure. Any proposals will also have to abide to the infrastructure policy in the plan. A negative effect is anticipated post mitigation.	-2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	support further growth in this location. This policy approach could have some positive or some negative impacts on delivering the necessary infrastructure. The level of impact on this objective will be dependent on individual proposals but is considered to be negative in this scenario.			

Secondary/cumulative/synergistic effects:	The impact of this policy option will be dependent on the scale and location of individual proposals.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Construction will occur over the lifetime of the Plan up to 2033. Once completed the effect will be permanent.
Spatial extent: (District wide / local)	Policy option aims to meet the housing needs across the district.

Preferred Option: Amount of Commercial Development

Meeting commercial need scenario

The development needs of the community will be met through the provision of approximately 154,000 square metres of commercial floorspace between 1 April 2013 and 31 March 2033.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The commercial set to meet the objectively assessed need of the Mid Devon. The level of impact on this objective will be dependent on individual proposals but is considered to be slightly negative in this scenario.	-1	The policy should however be considered in the context of other policies which aim to protect the natural environment and ensure that the most valued landscapes and designated biodiversity and geodiversity sites are conserved.	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
B) Protection and promotion of a quality built and historic environment	This approach will have some positive and some negative impacts in contributing to this objective depending on each individual proposal.	0	The policy should be considered in the context of other policies which aim to protect heritage assets and which promote high quality design which supports the positive contribution of new development to local character.	0
C) Mitigating the effects of climate change	The construction of new commercial development can increase carbon emissions; however there may be opportunities by meeting commercial needs to enhance features such as walking and cycling provision for the community as a whole. A neutral impact. Development would increase surface water run-off, a negative impact. A number of commercial uses could be classed as 'less vulnerable' development and would therefore be compatible with flood zones 1, 2 and 3a. A negative impact. Opportunities to promote low carbon or renewable energy and create low carbon buildings arise. A positive impact. This option may have some positive and some negative impacts in contributing to this objective depending on each individual proposal. A slight negative impact overall.	-1	The policy should be considered in the context of other policies such as sustainable design and provide mitigation for surface water run-off.	0
D) Safeguarding and minimising resource use	A commercial target set at a level to meet the objectively assessed need of Mid Devon is capable of being met while still safeguarding and minimising resource use. The level of impact on this objective will be dependent on individual proposals but is considered to be negative in this scenario.	-1	This policy should be read in the context of other policies in the plan, for example sustainable design. A negative effect is anticipated post mitigation.	-1
E) Promoting economic growth and employment	This policy will have a significant positive contribution towards achieving this objective. The key purpose of this policy is to meet the employment needs of the community. The policy option differs from the existing policy in the current plan, it reduces the amount of employment land proposed in line with up-to-date economic evidence which improves the viability of sites. It also increases flexibility in the type of employment	+3		+3

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	generating uses by introducing a wider range of use classes in comparison to the existing policy. It promotes uses that provide jobs which will help enhance and diversify the economy.			
F) Supporting retail	This policy will have a significant positive contribution towards achieving this objective. The key purpose of this Policy is to meet the employment needs of the community which can include the provision of retail development. In providing the opportunity for retail development, this policy option will help enhance the vitality and viability of town centres and rural shopping. The Retail Study (2012) identifies a quantitative need of 14,580 sqm of comparison retail floorspace up to 2026. Long term forecasting of retail demand is not very reliable, so the anticipated need has been applied across the Plan period to 2033 on the understanding that allocated and non-allocated sites will come forward according to market demand and the plan will be reviewed before the need to 2026 is likely to be exhausted. As is noted above that forecasting retail demands is not very reliable, this flexible approach allows retail development to respond to market demand.	+3		+3
G) Meeting housing needs	This scenario does not contribute towards meeting the housing needs of Mid Devon	0		0
H) Ensuring community health and wellbeing	This scenario would have a positive impact as the option enhances the existing policy as it broadens the potential use classes which will be promoted by the policy, including development for healthcare, education and public facilities. As is noted above that forecasting retail demands is not very reliable, this flexible approach allows retail development to respond to market demand. The option supports development for community facilities and should help reduce social deprivation through the creation of jobs.	+2	The option should however be read in the context of other policies which support community health and wellbeing.	+2
I) Delivering the necessary	A housing target set at a level to meet the objectively assessed need of Mid Devon is capable of being met without negatively impacting on the	0	The policy should read in the context of other policies which aim to deliver	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
infrastructure	delivery of necessary infrastructure. Transport evidence confirms a new junction onto the M5 at Cullompton is technically feasible and that infrastructure requirements can be met. This policy approach could have some positive or some negative impacts on delivering the necessary infrastructure. The level of impact will be on a site by site basis.		the necessary infrastructure. Any proposals will also have to abide to the infrastructure policy in the plan.	

Secondary/cumulative/synergistic effects:	The impact of this policy option will be dependent on the scale and location of individual proposals.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Construction will occur over the lifetime of the Plan up to 2033. Once completed the effect will be permanent.
Spatial extent: (District wide / local)	Policy option aims to meet the commercial needs across the district.

Alternative Option: Amount of commercial development

Higher Growth Scenario

The development needs of the community will be met through the provision of approximately 310,000 square metres of commercial floorspace between 1 April 2013 and 31 March 2033.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	A higher growth scenario is likely to be more difficult to distribute between the towns while avoiding environmental impacts. The towns of Tiverton and Crediton are both reaching their landscape limits as they are contained in natural topographical bowls. The level of impact on this objective will be dependent on individual proposals but is considered to	-2	The policy should however be considered in the context of other policies which aim to protect the natural environment and ensure that the most valued landscapes	-1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	be negative in this scenario.		and designated biodiversity and geodiversity sites are conserved. A minor negative effect is still anticipated post mitigation.	
B) Protection and promotion of a quality built and historic environment	A higher growth scenario will have some positive and some negative impacts in contributing to this objective depending on each individual proposal.	0	The policy should be considered in the context of other policies which aim to protect heritage assets and which promote high quality design which supports the positive contribution of new development to local character.	0
C) Mitigating the effects of climate change	The construction of new commercial development can increase carbon emissions; however there may be opportunities to enhance features such as walking and cycling provision. Given the amount of proposed commercial development, a negative impact. Developments may result in surface water run-off, a negative impact. Some types of commercial developments are classed as 'less vulnerable' where development can be compatible with flood zones 1, 2 and 3. Opportunities to reduce flood risk; promote low carbon or renewable energy and create low carbon buildings also arise. The levels of impact on this objective will be dependent on individual proposals but is considered to be negative in this scenario.	-3	The protection against flood risk, surface water run-off and provision of renewable energy policy is justified in policies elsewhere in the plan. Carbon emissions will be mitigated where possible, but the increase in traffic will still result in a slight negative impact.	-1
D) Safeguarding and minimising resource use	A higher growth scenario is likely to be more difficult to distribute between the towns while safeguarding and minimising resource use. Option is likely to put greater pressure on the supply of brownfield sites and therefore require further greenfield developments. Similarly there are belts of the highest grades of agricultural land around the towns of Tiverton and Cullompton. The level of impact on this objective will be dependent on individual proposals, but as there would need to be a large number of sites for the amount of commercial floorspace, the impact is considered significantly negative in this scenario.	-3	Policy should be read in conjunction with other policies within the plan and Devon County Council Waste Plan including those that set out the waste hierarchy. A negative impact is expected post mitigation.	-3

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
E) Promoting economic growth and employment	This policy will have a significant positive contribution towards achieving this objective. The key purpose of this policy is to exceed the employment needs of the community which could promote an increase in in-commuting to the District. The local economy would benefit from an increase in commercial development and may result in an increase in enterprise and start-up companies within the District.	+3		+3
F) Supporting retail	The key purpose of this Policy is to exceed the employment needs of the community which can include the provision of retail development. In providing the opportunity for retail development, this policy option will help enhance the vitality and viability of town centres and rural shopping and potentially encourage inward investment for redevelopments in the town centres. An over-provision of retail space in out of town areas could have a potential negative impact on town centres. Overall this scenario would have a positive impact.	+2		+2
G) Meeting housing needs	This scenario would not help to meet housing need.	0		0
H) Ensuring community health and wellbeing	This scenario would have a positive impact through the provision of sites for health centres and sportsc entres, but would have a negative impact as would not provide any open spaces for recreation etc. Overall a neutral impact is considered.	0	The option should however be read in the context of other policies which support community health and wellbeing.	0
I) Delivering the necessary infrastructure	A higher growth scenario is likely to be more difficult to distribute between the towns while delivering the necessary infrastructure. The necessary infrastructure for the amount of development proposed would need to be focused mainly around the two motorway junctions in the District as these would be the main strategic routes commuters and deliveries would arrive. A positive impact. Where commercial development is located in more rural areas of the district or locations further from the motorway, there may be reduced delivery of necessary infrastructure, a negative impact. Overall, a negative impact is considered.	-2	The policy should read in the context of other policies which aim to deliver the necessary infrastructure. Any proposals will also have to abide to the infrastructure policy in the plan. A negative effect is anticipated post mitigation.	-2

Secondary/cumulative/synergistic effects:	The impact of this policy option will be dependent on the scale and location of individual proposals.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Construction will occur over the lifetime of the Plan up to 2033. Once completed the effect will be permanent.
Spatial extent: (District wide / local)	The scenario aims to exceed the need for commercial development across the District.

Preferred Option: Distribution of Development

New Community (Junction 28 Cullompton)

The policy concentrates development at Tiverton, Cullompton and Crediton and new community East of Cullompton to a scale and mix appropriate to their individual infrastructures, economies, characters and constraints. Other settlements will have more limited development which meets local needs and promotes vibrant rural communities.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	This strategy focuses development at the main towns and a new community at East of Cullompton. A new community will however likely have a negative impact on landscape East of Cullompton as the scale of development is unlikely to be easily absorbed into the landscape setting, although mitigation measures through design, environmental enhancement and biodiversity off-setting can be expected to be able to minimise overall impact. There is a 1 ha unclassified wildlife site close to the western edge of the proposed urban extension. The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. The site is large and predominantly flat. The landscape of the surrounding area is also largely flat, offering limited views into the site. Although the site is	-2	The protection of the natural environment is justified in policies elsewhere in the plan. At East Cullompton the policy requires 'environmental protection and enhancement' which will help mitigate the impact on this objective however the level of development on the site will have an impact on the character of the area. CU9 sets out these measures in detail including the protection	-1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	largely flat offering limited views and fields are of a low wildlife value, the scale of the site is still considered to have negative effect to wildlife and biodiversity.		and strengthening of trees and other features, maintaining wildlife networks, providing public open space and allotments, strategic landscaping and green infrastructure including park land and open space. Overall a slight negative effect.	
B) Protection and promotion of a quality built and historic environment	New development in towns and villages may have the potential to impact on the historic environment located in and around these settlements. There may be some opportunities for enhancement of heritage assets and local distinctiveness, but this is likely to be on an individual site basis. A new community at East of Cullompton is unlikely to have an impact on the existing built environment as it will be further from the existing towns and villages. This site occupies a significant area within a landscape that has evidence of prehistoric and Roman activity recorded in the County Historic Environment Record. To the west, recent archaeological work has demonstrated the presence of prehistoric and Roman settlement in and around Cullompton. While no such sites are recorded within the area under consideration (though this may just reflect the absence of any formal archaeological work in this area) the Historic Environment Team would regard, due to the area of the proposed allocation and the known prehistoric and Roman activity in the wider landscape, that there is potential for the site to contain archaeological deposits. This would be in accordance with Local and National Policy on planning and the historic environment. There is the potential for minor negative impacts on heritage until more information is known.	-1/?	The protection of the historic environment is justified in policies elsewhere in the plan. At East Cullompton the policy requires a public masterplanning exercise to be undertaken before any planning application is made to ensure the quality of the final design of the development, which is considered to be a large positive impact. The adopted masterplan will help to minimise the impact on the built and historic environment through good design. CU7 seeks detailed archaeological investigation and measures to record and protect archaeological interest. Overall a neutral effect.	0/?
C) Mitigating the effects of climate change	By focusing new build development in the settlements where jobs and services are located the policy will reduce the need to travel and therefore reduce greenhouse gas emissions. There is potential for the provision of low carbon and renewable energy as part of a new community or as part	-3/?	The protection against flood risk, surface water run-off and provision of renewable energy policy is justified in policies elsewhere in	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	of larger development in and around the main towns or new community. Where some settlements are vulnerable to flood risk, new development would be subject to safeguards in policies, and levels of development will be dependent on the capacity of the settlement and available suitable land. There may be some opportunities for flood mitigation and promotion of low carbon and renewable energy measures, but this is likely to be on an individual site basis, for example through design. At East Cullompton approximately 10% of site in these zones, primarily through the centre of the site and in the north west and east of the site lies within Flood zones 2 and 3, a negative effect. Strategic flood risk assessment (2014) notes that the site is vulnerable to surface water flooding. Unnamed watercourses within sites can result in unknown impacts. The renewable energy, carbon reduction and air quality study (2014) supports the centralisation of development for carbon saving reasons. Taking into account flood risk and climate change an overall significant negative effect is considered given the scale of development.		the plan. At East Cullompton criteria within the policy seek mitigation measures through retention of land in the floodplain as informal amenity open space. The policy requires carbon reduction and air quality improvements and will help mitigate the effects of climate change. Taking into account flood risk and mitigation measures for climate change an overall neutral effect is considered, with an unknown impact due to unnamed watercourses.	
D) Safeguarding and minimising resource use	This policy scores positively towards safeguarding and minimising resource use as it directs some new development in the main towns and makes use of brownfield land to reduce the need for greenfield development. The provision of approximately 7,200 dwellings and 154,000 sqm commercial floorspace will contribute to waste levels. New development will add to waste water levels however the option considers environmental capacity. There may be some opportunities for resource-efficient design and/or construction following the principles of the waste hierarchy. At East Cullompton the development option is located largely on greenfield land although there are a number of farms within the site and approximately 8.4ha of contaminated land located in the western side of the site. Option would result in the loss of 63.2ha (west) of Grade 1 excellent quality agricultural land, 93ha (east) of grade 3 good to moderate quality agricultural land and 4.3ha (west) Grade 4 poor quality agricultural land, a significant negative effect. Grade 1 agricultural land in	-3	Policy should be read in conjunction with other policies within the plan and Devon County Council Waste Plan including those that set out the waste hierarchy. At East Cullompton although the remediation of contaminated land is a positive effect, the overall loss of Grade 1 agricultural land is still considered a significant negative effect.	-3

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	Mid Devon amounts to 32.4 square kilometres, only 3.5% of the district. Given the loss of a significant amount of Grade 1 agricultural land an overall significant negative effect is considered.			
E) Promoting economic growth and employment	The policy scores positively as it focuses some development in the existing towns and villages which increases jobs and reduces out commuting through the provision of commercial floorspace in these settlements. This policy diverges from the Core Strategy development strategy by directing future growth away from the main towns and towards a new community East of Cullompton. At East Cullompton there are a number of farms on which a small number of B class employment units are situated. These could be incorporated into the site, or replaced with other employment units as part of a mixed use approach for the whole site. The policy seeks the provision of 20,000 square metres of mixed commercial floor space during the plan period and 12,000 sqm post 2033, bringing with it a large number of jobs into the town. Development of this scale would be a boost to local construction firms and associated trades who would benefit from being able to undertake contract work on the site. A new community has the potential to encourage larger investment and economic development. There would be a significant positive impact.	+3		+3
F) Supporting retail	Focusing development in the main towns and larger villages will support the vitality and viability of existing town centres and shopping facilities in the larger villages. The policy outlines a commercial target for 154,000 sqm. The definition of commercial development includes the retail use class. Given the uncertainty the policy has only a slight positive effect. A new community East of Cullompton provides the potential for encouraging larger investment and economic development. At East Cullompton the policy seeks the provision of 20,000 square metres of mixed commercial floor space including retail, during the plan period and 12,000 sqm post 2033, bringing with it a large number of jobs into the town. The scale of residential development in this location near to the town centre is considered a slight positive effect for town centre viability.	+1/?	At East Cullompton criteria in the policy state that this is subject to impact assessment which demonstrates no adverse impacts on existing retail uses within Cullompton Town Centre, an overall slight positive effect. An unknown is recorded until the retail impact has been assessed.	+1/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	As the percentage of retail within the sites commercial element is uncertain, an unknown is also recorded.			
G) Meeting housing needs	This policy diverges from the Core Strategy development strategy by directing future growth away from the main towns and towards a new community East of Cullompton. Policy provides for 7,200 dwellings across the district to meet the anticipated housing need target for the district, a significant positive effect. The SHMA 2014 confirms that this level of development will met the Districts objectively assessed need. The policy allows for a scale and mix of development to help contribute to balanced communities. Some housing is directed to the main towns where existing services and facilities are located. At East Cullompton, the development provides for 2,100 new dwellings during the plan period and 500 dwellings post 2033 of which 25% should be affordable a contribution towards future housing need, a significant positive effect. The mix of dwellings to be achieved on site is already specified within a supplementary planning document, and will be tailored to achieve the appropriate balance. Policy seeks to provide for at least 5 gypsy and traveller sites, extra care housing and serviced plots for 5% self-build. Given the site is of such a scale to generate a critical mass of self-sustaining development and the option significantly contributes towards housing development an overall significant positive effect is considered.	+3	The percentage of affordable housing provision is justified in other policies within the plan.	+3
H) Ensuring community health and wellbeing	Development at the main towns will result in some new development having access to community facilities, open space and recreation within existing settlements. Development at Crediton and Cullompton may affect the designated air quality management areas resulting in a slight negative effect. There may be some opportunities for mitigation measures on a town wide basis, for example through new road layout / relief road and /or walking and cycling. Development in the main towns is located away from Exmoor National Park an international dark sky reserve, a positive effect. Walking, cycling and public transport are encouraged through proximity of some development at town centres and other key services, a	-3	Provision of community facilities, open space and recreation and air quality mitigation is justified in policies elsewhere in the plan. At East Cullompton, policy CU11 makes note of carbon reduction and air quality improvements which will help minimise pollution and benefit community health and wellbeing. CU9 makes provision for	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	further positive effect. The mix of development will contribute to reducing social exclusion. Policy supports limited development which meets local needs and promotes vibrant rural communities. At East Cullompton the site is located some distance from the town centre and remote from Cullompton town services/facilities. New services, facilities and walking, cycling and public transport links will need to be provided in a new community East of Cullompton. Option will contribute towards light and noise pollution, a slight negative effect. The western portion of the site is in very close proximity to the motorway, the noise from which may negatively impact on residential amenity. The Renewable Energy, Carbon Reduction and Air Quality study (2014) reiterates that North West Cullompton alongside East Cullompton are likely to result in the largest change in local air quality as both developments are large in size. Development in Cullompton will increase pollution concentrations as a result of additional traffic using the local road network; however the existing allocation for a Town Centre relief road linking Station Road and Meadow Lane is particularly important for air quality. In balancing the distance of the development from the town centre and the severance caused by the M5 motorway, the lack of services and the corresponding light, noise and air pollution an overall significant negative effect is considered.		areas of equipped and laid out public open space including children's play, sports pitches and allotments as well as strategic green infrastructure including park land, open space and local nature reserve. Criteria within the policy seek provision of a dedicated pedestrian and cycle route to the town centre. The policy also promotes the delivery of community facilities to meet local needs arising and transport provision to ensure appropriate accessibility for all modes. This suggests that opportunities for sustainable forms of travel may arise. An overall neutral effect.	
l) Delivering the necessary infrastructure	Policy contributes towards the efficient use of existing infrastructure by directing some growth to the main towns, reducing the need to travel, a positive effect. The policy option considers infrastructure capacity. At East Cullompton the policy requires an agreed phasing strategy to bring forward development and infrastructure in step and retain the overall viability of development. There are potential highway capacity issues around this site which would require enhancements, for example, to M5 J28 before this site is developed. A development in this location and of the size proposed would have significant implications for the operation of J28 and the M5. The junction already operates at capacity at times with	-3	The provision of infrastructure is justified in policies elsewhere in the plan. At East Cullompton, policy CU13 includes an agreed phasing strategy to bring forward development and infrastructure in step and retain the overall viability of development. CU9 includes the provision of Green Infrastructure. CU8 sets out agreed transport	+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	queues on the off-slips extending back onto the M5. This causes serious road safety concerns. The site is of a sufficient scale for infrastructure improvements to be necessary within and outside of the site. Given the capacity limitations for junction 28 of the M5; traffic implications for the Honiton Road and lead in time for delivery of a large urban extension against proposed mitigation measures a significant negative effect is considered until appropriate studies / modelling work can confirm that access can be achieved and suitable junctions designed. The Mid Devon Community Infrastructure Evidence Report indicates that there is a pressing need for new primary places in Cullompton. The two schools in the town, St Andrews and Willowbank currently accept more pupils than their planned admission number for the size of school and facilities available. There are two secondary schools located within this Local Learning Community, including Cullompton Community College which currently has 283 places spare capacity and Uffculme School, which currently admits 113 pupils more than its planned admission number. It will therefore be necessary to expand the secondary schools in the Local Learning community to provide roughly 334 places.		provision including; Provision of mitigation measures to ensure only acceptable impacts occur to J28 of the M5 as a result of traffic generated from the site; Provision of appropriate highway improvements on roads around the development to ensure any unacceptable traffic impacts are mitigated; Provision of a network of streets linking to the existing highway network, and appropriate mitigation to reduce impacts on the existing road network such as Honiton Road; Sustainable modes of transport are also supported. CU10 makes provision for a primary school and contributions towards secondary school places. The site is therefore likely to deliver the necessary infrastructure for the site which may also benefit the surrounding community.	

Secondary/cumulative/synergistic effects:	A number of mitigation measures are suggested which are covered by other policies in the plan. The Local Plan Review should be read as a whole and would mitigate the sustainability issues which cross-reference across the plan.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Construction will occur over the lifetime of the Plan up to 2033. Once completed the effect will be permanent.
Spatial extent: (District wide / local)	Policy option meets the housing and commercial needs for the district. Policy option enables some

	distribution of development across the district with a focus on a new community.

Alternative Option: Distribution of development

Town Focus

The development needs of the community will be met through the provision of approximately 7,200 dwellings and 154,000 square metres of commercial floorspace between 1 April 2013 and 31 March 2033. Option continues to concentrated development at Tiverton, Cullompton and Crediton, to a scale and mix appropriate to their individual infrastructures, economies, character and constraints. Rural Areas will have more limited development which meets local needs and promotes vibrant rural communities. This option differs from the preferred option which directs strategic growth towards East Cullompton in that major growth is distributed between the settlements. For the purposes of this assessment the SA assumes major development at Hartnoll Farm as the only suitable, available and achievable option at Tiverton.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The strategy continues to concentrate development at the districts main towns of Tiverton, Cullompton and Crediton. The policy acknowledges that development will be to a scale and mix appropriate to their individual infrastructures, economies, character and constraints. Development opportunities at Tiverton and Crediton are constrained by topography and the potential for landscape impact. This strategy accepts that a town centric approach would only be achievable with strategic growth at Hartnoll Farm as Tiverton's only suitable, available and achievable site. The Hartnoll Farm site is bordered by the Grand Western Canal Conservation Area to the south and east of the site. The canal is also a County Wildlife Site and Local Nature Reserve. Development of the site would have a potential significant visual impact and would impact on the biodiversity and habitats of the area. This strategy option accords with the aspirations of the NPPF to prevent isolated new homes and to protect and enhance valued landscapes. There may also be opportunities for enhancement of landscape character and biodiversity, but this is likely to be on an individual site basis. Given the potential landscape and environmental impact at Hartnoll Farm in particular as well as other larger	-2	The protection of the natural environment is justified in policies elsewhere in the plan. At Hartnoll Farm the policy requires environmental protection and enhancement which will help mitigate any negative impact on this objective by the development of this site. Land adjacent the Grand Western Canal will need to be protected as Green Infrastructure.	-1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	sites on the edge of the main towns an overall negative impact is considered.			
B) Protection and promotion of a quality built and historic environment	New development in towns and villages has the potential to have a negative impact on the historic environment located in and around these settlements. There may however be some opportunities for a positive effect through enhancement of heritage assets and local distinctiveness, but this is likely to be on an individual site basis. At Hartnoll Farm, the site lies in an area of archaeological potential with the HER recording prehistoric activity here and recent archaeological work has identified prehistoric activity across the wider landscape. A small part of the border is next to residential development and there are farm buildings within the site. The level of development proposed will be significant and therefore would likely impact the built and historic environment. However as there are no protected built or historic assets in or around the site the impact on this objective will be minor. In combination with the Tiverton Eastern Urban Extension (which is already allocated) development at Hartnoll Farm would represent a significant lengthening of Tiverton in an easterly direction along the valley floor. Two issues emerge; firstly as development extends ever easterly, the distance from town centre services increases as well as reliance on the private car and secondly the town will significantly close the gap between its urban areas with nearby villages such as Halberton, which currently has its own separate identity. The coalescence of Halberton is considered a negative effect that can't be mitigated.	-2/?	The protection of the historic environment is justified in policies elsewhere in the plan. At Hartnoll Farm, the proposal requires a public Masterplanning exercise to be undertaken before any planning application is made and which will improve the quality of the final design of the development. Archaeological investigation and appropriate mitigation to enhance sustainability. Coalescence of Tiverton with Halberton is not able to be mitigated satisfactorily, remaining a negative effect after mitigation.	-2/?
C) Mitigating the effects of climate change	By focusing new build development in the settlements where jobs and services are located the option will reduce the need to travel and therefore reduce greenhouse gas emissions. There is also potential for the provision of low carbon and renewable energy as part of larger development in and around the main towns. This option is considered to have a positive effect towards climate change mitigation. Where some settlements are vulnerable to flood risk, new development would be subject to safeguards in policies, with levels of development dependent	-1/?	The protection against flood risk, surface water run-off and provision of renewable energy policy is justified in policies elsewhere in the plan. The unknown impact of the unnamed watercourse in the site remains. At Hartnoll Farm the policy should be read in the	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	on the capacity of the settlement and available suitable land. There may be some opportunities for flood mitigation and promotion of low carbon and renewable energy measures, but this is likely to be on an individual site basis, for example through design. At Hartnoll Farm the entire site is in a low risk area (flood zone 1) being the area of least flood risk. There is an unnamed watercourse which has an unknown impact on flood risk. Evidence in the SFRA suggests that the site may have some residual flood risk from the Grand Western Canal or Wimbleball Reservoir. Transport provision to ensure appropriate accessibility for all modes is also supported by the policy and traffic through Halberton and Sampford Peverell is discouraged. There are no existing services, infrastructure or facilities within the site or in close proximity. Given the scale of the development at this site it is likely some negative impacts will occur with regard to carbon emissions through construction and increased traffic movement.		context of other policies in the plan which aim to mitigate the effects of climate change and reduce the risk of flooding.	
D) Safeguarding and minimising resource use	Option scores positively towards safeguarding and minimising resource use as it focuses new development in the main towns and makes use of brownfield land to reduce the need for greenfield development. There could be some loss of the best and most versatile agricultural land around some settlements, a negative effect. The provision of approximately 7,200 dwellings and 154,000 sqm commercial floorspace will contribute to waste levels. New development will add to waste water levels however the option considers environmental capacity. At Hartnoll Farm, the majority of the site 68.7ha (71%) to the NE of the site is Grade 1 agricultural land. It is likely that this site will have a negative impact on this objective due to the scale of development of a site that is predominantly Grade 1 agricultural greenfield land which would be lost if this site is developed. The site will therefore have a significant negative impact on this objective.	-3	Policy should be read in conjunction with other policies within the plan and Devon County Council Waste Plan including those that set out the waste hierarchy.	-3
E) Promoting economic	This option takes forward the Core Strategy development strategy by directing development to the existing main towns of Mid Devon until	+2		+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
growth and employment	2033. This option will have a significant positive effect as it increases jobs and reduces out commuting by focusing commercial floorspace at existing main towns and settlements. The option also supports rural business by providing commercial floor space in villages. This option will help meet the employment needs of the district and enhance the economy in general while encouraging inward investment and future prosperity. The main towns have good connection to the strategic road network for storage and distribution uses. At Hartnoll Farm there are existing employment units on this site which could be retained. The policy option does not propose employment development on this site. Development of this scale would be a boost to local construction firms and associated trades who would benefit from being able to undertake contract work on the site. There would therefore be some positive impact.			
F) Supporting retail	Focusing development in the main towns and larger villages will support the vitality and viability of existing town centres and shopping facilities in the larger villages. Although the option suggests retail provision could be provided this is not outlined as a policy requirement. At Hartnoll Farm, no retail is proposed however the high street would benefit from the custom of the residents from this development. There would be a positive effect.	+2		+2
G) Meeting housing needs	This option takes forward the Core Strategy development strategy by directing development to the existing main towns of Mid Devon until 2033. The strategic option provides for approximately 7,200 dwellings across the district to meet the anticipated housing needs target for the district, a significant positive effect. Housing is concentrated at the main towns where existing services and facilities are located, a further positive effect. The policy option allows for a scale and mix of development to help contribute to balanced communities. At Hartnoll Farm the site allocation will provide for 1,100 dwellings which will include 25% affordable housing subject to further assessment of viability. The site therefore will have a significant positive impact on meeting housing needs for the district	+3	The percentage of affordable housing provision is justified in other policies within the plan.	+3
H) Ensuring	Focusing development at the main towns and villages will result in the	0	Provision of community facilities,	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
community health and wellbeing	majority of new development having access to community facilities, open space and recreation available within existing settlements, a positive effect. Option focuses development towards Crediton and Cullompton which are designated air quality management areas, a negative effect. There may be some opportunities for mitigation measures, on a town wide basis. For example through new road layout / relief road and /or walking and cycling. Development is focused away from Exmoor National Park an international dark sky reserve, a positive effect. Walking, cycling and public transport are encouraged through proximity of development to town centres and other key services, a further positive effect. The mix of development will contribute to reducing social exclusion. Policy option supports limited development which meets local needs and promotes vibrant rural communities. Option will contribute towards light and noise pollution, a slight negative effect. The policy does not mention the provision of open space, sport or recreation or the reduction of crime, a slight negative impact. Overall a neutral impact.		open space and recreation and air quality mitigation is justified in policies elsewhere in the plan. At Hartnoll Farm, the option promotes the delivery of community facilities to meet local needs arising and transport provision to ensure appropriate accessibility for all modes. An overall slight positive effect.	
I) Delivering the necessary infrastructure	Option contributes towards the efficient use of existing infrastructure by focusing growth in the main towns, reducing the need to travel. At Hartnoll Farm, the policy requires an agreed phasing strategy to bring forward development and infrastructure in step and retain the overall viability of development. There are potential highway capacity issues around this site which would require enhancements before this site is developed. Initial work from the Tiverton Eastern Urban Extension suggest that one of the only viable solutions to transport concerns for further development to the East of Tiverton is a link road through the Blundells School site, This option is currently not considered viable. The Mid Devon Community Infrastructure Evidence Report indicates that there are six primary schools located within Tiverton itself and these are largely accepting more students than their planned admission number. The development allocations will result in a need to provide additional primary education facilities. Places are mostly needed at the Tiverton EUE,	-2	The provision of infrastructure is justified in policies elsewhere in the plan. At Hartnoll Farm, the policy for this site requires a public Masterplanning exercise to be undertaken before any planning application is made. The site is therefore likely to deliver the necessary infrastructure for the site with the potential to also benefit the surrounding community. Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost	+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	which is the largest area of development by far. The masterplan for the area and forthcoming developments include the provision of a school site that can accommodate up to 420 pupils, which should be sufficient to meet the demand in Tiverton. Additional secondary places will be required to accommodate the development proposed to be allocated in the emerging Local Plan Review. Developer contributions will be required in order to fund these improvements. Given pressures on education and highways capacity a negative effect is anticipated.		of, new or improved infrastructure and facilities.	

Secondary/cumulative/synergistic effects:	A number of mitigation measures are suggested which are covered by other policies in the plan. The Local Plan Review should be read as a whole and would mitigate the sustainability issues which cross-reference across the plan.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Construction will occur over the lifetime of the Plan up to 2033. Once completed the effect will be permanent.
Spatial extent: (District wide / local)	Policy option meets the housing and commercial needs for the district and the three main towns of Tiverton, Cullompton and Crediton. Policy option enables the distribution of development across the district to meet local needs.

Alternative Option: Distribution of development

New community (Junction 27 & Willand)

The development needs of the community will be met through the provision of approximately 7,200 dwellings and 154,000 square metres of commercial floorspace between 1 April 2013 and 31 March 2033. The policy concentrates development at Tiverton, Cullompton and Crediton and new community at Junction 27 / Willand to a scale and mix appropriate to their individual infrastructures, economies, characters and constraints. Other settlements will have more limited development which meets local needs and promotes vibrant rural communities.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	This strategy focuses development at the main towns and a new community at J27 & Willand. Development at J27 / Willand of this scale would have a significant impact on existing landscape character, altering the rural quality of the entrance into Mid Devon from the M5 and the rural character around Willand and Sampford Peverell. Some parts of the site are more enclosed and shielded from wider views than others. Around Pitt Farm, there are undulating fields and a significant drop in ground level towards the motorway, with wide landscape views to the other side of the valley. Landscape sensitivity is higher, primarily because of the lack of a relationship with an existing settlement, and the change to landscape character that would arise as a result. There are views available into the site from the west, as far as the canal in Sampford Peverell, whereas some parts feel isolated, with reduced visibility – though some parts are visible from the motorway. There are differences in character/visibility between the north and south, the north being more open and plainly visible, the south less so. Given the scale of development and the impact on the landscape but differences in character and visibility, a significant negative effect is considered. The Phase 1 Habitat Survey (Devon Biodiversity Records Centre, June 2014) identifies a large number of species and protected species with the potential to be supported by this site, which include Bat species, Badger, Dormouse and Barn Owl. They also identify that the hedgerows, mature trees and woodland add to the structural diversity and wildlife potential of the site. It is noted that the site covers a large area which results in it featuring a variety of habitat types, including Biodiversity Action Plan Habitats. The Landscape and Visual Appraisal concludes: The site is bounded by major roads and partly by a cycle way, and is crossed by the A38, and wo lanes, one of which is a footpath and one a permissive path, which provide viewing opportunities. Much of the site north of the A38 is not suitable for development as a result of its high visibility and separation from the junction. Development may be more appropriate along either side of the A38 where the road	-3/?	The protection of the natural environment is justified in policies elsewhere in the plan. At J27 / Willand the policy requires environmental protection and enhancement including strategic green infrastructure which delivers multiple environmental benefits, this provides some mitigation. Furthermore Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan Review provide some mitigation. However given the scale of the development a negative impact on the landscape is likely to remain. An uncertain effect is still considered as the impact on the Culm Grasslands SAC remains unknown.	-2/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	corridor has been compromised by existing development. To the south of the A38, commercial development should not be permitted that would be visible from the M5, as the general perception from the motorway is that the area around the junction has not been developed. This would mean a corridor of undeveloped land as far as the first field boundary. To the south, residential development could be accommodated as far as Mount Stephen Farm utilising the pattern of hedges, trees and woodlands for a landscape structure and mitigation. However, further south than this the more open character would mean that development could be damaging, unless a substantial programme of hedge, tree and woodland planting could be implemented. The smaller area of land near to Muxbeare Lane with its more intricate pattern of hedges could be developed with little wider impact, although retention of hedges could compromise development. Employment development would potentially be more damaging than residential development owing to the larger scale buildings and infrastructure needed. In all cases, a corridor of undeveloped land should remain along the M5. Natural England has also expressed the potential for the proposed additional commercial and/or housing at J27 to impact on the Culm Grasslands SAC due to traffic impacting the air quality. Further information regarding traffic assessments and any consequential air quality assessment on the effects of this SAC will have to be undertaken to rule out any effect. Given the scale of development on balance a significant negative impact is considered. However uncertainty remains as the impact on the Culm Grasslands SAC is not yet known.			
B) Protection and promotion of a quality built and historic environment	New development in towns and villages may have the potential to impact on the historic environment located in and around these settlements. There may be some opportunities for enhancement of heritage assets and local distinctiveness, but this is likely to be on an individual site basis. The J27 / Willand site contains a listed building. Given the scale of development there could be a wider impact on Willand and Sampford	-2/?	The protection of the historic environment is justified in policies elsewhere in the plan. At J27 / Willand, the policy requires a public Masterplanning exercise to be undertaken before any planning	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	Peverell built environments, including the setting of the Sampford Peverell Conservation Area. This site occupies a substantial area within a landscape that has evidence of prehistoric and Roman activity, overall a slight negative and uncertain effect.		application is made and which will improve the quality of the final design of the development. This site occupies a substantial area within a landscape that has evidence of prehistoric and Roman activity. Any planning application for development here will need to be supported by the results an appropriate level of archaeological works to allow the significance of the heritage asset to be understood along with the impact of the development upon it. A neutral / uncertain effect would be considered.	
C) Mitigating the effects of climate change	By focusing new build development in the settlements where jobs and services are located the policy will reduce the need to travel and therefore reduce greenhouse gas emissions. There is potential for the provision of low carbon and renewable energy as part of a new community or as part of larger development in and around the main towns or new community. This policy is considered to have a positive effect towards climate change mitigation. Where some settlements are vulnerable to flood risk, new development would be subject to safeguards in policies, and levels of development will be dependent on the capacity of the settlement and available suitable land. There may be some opportunities for flood mitigation and promotion of low carbon and renewable energy measures, but this is likely to be on an individual site basis, for example through design. The J27 / Willand site contains a number of small streams and is in close proximity to the flood plain but is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to	-3/?	The protection against flood risk, surface water run-off and provision of renewable energy policy is justified in policies elsewhere in the plan. At J27 / Willand policy requirement in the Local Plan Review seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. A flood risk assessment will be required as even though the site is in flood zone 1 it is over 1ha in size and will	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	surface water run off without appropriate mitigation measures. Given the scale of development carbon emissions could be high. Overall a significant negative effect and uncertain effect is considered given the potential but unknown impact of the small streams, the potential contribution to surface water run-off and increased carbon emissions.		determine the impact of the small steams. The J27/ Willand policy also requires carbon reduction and air quality improvements, overall a neutral and uncertain effect is considered as the impact of the small streams remains unknown.	
D) Safeguarding and minimising resource use	This policy scores positively towards safeguarding and minimising resource use as it directs some new development in the main towns and makes use of brownfield land to reduce the need for greenfield development. The new community proposed is however likely to be entirely greenfield. There could be some loss of the best and most versatile agricultural land around some settlements, a negative effect. The provision of approximately 7,200 dwellings and 154,000 sqm commercial floorspace will contribute to waste levels. New development will add to waste water levels however the option considers environmental capacity. The J27 / Willand site is located on mainly greenfield land with a small portion on brownfield land. The majority of the site is Grade 3 good / moderate quality agricultural land with a small area to west Grade 4 poor quality agricultural land. Part of Junction 27 borders the Mineral Consultation Area for Hillhead Quarry. Development of the site may constrain future working of the remaining permitted reserves within Hillhead Quarry which extend up to the eastern boundary of Junction 27. The majority of the site is Grade 3 good / moderate quality land with a small section of the site to the west of the M5 grade 4 poor quality land. Given the scale of the development, the potential impact on Hillhead Quarry and the majority of the site on Grade 3 agricultural land a significant negative effect is considered. There is some uncertainty as there is potential that Hillhead Quarry is unviable to extract.	-3/?	Policy should be read in conjunction with other policies within the plan and Devon County Council Waste Plan including those that set out the waste hierarchy.	-3/?
E) Promoting economic	The policy scores positively as it focuses some development in the existing towns and villages which increases jobs and reduces out commuting	+3		+3

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
growth and employment	through the provision of commercial floorspace in these settlements. Policy supports rural business by providing commercial floor space in villages. This policy diverges from the Core Strategy development strategy by directing future growth away from the main towns and towards a new community at J27 / Willand. The J27 / Willand proposal provides 96 ha of commercial floorspace helping to diversify the economy and encourage inward investment, a significant positive effect. The policy notes development might comprise 25ha for B8 storage and distribution / logistics, 13ha outdoor leisure destination, 8 ha for designer retail outlet/village, 4.5ha Devon produce promotion centre, 3.4ha sports and activities centre including associated retail, 3ha plant / horticultural, 2.4ha cinema, 1.9ha motorway service area, parking and refuelling services, 1.8ha hotel, conference venue and concert hall and 0.8ha for regional visitor centre. Development in this location and at this scale has the potential to bring major inward investment and job creation for Mid Devon and the wider region. Development will need to recognise impacts could therefore be regional too.			
F) Supporting retail	Focusing development in the main towns and larger villages will support the vitality and viability of existing town centres and shopping facilities in the larger villages. The policy outlines a commercial target for 154,000 sqm. The definition of commercial development includes the retail use class. The J27 / Willand site will deliver 96ha of mixed commercial floorspace subject to an impact assessment which will need to demonstrate no adverse impact on town centre vitality and viability at a sub-regional level. The scale of commercial development proposed could significant enhance the retail offer of the district a significant positive effect however without a supporting retail impact assessment to determine the full implications a significant negative / unknown impact is recorded because of the potential to draw trade away from existing town centres.	-3/?	Development proposals for strategic retail development in this location would be required to be accompanied by a retail impact assessment demonstrating no harm to existing town retail centres.	-3/?
G) Meeting	This policy diverges from the Core Strategy development strategy by	+3	The percentage of affordable	+3

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
housing needs	directing future growth away from the main towns and towards a new community at J27 / Willand. Policy provides for 7,200 dwellings across the district to meet the anticipated housing need target for the district, a significant positive effect. The SHMA 2014 confirms that this level of development will meet the Districts objectively assessed need. The policy allows for a scale and mix of development to help contribute to balanced communities. Some housing is directed to the main towns where existing services and facilities are located. The new community would help meet the housing needs of the district however key services and facilities would need to be provided. J27 / Willand provides for 3,000 new dwellings a significant contribution towards future housing need of which 35% should be affordable, a significant positive effect. The mix of dwellings to be achieved on site is already specified within a supplementary planning document, and will be tailored to achieve the appropriate balance.		housing provision is justified in other policies within the plan.	
H) Ensuring community health and wellbeing	Development at the main towns will result in some new development having access to community facilities, open space and recreation within existing settlements. Development at Crediton and Cullompton may affect the designated air quality management areas resulting in a slight negative effect. There may be some opportunities for mitigation measures on a town wide basis, for example through new road layout / relief road and /or walking and cycling. Development in the main towns is located away from Exmoor National Park an international dark sky reserve, a positive effect. Walking, cycling and public transport are encouraged through proximity of some development at town centres and other key services, a further positive effect. The mix of development will contribute to reducing social exclusion. J27 / Willand site is remote from existing services/facilities and the scale of the development would require a significant provision of new community service and facilities to provide for the community. The scale of development and proximity to Willand village may have a negative impact on this village community. There is also potential and this development may impact negatively on air quality.	-3	Provision of community facilities, open space and recreation and air quality mitigation is justified in policies elsewhere in the plan. The J27 / Willand policy seeks Carbon reduction and air quality improvements. A Masterplanning exercise will be undertaken before any planning application is made to ensure that essential services and facilities are delivered at the right time and in the right location. The policy also requires community facilities to meet local needs arising from housing development. The policy option includes leisure and community uses that could serve	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	Given the need for a substantial level of new services and facilities and potential impact on air quality a significant negative impact is considered.		the wider local community which is a positive impact, however on balance given the concerns over the impact on Willand's village community a neutral effect overall is considered.	
l) Delivering the necessary infrastructure	Policy contributes towards the efficient use of existing infrastructure by directing some growth to the main towns, reducing the need to travel, a positive effect. At J27 / Willand there is limited capacity to support this development, on the assumption it is a relatively large development, a new primary school may be required given constraints on other schools in the area. Further assessment work is needed to identify the transport impact, sustainable transport options and strategic infrastructure requirements which could have a negative effect although this remains uncertain. Essential service infrastructure including; water supply, sewage works capacity, gas and electricity will need to be determined as deliverable. Overall a negative effect given the potential impact on transport and other essential service infrastructure.	-2/?	The provision of infrastructure is justified in policies elsewhere in the plan. At J27 / Willand the policy seeks community facilities to meet local needs arising from the housing development. The policy seeks appropriate transport provision to ensure appropriate accessibility for all modes, improvement to Junction 27 of the M5 motorway and provision of dedicated pedestrian and cycle route to the Tiverton Parkway railway Station. Development will also be expected to include environmental protection and enhancement including Strategic Green Infrastructure which delivers multiple environmental benefits. Development will be expected to be brought forward through a Masterplanning process and agreed phasing strategy to ensure infrastructure remains in step with overall viability of development,	+2/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			overall a positive effect although uncertain (as further assessments are required) is considered as the improvement to J27 will be a positive impact for both the new and existing community.	

Secondary/cumulative/synergistic effects:	A number of mitigation measures are suggested which are covered by other policies in the plan. The Local Plan Review should be read as a whole and would mitigate the sustainability issues which cross-reference across the plan.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Construction will occur over the lifetime of the Plan up to 2033. Once completed the effect will be permanent.
Spatial extent: (District wide / local)	Policy option meets the housing and commercial needs for the district. Policy option enables some distribution of development across the district with a focus on a new community.

Policy S3: Meeting Housing Needs

Policy S3 outlines the District's diverse housing needs including the provision of 7,200 dwellings between 1 April 2013 and 31 March 2033, thresholds for seeking affordable housing in Tiverton, Cullompton and Crediton and in rural localities, support for self-build sites including the provision for serviced plots on sites of 20 dwellings and the five year supply of gypsy and traveller pitches.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	Similar to the existing policy, the level of impact on this objective will be dependent on individual proposals.	0	The policy should however be considered in the context of other policies which aim to protect the natural environment and ensure that the most valued landscapes and designated biodiversity and	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			geodiversity sites are conserved.	
B) Protection and promotion of a quality built and historic environment	Similar to the existing policy, this approach will have some positive and some negative impacts in contributing to this objective depending on each individual proposal.	0	The policy should be considered in the context of other policies which aim to protect heritage assets and which promote high quality design which supports the positive contribution of new development to local character.	0
C) Mitigating the effects of climate change	The construction of new homes and catering for a greater population can increase carbon emissions; however there may be opportunities by meeting housing needs to enhance features such as walking and cycling provision for the community as a whole. Opportunities to reduce flood risk; promote low carbon or renewable energy and create low carbon buildings also arise. Similar to the existing policy this option may have some positive and some negative impacts in contributing to this objective depending on each individual proposal.	0	The policy should be considered in the context of other policies such as sustainable design.	0
D) Safeguarding and minimising resource use	Similar to the existing policy this option may have some positive and some negative impacts on this objective dependent on each individual proposal.	0	This policy should be read in the context of other policies in the plan, for example sustainable design.	0
E) Promoting economic growth and employment	The policy approach does not proactively aim to promote economic growth and employment; however by meeting housing needs of Mid Devon it may encourage inward investment. Conversely meeting the housing needs of the community does not guarantee increased jobs or reduced out-commuting. This policy option takes a similar approach as the existing policy. The level of impact on this objective is unknown.	0		0
F) Supporting retail	The impact of this policy on this objective is unknown. The policy option does not proactively aim to support retail, however by meeting the diverse housing needs of Mid Devon could help support retail in local areas	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	although this cannot be directly connected to be as a result of this option. This option takes a similar approach as the existing policy.			
G) Meeting housing needs	This policy will have a significant positive contribution towards achieving this objective. The key purpose of this policy is to meet the housing needs of the district set out in the SHMA 2014. The policy meets the housing needs target of 7,200 and promotes balanced communities by encouraging an appropriate mix of housing such as affordable housing, housing designed for the elderly and gypsy and traveller pitches. The impact of this policy on existing services and facilities is unknown as this will be on a site by site basis. This policy enhances the existing policy in the Local Plan by updating the level of housing need for the district up to 2033 and strengthening the focus on the range of housing need. It also updates the target for affordable housing in line with recent viability assessment work. The policy supports self-build proposals outside settlements limits subject to policy DM6 Rural Exception sites and seeks to provide serviced plots for self-build on site of 20 dwellings or more. This approach is considered to have a positive impact on housing provision in the District.	+3	This option should however be read in the context of other policies in the plan which aim to meet the demand for services and facilities of the community.	+3
H) Ensuring community health and wellbeing	The policy helps to reduce barriers to housing by meeting the diverse housing needs of the district and is therefore likely to have at least a minor positive contribution to this objective. Similar to the existing policy the option does not however proactively aim to meet the variety of indices in this option. The impact on the provision of open space, limiting air, noise and light pollution and promoting safe and secure environments is unknown.	+1	The option should however be read in the context of other policies which support community health and wellbeing.	+1
I) Delivering the necessary infrastructure	This policy approach could have some positive or some negative impacts on delivering the necessary infrastructure. The level of impact will be on a site by site basis. This policy option takes a similar approach as the existing policy.	0	The policy should read in the context of other policies which aim to deliver the necessary infrastructure. Any proposals will also have to abide to the infrastructure policy in the plan.	0

Secondary/cumulative/synergistic effects:	The impact of this policy option will be dependent on the scale and location of individual proposals.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Construction will occur over the lifetime of the Plan up to 2033. Once completed the effect will be permanent.
Spatial extent: (District wide / local)	Policy option aims to meet the housing needs across the district.

Policy S4: Ensuring housing delivery

The policy sets out the mechanism that will allow further sites to come forward if for any reason the expected level of delivery falls significantly below the annual target set out in Policy S2. The Council will work proactively to bring forward allocations or outstanding consents. If this is insufficient identified contingency sites will be permitted.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The level of impact of this policy on the natural environment will be dependent on the site location and individual proposals for exception sites. The contingency site at Tidcombe Hall will require design and landscaping which reflects the setting of the Grand Western Canal.	0	The policy should be considered in the context of other policies which aim to protect the natural environment and ensure that the most valued landscapes and designated biodiversity and geodiversity sites are conserved.	0
B) Protection and promotion of a quality built	The impact of this policy on the quality of the built and historic environment is unknown as the level of impact will be dependent on the site location and individual proposals for exception sites. The contingency sites, land at Colebrook and Tidcombe Hall both will require archaeological	0	The policy should be considered in the context of other policies which aim to protect heritage assets and which promote high	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
and historic environment	investigation and appropriate mitigation.		quality design which supports the positive contribution of new development to local character.	
C) Mitigating the effects of climate change	The impact of this option on the potential to mitigate the effects of climate change is unknown as the level of impact will be dependent on individual proposals where exception sites are permitted..	0	The policy should be considered in the context of other policies such as sustainable design	0
D) Safeguarding and minimising resource use	The impact of this option on resources is unknown as the level of impact will be dependent on individual proposals where exception sites are permitted.	0	The policy should be considered in the context of other policies in the plan such as sustainable design and waste management.	0
E) Promoting economic growth and employment	The impact of this policy on this objective is unknown. The policy option does not proactively aim to promote economic growth and employment; however by providing a tool to ensure housing delivery is met by meeting the housing needs of Mid Devon it may encourage inward investment. Conversely meeting the housing needs of the community does not guarantee increased jobs or reduced out-commuting.	0		0
F) Supporting retail	The impact of this policy option on this objective is unknown. The policy option does not proactively aim to support retail; however by providing a tool to ensure housing delivery is met by meeting the housing needs of Mid Devon it could help support retail in local areas, although this cannot be directly connected to be as a result of this policy.	0		0
G) Meeting housing needs	This option will have a significant positive contribution towards achieving this objective by supporting 'Policy S3 Meeting Housing Needs'. The policy acts as a tool to ensure housing delivery to meet the target set out under Policy S3. This policy enhances the existing plan by providing a strategic policy to ensure housing delivery.	+3		+3
H) Ensuring community health and	This policy does not proactively aim to meet the variety of indices in this option, for example, its impact on the provision of open space, limiting air, noise and light pollution and promoting safe and secure environments is	+1		+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
wellbeing	unknown. However the option supports 'Policy S3 Meeting Housing Needs' to ensure housing delivery throughout the lifetime of the plan. By providing a tool to ensure housing delivery across the district, the provision of a wide range of housing as outlined in S3 will help reduce barriers to housing and is therefore likely to have at least a minor positive contribution to this objective.			
I) Delivering the necessary infrastructure	This policy does not proactively aim to deliver necessary infrastructure. The level of impact on the existing infrastructure is unknown as this will be dependent on site location and individual proposals. The contingency site, land at Colebrook will require the upgrading of Colebrook lnae and provision of two points of access along Siskin Chase. Tidcombe Hall will require a vehicular access point onto Canal Hill and improvements to Tidcombe Lane.	0	The policy option should read in the context of other policies which aim to deliver the necessary infrastructure.	0

Secondary/cumulative/synergistic effects:	The policy sets out the mechanism that will allow further sites to come forward if for any reason the expected level of delivery falls significantly below the annual target set out in Policy S3 or a 5 year supply of deliverable sites cannot be demonstrated. The Council will work proactively to bring forward allocations or outstanding consents. If this is insufficient identified contingency sites will be permitted. The plan identifies two contingency sites; Land at Colebrook, Cullompton and Tidcombe Hall, Tiverton. The secondary and cumulative impact of this policy will be dependent on the scale and location of individual proposals.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Construction will occur over the lifetime of the Plan up to 2033. Once completed the effect will be permanent.
Spatial extent: (District wide / local)	Policy aims to ensure housing delivery across the district.

Policy S5: Public Open Space

Policy sets out standards for the provision of open space in the parishes of Tiverton, Cullompton and Crediton as well as those villages in policy S13, standards for all other areas and details of onsite/off site financial contributions. The Council will not use CIL to fund open space provision to avoid double charging.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	Policy has a positive effect, as the provision of public open space in new development can contribute to green infrastructure and the creation of wildlife corridors within built development. On-site open space can also be used to break up the built form of development and protection of valued landscapes.	+2		+2
B) Protection and promotion of a quality built and historic environment	Onsite open space will be provided by the developer and designed in such a way as to maximise the attractiveness, safety and overall quality of the development. Open space within new development can be strategically located to enhance the townscape and reinforce local distinctiveness, a positive effect.	+2		+2
C) Mitigating the effects of climate change	No impact.	0		0
D) Safeguarding and minimising resource use	No impact.	0		0
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Policy has a slight negative effect by reducing housing density and increasing the costs of development, thereby reducing the overall supply of housing.	-1		-1
H) Ensuring community	The Policy is based on the Councils Open Space and Play Area Study (2014) to determine the level of supply across the district. Policy has a significant	+3	Existing public open spaces are protected from development by	+3

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
health and wellbeing	positive effect for communities by increasing the access to open space and recreation development either directly on-site or off site. Types of open space include allotments, amenity green space, parks, sport and recreation grounds, play space & youth space. Onsite open space will be provided by the developer and designed in such a way as to maximise the attractiveness, safety, and overall quality of development. A planning obligation will be used to control the long term maintenance of open space through a management company.		policies elsewhere in this plan, and communities may also seek to protect them by seeking their designation as local green spaces, registering them as Assets of Community Value or through protection in a Neighbourhood Plan.	
I) Delivering the necessary infrastructure	The provision of public open space in new development can contribute to green infrastructure provision, a positive effect.	+2		+2

Secondary/cumulative/synergistic effects:	The cumulative effect of planning obligations / CIL is considered through an assessment of Plan wide viability and is not considered overly burdensome to prevent most new housing development.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Construction will occur over the lifetime of the Plan up to 2033. Public open space is not considered to have a permanent effect on the environment.
Spatial extent: (District wide / local)	Policy will contribute toward the open space needs for the district and will be concentrated where new development is delivered.

Policy S6: Employment

The policy sets out the employment needs of the community through the development of 154,000 square metres of commercial floorspace comprising a range of employment generating uses; Office, industry storage and distribution, retail, tourism and leisure, development for healthcare, education and public facilities and other forms of sustainable employment generating uses.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of	The level of impact of this Policy on the natural environment will be dependent on site location and individual proposals.	0	The policy should be considered in the context of other policies which	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
the natural environment			aim to protect the natural environment and ensure that the most valued landscapes and designated biodiversity and geodiversity sites are conserved.	
B) Protection and promotion of a quality built and historic environment	The level of impact of this option on the built and historic environment is unknown as this will be dependent on each individual proposal.	0	The option should be considered in the context of other policies which aim to protect heritage assets and which promote high quality design.	0
C) Mitigating the effects of climate change	The impact of this policy on this objective is unknown. Opportunities may arise to help mitigate the effects of climate change however this is dependent on each individual proposal.	0	The policy should be considered in the context of other policies such as sustainable design.	0
D) Safeguarding and minimising resource use	The impact of this policy on this objective is unknown. Opportunities may arise to help minimise resource use however this is dependent on each individual proposal.	0	The policy should be considered in the context of other policies such as sustainable design.	0
E) Promoting economic growth and employment	This policy will have a significant positive contribution towards achieving this objective. The key purpose of this policy is to meet the employment needs of the community. The policy option differs from the existing policy in the current plan, it reduces the amount of employment land proposed in line with up-to-date economic evidence which improves the viability of sites. It also increases flexibility in the type of employment generating uses by introducing a wider range of use classes in comparison to the existing policy. It promotes uses that provide jobs which will help enhance and diversify the economy.	+3		+3
F) Supporting retail	This policy will have a significant positive contribution towards achieving this objective. The key purpose of this Policy is to meet the employment needs of the community which can include the provision of retail	+3		+3

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	development. In providing the opportunity for retail development, this policy option will help enhance the vitality and viability of town centres and rural shopping. The Retail Study (2012) identifies a quantitative need of 14,580 sqm of comparison retail floorspace up to 2026. Long term forecasting of retail demand is not very reliable, so the anticipated need has been applied across the Plan period to 2033 on the understanding that allocated and non-allocated sites will come forward according to market demand and the plan will be reviewed before the need to 2026 is likely to be exhausted. The policy differs from the existing policy by providing flexibility of uses to meet the overall commercial floorspace, whereas the existing policy set aside 10,000m2 to be met by retail floorspace. As it is noted in the supporting text that forecasting retail demand is not very reliable, this flexible approach allows retail development to respond to market demand.			
G) Meeting housing needs	This policy will have a minor positive contribution to meeting housing needs. The option does not proactively aim to meet housing needs such as the supply or mix of housing however by providing for commercial floor space across the district this could help improve access to local services and facilities for local communities. The option enhances the existing policy as it broadens the potential use classes which will be promoted by the policy, including development for healthcare, education and public facilities.	+1		+1
H) Ensuring community health and wellbeing	This policy will have a positive contribution to ensuring community health and wellbeing. The option strengthens the existing policy by encouraging healthcare, education and public facilities. The option supports development for community facilities and should help reduce social deprivation through the creation of jobs.	+2	The impact of the option on features such as open space, sustainable forms of travel and pollution are unknown but should be read in the context of the Local Plan Review as a whole	+2
I) Delivering the necessary	This policy approach could have some positive or some negative impacts on delivering the necessary infrastructure. The level of impact will be	0	The option should read in the context of other policies which aim	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
infrastructure	dependent on the site location and individual proposals. This option takes a similar approach as the existing.		to deliver the necessary infrastructure.	

Secondary/cumulative/synergistic effects:	The impact of this policy will be dependent on the scale and location of individual proposals.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Construction will occur over the lifetime of the Plan up to 2033. Once completed the development will be permanent but the use class of the development may change over time depending on market demand.
Spatial extent: (District wide / local)	Policy option aims to meet the employment needs across the district.

Policy S7: Town Centres

The vitality and viability of the town centres of Tiverton, Cullompton and Crediton will be protected and enhanced by positive management so that economic regeneration and heritage conservation reinforce each other. This policy deviates from the Core Strategy by removing Bampton from settlements with town centres in line with its status as its new village categorisation.

Sustainability objective	Commentary	impact	Mitigation	Post Mitigation
A) Protection of the natural environment	No impact.	0		0
B) Protection and promotion of a quality built	Policy has a positive effect by protecting and enhancing the town centres of Tiverton, Cullompton and Crediton so that regeneration and heritage reinforce one another. Option supports town centre uses that are well	+2	The option should be considered in the context of other policies which aim to protect heritage assets and	+2

Sustainability objective	Commentary	impact	Mitigation	Post Mitigation
and historic environment	designed a further positive effect.		which promote high quality design.	
C) Mitigating the effects of climate change	Through a town centre focus, the option has a positive effect on walking, cycling and public transport.	+2		+2
D) Safeguarding and minimising resource use	The option has a positive effect, by encourages economic regeneration of town centre locations optimising the use of previously developed land and reducing the amount of derelict / underused land.	+2		+2
E) Promoting economic growth and employment	The central aim of the option is to protect and enhance the vitality and viability of the town centres of Tiverton, Crediton and Cullompton to support economic regeneration. Through enhancement and regeneration this policy will have a positive effect on economic growth and employment.	+2		+2
F) Supporting retail	The vitality and viability of the town centres of Tiverton, Crediton and Cullompton will be supported through this policy, a significant positive effect. The option deviates from the Core Strategy by removing Bampton's status and changing it to that of the larger villages, so that it will no-longer have a town centre boundary. The Retail Study suggests that a changing role or focus for town centres may be required, involving conversion and redevelopment to other uses. The policy therefore has a positive effect in supporting retail by promoting new houses, shops, leisure and offices as well as other key town centre uses in town centre locations or outside of town centres in sequentially preferable locations. The sequential test is set out in full elsewhere in the plan.	+3	The sequential test is set out in full elsewhere in the plan.	+3
G) Meeting housing needs	Town centre redevelopment is expected to include some residential accommodation, to improve the viability of development and the vitality of the town centre, a positive effect.	+2		+2
H) Ensuring community health and wellbeing	The policy directs town centre uses to sequentially preferable locations and improve opportunities for walking and cycling, a slight positive effect. The policy will also contribute towards measures to enhance and improve community uses, a further positive effect.	+1		+1

Sustainability objective	Commentary	impact	Mitigation	Post Mitigation
I) Delivering the necessary infrastructure	The policy option requires traffic management measures to improve the environment and accessibility, a positive effect.	+2		+2

Secondary/cumulative/synergistic effects:	The policy option should be considered alongside the retail sequential test. The Local Plan Review should be read as a whole
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Construction will occur over the lifetime of the Plan up to 2033. Once completed the effect will be permanent.
Spatial extent: (District wide / local)	The policy applies district wide by focus new housing, retail development and other town centre uses into the districts three main town centres with proposals outside these locations considered through the Plans sequential test.

Policy S8: Infrastructure

The Council will work with providers and developers to ensure new development is served by the necessary infrastructure in a predictable, timely and effective fashion. The policy sets out key infrastructure and facilities required for new development in an infrastructure plan taking account of existing provision and cumulative impact and seeks financial contributions towards improved infrastructure from developers.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural	Infrastructure development can involve large man-made development such as roads which can negatively impact on the natural environment. The policy enhances the existing policy option as it promotes sustainable	-2	The policy should however be considered in the context of other policies which aim to protect the	-1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
environment	modes of transport, however overall the policy option does not set out significant mitigation measures to protect the natural environment.		natural environment and ensure that the most valued landscapes and designated biodiversity and geodiversity sites are conserved. A minor negative effect is considered to best represent the impact.	
B) Protection and promotion of a quality built and historic environment	Infrastructure development can involve large man-made development such as roads which can negatively impact on the built and historic environment such as listed buildings, conservation areas and archaeology. In some cases a negative impact of infrastructure on this objective cannot be completely mediated due to the nature of the development and the requirement for its location. Overall the option does not set out significant mitigation measures to protect the built and historic environment, however the nature of the type of development can help contribute to the improve safety in the built environment and cumulative impacts are considered in the option. Opportunities to enhance the built environment may also arise. The option therefore will have some positive and some negative impacts in contributing to this objective.	0	The option should be considered in the context of other policies in the plan which aim to protect heritage assets and which promote high quality design.	0
C) Mitigating the effects of climate change	The provision of infrastructure such as roads can encourage greater use of the car however the option enhances the existing policy by promoting the use of sustainable modes of transport which will help reduce carbon emissions. Although not set out explicitly, the option also enables the provision the infrastructure to reduce flood risk and promote low carbon or renewable energy. New development can also be guided to locations where its infrastructure will help to achieve wider planning objectives such as air quality improvements. Overall this policy option is likely to have a positive impact towards achieving this objective.	+2		+2
D) Safeguarding and minimising	The impact of this option on resources such as water quality and versatile agricultural land is unknown as this will be site specific. The option	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
resource use	provides some opportunities to support this objective through enabling infrastructure, for example, to manage waste or protect water quality. The option also considers the cumulative impact of development. Similar to the existing policy, there is potential for this option to have both positive and negative impacts on this objective.			
E) Promoting economic growth and employment	This option enables the provision of new infrastructure where required. It states that new development will be served by necessary infrastructure in a predictable, timely and effective fashion; this in turn can help to serve the economic growth and employment of the district by providing good transport links and necessary infrastructure to attract economic development into the district. Similar to the existing policy the approach does not proactively aim to promote this objective however it is likely to have at least a minor positive impact in promoting economic growth and employment.	+1		+1
F) Supporting retail	This option enables the provision of new infrastructure where required. It states that new development will be served by necessary infrastructure in a predictable, timely and effective fashion; this in turn can help to serve the support retail in the district. The option is likely to have at least a minor positive impact in contributing towards achieving the objective. Similar to the existing policy, the option is not set out to support retail development and therefore the potential for enhancing the vitality and viability of the town centre or rural shopping is unknown.	+1		+1
G) Meeting housing needs	This policy does not directly add to the supply of housing, or affect the size and mix of housing and therefore won't significantly contribute to this objective. However the policy states that new infrastructure development will be guided by the need for community facilities and any existing shortages, the option will therefore help minimise pressure of existing and improve access to services and community facilities. Similar to the existing policy it will have at least a minor positive impact in achieving this objective.	+1		+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
H) Ensuring community health and wellbeing	The policy is guided by the need for community facilities and existing shortages. This option enhances the existing policy by promoting improvements to accessibility for the whole community and sustainable modes of transport. There is also the possibility that new development can be guided to locations where its infrastructure will help to achieve wide planning objectives such as air quality improvements. The impact of this option on some features of this objective such as pollution levels will be dependent on the development proposed. Overall this policy will have a positive impact on achieving this objective.	+2		+2
I) Delivering the necessary infrastructure	The key purpose of this option is to help deliver the necessary infrastructure in the district. It is guided by the need for community facilities and any existing shortages and therefore aims to minimise pressure on existing infrastructure. By not categorising types of infrastructure, the policy option ensures that a flexible approach is taken to deliver the wide range of infrastructure required, for example, roads, green infrastructure and telecommunications.	+3		+3

Secondary/cumulative/synergistic effects:	The policy option takes into account the cumulative impact of new development and enables infrastructure development to meet the needs of existing and future communities.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Construction will occur over the lifetime of the Plan up to 2033. Once completed the effect can be permanent, for example, the creation of a new road. Provision for other development such as schools may change over time. In the short term, particularly for large scale infrastructure development carbon emissions could be increased during the construction stage however depending on the individual proposal, the longer term impact could benefit carbon emissions overall.
Spatial extent: (District wide / local)	The policy aims to meet the needs of the community across the district.

Policy S9: Environment

New development will be located, designed and constructed in ways that reinforce local distinctiveness, respond to climate charge and provide positive solutions for protecting and enhancing environmental assets. Option deviates from Core Strategy by combining criteria from policies on Local Distinctiveness, Flooding and Climate change.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The policy will have a significant positive effect through the preservation and enhancement of the distinctive qualities of Mid Devon's natural landscape and by supporting opportunities within landscape character. Renewable energy development will also be expected to be located in areas of acceptable landscape and wildlife impact, balanced with the wider sustainability benefits of renewable energy. The policy has the primary objective of protecting the special environmental qualities of the landscape setting including within the Blackdown Hills AONB and locations on the edge of AONBs or Dartmoor or Exmoor National Parks. The policy criteria seek the protection and enhancement of designated sites of national and local biodiversity and geodiversity importance, a positive effect. On both designated and undesignated site development will also be expected to protect species populations and linking habitats.	+3	The policy should be considered in the context of other policies within the plan including those on landscape and green infrastructure.	+3
B) Protection and promotion of a quality built and historic environment	The option is considered to have a significant positive effect on the protection and promotion of the built environment through the implementation of high quality sustainable design which reinforces the character and distinctiveness of Mid Devon's historic built environment and also through the preservation and enhancement of Mid Devon's cultural and historic environment. Such as the protection of sites, buildings, areas and features of recognised national and local importance such as listed buildings, conservation areas, scheduled monuments and local heritage assets.	+3		+3
C) Mitigating the effects of climate change	The aim of the policy is to minimise the impact of development on climate change. This policy will have a significant positive effect on climate through the implementation of high quality sustainable design which mitigates and adapts to climate change. The policy however restricts renewable energy development to locations only where there is	+2	The policy should be considered in the context of other policies such as sustainable design.	+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	an acceptable local impact, including criteria on visual, nearby residents, landscape character and wildlife. Given the scope of restrictions this policy may have a negative effect depending on how the policy is interpreted. The policy also includes measures to reduce the risk of flooding by guiding development to locations of lowest flood risk by applying a sequential test. On balance a positive effect is considered to occur.			
D) Safeguarding and minimising resource use	The policy is considered to have a significant positive effect by setting out a range of criteria to minimise resource use. The policy option seeks to minimise the impact of development through the efficient use and conservation of natural resources of land, water and energy, minimising pollution and preserving the quality and productivity of the best and most versatile agricultural land wherever possible.	+3		+3
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	No impact.	0		0
H) Ensuring community health and wellbeing	The policy seeks the preservation and enhancement of Mid Devon's natural landscape safeguarding areas of high landscape quality for public enjoyment. Given access difficulties to areas of high landscape quality the effect is considered minimal for community well-being.	+1		+1
I) Delivering the necessary infrastructure	No impact.	0		0

Secondary/cumulative/synergistic effects:	Development Managements policies on design, flooding, green infrastructure, protected landscapes/habitats and heritage assets provide detailed criteria for development.
Temporary/permanent effects:	The policy will apply over the lifetime of the Plan up to 2033.

Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	
Spatial extent: (District wide / local)	The policy applies throughout the district and benefits environmental designations (such as AONBs & National Parks) and biodiversity networks across district boundaries.

Policy S10: Tiverton

This policy sets out Tiverton's role as a medium sized market town serving a rural hinterland. The strategy will maintain Tiverton's status as the largest urban area in Mid Devon and increase self-sufficiency of the town and its area by improving access to housing, employment and services for its population and surrounding area. The Council will guide high quality development and other investment to: manage the town centre including an additional 8,000 sqm of gross commercial floor space, improved tourism and visitor role of the town, enhanced walking and cycling and public access to the Tiverton Parkway train station. The green setting of the open hill sides will be retained and the importance of Tidcombe Fen recognised and protected.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The Policy notes that Tiverton will develop in a balanced way as a medium sized market town serving a rural hinterland and aims to retain the green setting provided by the steep open hillsides noting the importance of Knightshayes as a historic parkland to the north of the A361. The policy also ensures the protection of areas of biodiversity value including Tidcombe Fen and green infrastructure. The policy enhances the existing policy by providing flexibility in 'opportunities for enhancement'. The level of development proposed will probably have some negative impact on the natural environment however overall the policy is positive in helping to meet this objective as it aims to protect the natural environment where possible.	+2		+2
B) Protection and promotion of a quality built and historic environment	The impact across Tiverton on the built and historic environment is somewhat unknown as this will be dependent on site location and individual proposals. However the option does aim to achieve high quality development and aspires to manage the town centre so that economic success and heritage reinforce each other. The option also promotes the retention of the green setting of the area particularly the historic parkland of Knightshayes. The level of development is likely to	+2		+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	have some negative impacts on the built and historic environment in some locations however the option overall has a positive impact in achieving this objective.			
C) Mitigating the effects of climate change	The impact of the option on mitigating the effects of climate change is somewhat unknown as this is dependent on individual proposals and site locations. Similar to the existing policy the option aims to enhance public transport, walking and cycling opportunities. The existing policy enhances the potential for mitigating the effects of climate change through including the clause 'reduce the risk of flooding' in comparison to this option. Overall the policy option will have a minor positive impact on this objective through encouragement of sustainable travel.	+1	The policy should be read in the context of other policies in the plan which aim to mitigate the effects of climate change and reduce the risk of flooding.	+1
D) Safeguarding and minimising resource use	The impact of this policy on resources is unknown; the level of impact will be dependent on site location and individual proposals. The policy is silent on a number of features regarded in this objective, such as water quality, waste management and resource efficient design. There is potential in the policy through the level of development proposed to negatively impact on resources such as increasing waste levels and loss of agricultural land; however opportunities may also arise from this Policy to improve water quality through design and remediate contaminated land, the level of impact will be on a site by site basis.	0	The policy should be read in the context of other policies in the plan which safeguard and minimise resource use.	0
E) Promoting economic growth and employment	The policy will have a significant positive contribution to this objective as it aims to provide for commercial floorspace to meet the needs of the community which increases jobs and reduces out commuting by focusing commercial floorspace in and around the town. It aims to improve access to employment for its population and that of the surrounding rural areas. It guides high quality development and other investment to ensure that economic success and heritage reinforce each other and promotes shops, leisure, offices and key town centre uses in the town centre.	+3		+3
F) Supporting	The policy will have a significant positive contribution in supporting retail	+3		+3

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
retail	through its provision of commercial floorspace to meet the needs of the community. It will enhance the vitality and viability of the town centre of Tiverton promoting shops and key town centre uses. Enhanced walking and cycling opportunities and bus services around the town particularly to access the town centre is also promoted.			
G) Meeting housing needs	The policy promotes both market and affordable dwellings which will have a significant positive impact on meet housing needs. The figures reflect the latest housing estimates up to 2033 which updates the existing policy in the current plan. The provision of housing in the largest settlement in Mid Devon which had the largest economic concentration and level of social and commercial services suggests that it will be well related to existing services and facilities. The impact of development on the existing services and community facilities is unknown as this will be dependent on the site location individual proposals. The policy also promotes new homes in the town centre to reinforce the economic success and heritage in town centres.	+3		+3
H) Ensuring community health and wellbeing	The policy has a positive impact on this objective as it aims to improve access to housing, employment and services for its population and that of the surrounding rural areas. The town centre is managed to promote new homes, shops, leisure, offices and key town centre uses. The promotion of new housing and commercial floorspace will help reduce poverty and social exclusion. The policy also promotes walking and cycling opportunities which will encourage healthy lifestyles and mitigate air pollution levels. The policy does not account for the provision of open space, sport and recreational opportunities. The impact of this option on noise and light pollution is also unknown.	+2	The policy should however be read in the context of other policies in the plan.	+2
I) Delivering the necessary infrastructure	The policy considers the delivery of infrastructure through improving access to housing, employment and services. It also notes that high quality development and investment will be guided to enhance walking and cycling opportunities and bus services around town, particularly to	+2	This policy should be read in the context of other policies in the plan which set out the delivery of infrastructure.	+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	access the town centre and enhance public transport access to Tiverton Parkway Station, Exeter and Taunton. The policy also protects green infrastructure and supports opportunities for enhancement. This policy is likely to have a positive impact on this objective however the impact of this option on existing infrastructure such as roads and telecommunications is unknown.			

Secondary/cumulative/synergistic effects:	The cumulative impact of this policy approach will lead to improved access to housing, employment and services for its population. The impact of this option on the existing infrastructure and services is however unknown but should be read in the context of other policies in the plan.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Construction will occur over the lifetime of the plan. Once delivered the majority of the development will be permanent. Features such as public transport and services may change over time according to market demand.
Spatial extent: (District wide / local)	Policy helps meet the housing and commercial needs of the district and meets the needs of the local community.

Policy S11: Cullompton

Preferred Option: Overprovision of Housing (new community at Junction 28)

Cullompton will develop as a growing market town with a strategic role in the hierarchy of settlements in Mid Devon. The strategy aims to improve access to housing within the town through urban extensions, expanding employment opportunities, associated infrastructure and improved services for its population and nearby rural areas. The Council will guide high quality development and other investment to: support the implementation for the Cullompton Air Quality Action Plan, necessary improvements to the M5 motorway junction 28 and new Motorway Junction 28a, promote transport improvements, manage the town centre and enhance the tourism and visitor role.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural	The policy is silent on protecting the natural environment. The level of development which is approximately double of the needs of Cullompton	-2	This policy should be read in the context of other policies which aim	-1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
environment	is likely to at least have a negative impact on the natural environment due to the scale of development. Wildlife survey 2014 indicates at East Cullompton; Fields are of low wildlife value being agriculturally improved grassland/poor semi-improved grassland/arable. The main interest is in the hedgerows, some of which are mature and species rich. They have the potential to support dormouse and bat species. Most of the hedgerows are likely to be considered as "important" under the Hedgerow Regulation Act 1997. There are several streams, two small areas of woodland and a few veteran trees which are also of wildlife importance. This site has the potential to support roosting, commuting and foraging bats, otter, dormice and badger, and as such further surveys should be carried out before development is considered any further. Features such as hedgerows, woodland, streams and mature/veteran trees should be retained. DBRC has records of the following key species within 1km of the site: otter, dormouse, badger. Bat species from 2-3km from the site. Unconfirmed Wildlife Site within site boundary was a pond originally designated for Great Crested newts. It is unknown if they are still present. Overall a negative effect to wildlife and biodiversity.		to protect the natural environment.	
B) Protection and promotion of a quality built and historic environment	The policy aims to achieve high quality development and aspires to manage the town centre so that economic success and heritage reinforce each other. The scale of development is likely to have some negative impact on the built and historic environment in some locations. The option is silent on the protection and promotion of the built and historic environment outside the town centre and the impact is likely to be dependent on site location and individual proposals and therefore the impact is unknown. This policy approach is therefore likely to have both positive and negative impacts on this objective.	0	The option should be read in the context of other policies which aim to protect and promote the built and historic environment.	0
C) Mitigating the effects of climate	The impact of the policy on mitigating the effects of climate change is somewhat unknown as this is dependent on individual proposals and site	+1	The option should be read in the context of other policies which aim	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
change	locations. Similar to the existing policy the option aims to support the Air Quality Action Plan to enhance walking and cycling opportunities. Further public transport improvements within Cullompton are also promoted. The existing policy however enhances the potential for mitigating the effects of climate change through including the clause 'reduce the risk of flooding' in comparison to this option. As the option does not proactively mitigate the effects of climate change but is likely to reduce carbon emissions through the promotion of sustainable travel and supporting the Air Quality Action Plan the option is likely to have a minor positive impact on this objective.		to mitigate the effects of climate change and reduce the risk of flooding.	
D) Safeguarding and minimising resource use	The impact of this policy on resources is somewhat unknown however the scale of the development to meet approximately double the needs of the community in Cullompton is likely to increase resource use and negatively impact on this objective including the loss of versatile agricultural land however the exact extent of the impact will be based on site locations and individual proposals. The option is silent on a number of features regarded in this objective, such as water quality, waste management and resource efficient design. There is potential in the policy option through the level of development proposed to negatively impact on resources such as increasing waste levels; however opportunities may also arise from this option to improve water quality through design and remediate contaminated land, the level of impact will be on a site by site basis.	-2	The policy should be read in the context of other policies in the plan.	-2
E) Promoting economic growth and employment	The policy will have a significant positive contribution to this objective as it aims to provide for commercial floorspace to meet the needs of the community which increases jobs and reduces out commuting by focusing commercial floorspace in and around the town. It aims to improve access to employment for its population and that of the surrounding rural areas. It guides high quality development and other investment to ensure that economic success and heritage reinforce each other and	+3		+3

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	promotes shops, leisure, offices and key town centre uses in the town centre.			
F) Supporting retail	The policy will have a significant positive contribution in supporting retail through its provision of commercial floorspace to meet the needs of the community. It will enhance the vitality and viability of the town centre of Cullompton promoting shops and key town centre uses. The policy promotes further public transport within Cullompton and to other centres (particularly Tiverton and Exeter).	+3		+3
G) Meeting housing needs	This policy overprovides housing for the local community to help meet the housing needs of the district. The option will therefore enable the housing target to be met and will have a significant positive contribution to this objective. The policy option promotes new homes in the town centre to reinforce the economic success and heritage in town centres. The policy promotes both market and affordable dwellings and should be read in the context of other policies in the plan which provide further detail regarding housing mix and size. The option aims to improve access to housing within the town and improve services for its population.	+3		+3
H) Ensuring community health and wellbeing	The policy is positive on improving access to housing, expanding employment and improving services for its population and that of the nearby rural areas. The town centre is managed to promote new homes, shops, leisure, offices and key town centre uses. Through these means the policy allows for community facilities to be enhanced and will help reduce poverty and social exclusion. The policy option does however promote walking and cycling opportunities which will encourage healthy lifestyles. The implementation of the Cullompton Air Quality Action Plan is also supported to reduce air pollution. Renewable Energy, Carbon Reduction and Air Quality Study (2014) notes the majority of this development lies outside of the Cullompton AQMA and to the East of the M5. The area to the east of the M5 is predominantly rural however there is a small industrial estate and residential properties along the	+2/?	The policy option does not account for the provision of open space, sport and recreational opportunities, the policy should however accord with other policies in the plan which aim to promote these services and facilities. Provision of a dedicated pedestrian and cycle route to the town centre would be included to encourage sustainable travel. Inevitably pollution concentrations in this area will increase with a	+2/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	A373 Honiton Road. Although there is no air quality monitoring in place it is likely that pollution concentrations are much lower than those currently monitored throughout Cullompton Town Centre. The location of this development proposals directly adjacent to the M5 will limit the amount of additional traffic along the local road network, however the potential remains to increase traffic flows in Cullompton itself. Overall a positive but uncertain effect given the unknown impact on the AQMA.		development of this size and have the potential to affect the currently declared AQMA. Existing monitoring indicates that local air quality exceedences in Cullompton are confirmed to the town centre in particular Fore Street therefore appropriate public transport links should be put in place. A development of this size and in such close proximity to an AQMA would require a detailed air quality assessment to quantify the effect of the development on local air quality both within and outside the AQMA should this be taken forward, therefore some uncertainty remains.	
I) Delivering the necessary infrastructure	The policy considers the delivery of infrastructure through improving access to housing, enhancing walking and cycling opportunities around the town, making necessary improvements to the M5 motorway J28 and a new junction J28A to serve the new community at East of Cullompton to maintain highway capacity and safety and promotes further public transport improvements within Cullompton, to other urban centres and access to the rail network. This policy is likely to have a positive impact on this objective however; the impact of this option on existing infrastructure, green infrastructure and telecommunications is unknown.	+2/?	This policy option should be read in the context of other policies in the plan which set out the delivery of infrastructure.	+2/?

Secondary/cumulative/synergistic effects:	The cumulative impact of this policy option will lead to improved access to housing, expanded employment opportunities and improved services for its population. The impact of this option on the

	existing infrastructure and services is unknown but should be read in the context of other policies in the plan. There is the potential for this policy to have a negative impact on the natural environment and the existing services provided.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Construction will occur over the lifetime of the plan. Once delivered the majority of the development will be permanent. Features such as public transport and services may change over time according to market demand.
Spatial extent: (District wide / local)	The policy approach for Cullompton will help meet the needs of the local community as well as the housing and employment needs of the district as a whole.

Alterative Option: Meet the needs of the community for housing and commercial floorspace

This policy option aims to meet the housing and commercial floorspace needs of the community.

Sustainability objective	**Commentary**	**Impact**	**Mitigation**	**Post Mitigation**
A) Protection of the natural environment	The policy is silent on protecting the natural environment. The impact on the biodiversity and landscape character at and surrounding Cullompton unknown as the level of impact is likely to be dependent on site location and individual proposals. This option aims to continue to develop Cullompton as a small market town and with a town focus strategy, this will help minimise the impact of development on the natural environment.	0/?	This policy should be read in the context of other policies which aim to protect the natural environment.	0/?
B) Protection and promotion of a quality built and historic environment	The option is likely to have a minor positive impact on this option as it aims to achieve high quality development and aspires to manage the town centre so that economic success and heritage reinforce each other. The option is however silent on the protection and promotion of the built and historic environment outside the town centre and the impact is likely to be dependent on site location and individual proposals, therefore the impact is unknown.	+1/?	The option should be read in the context of other policies which aim to protect and promote the built and historic environment.	+1/?
C) Mitigating the effects of climate change	The impact of the option on mitigating the effects of climate change is somewhat unknown as this is dependent on individual proposals and site locations. Similar to the existing policy the option has a minor	+1/?	The option should be read in the context of other policies which aim to mitigate the effects of	+1/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	positive impact on this objective as it aims to support the Air Quality Action Plan including the construction of a Town Centre relief road and to enhance walking and cycling opportunities. Further public transport improvements within Cullompton are also promoted. The existing policy however enhances the potential for mitigating the effects of climate change through including the clause 'reduce the risk of flooding' in comparison to this option.		climate change and reduce the risk of flooding.	
D) Safeguarding and minimising resource use	The impact of this policy option on resources is unknown as this will be dependent on site locations and individual proposals. The option is silent on a number of features regarded in this objective, such as water quality, waste management and resource efficient design. There is potential in the option through the level of development proposed to negatively impact on resources such as increasing waste levels and loss of agricultural land; however opportunities may also arise from this option to improve water quality through design and remediate contaminated land, the level of impact will be on a site by site basis. The town focus element of this option will help restrict the impact of this option in the Cullompton area by limiting development to meet the needs of the community towards the town.	0/?	The policy should be read in the context of other policies in the plan.	0/?
E) Promoting economic growth and employment	This option will have a significant positive contribution on this objective as it will meet the employment needs of the community which increases jobs and will reduce out commuting by focussing commercial floorspace in and around the town. It aims to expand employment opportunities for its population and that of nearby rural areas. It guides high quality development and other investment to ensure that economic success and heritage reinforce each other and promotes shops, leisure, offices and key town centre uses in the town centre. It updates the existing employment figures for Cullompton in response to up-to-date economic evidence to meet the needs of the community.	+3		+3
F) Supporting	The option will have a significant positive contribution in supporting	+3		+3

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
retail	retail through its provision of commercial floorspace to meet the needs of the community. It will enhance the vitality and viability of the town centre of Cullompton by promoting shops and key town centre uses. It updates the existing employment figures for Cullompton in response to up-to-date economic evidence to meet the needs of the community.			
G) Meeting housing needs	The option updated the existing housing figures for Cullompton in response to up-to-date housing evidence which takes the figures up to 2033. The option there will therefore enable the housing target to be met and will have a significant positive contribution to this objective. It sets out figures for both market and affordable dwellings and aims to improve access to housing within the town and improve services for its population. The option also promotes new homes in the town centre to reinforce the economic success and heritage in town centres. The policy option should be read in the context of other policies in the plan that provide further detail regarding housing mix and size.	+3		+3
H) Ensuring community health and wellbeing	The policy option is positive on improving access to housing, expanding employment and improving services for its population and that of the nearby rural areas. The town centre is managed to promote new homes, shops, leisure, offices and key town centre uses. Through these means the policy option allows for community facilities to be enhanced and will help reduce poverty and social exclusion. The policy option does however promote walking and cycling opportunities which will encourage healthy lifestyles. The option also supports the implementation of the Cullompton Air Quality Action which will help reduce air pollution.	+2	The policy option does not account for the provision of open space, sport and recreational opportunities, the policy should however accord with other policies in the plan which aim to promote these services and facilities. Provision of a dedicated pedestrian and cycle route to the town centre would be included to encourage sustainable travel. Inevitably pollution concentrations in this area will increase with a development of this size and have the potential to	+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			affect the currently declared AQMA. Existing monitoring indicates that local air quality exceedences in Cullompton are confirmed to the town centre in particular Fore Street therefore appropriate public transport links should be put in place.	
I) Delivering the necessary infrastructure	The option considers the delivery of infrastructure through improving access to housing, enhancing walking and cycling opportunities around the town, making necessary improvements to the M5 motorway J28 to maintain highway capacity and safety and promotes further public transport improvements within Cullompton, to other urban centres and access to the rail network. This option is likely to have a positive impact on this objective however the impact of this option on existing infrastructure, green infrastructure and telecommunications is unknown.	+2/?	This policy option should be read in the context of other policies in the plan which set out the delivery of infrastructure.	+2/?

Secondary/cumulative/synergistic effects:	The cumulative impact of this policy option will lead to improved access to housing, expanded employment opportunities and improved services for its population. The impact of this option on the existing infrastructure and services is however unknown but should be read in the context of other policies in the plan.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Construction will occur over the lifetime of the plan. Once delivered the majority of the development will be permanent. Features such as public transport and services may change over time according to market demand.
Spatial extent: (District wide / local)	Policy helps meet the housing and commercial needs of the district and will meet the needs of the local community.

Alternative Option: Under provision of housing and commercial floorspace

This policy option is an under provision of housing and commercial floorspace to meet the needs of Cullompton in the event that land between J27 and Willand is promoted as the new community which will help meet the needs of the district as a whole.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The option is silent on protecting the natural environment. The impact on the biodiversity and landscape character at and surrounding Cullompton is unknown as the level of impact is likely to be dependent on site location and individual proposals. The under provision of development at Cullompton is likely to minimise the impact on the natural environment in the local area.	0/?	This policy should be read in the context of other policies which aim to protect the natural environment.	0/?
B) Protection and promotion of a quality built and historic environment	The option is likely to have a minor positive impact on this option as it aims to achieve high quality development and aspires to manage the town centre so that economic success and heritage reinforce each other. The option is however silent on the protection and promotion of the built and historic environment outside the town centre and the impact is likely to be dependent on site location and individual proposals and therefore the impact is unknown.	+1/?	The option should be read in the context of other policies which aim to protect and promote the built and historic environment.	+1/?
C) Mitigating the effects of climate change	The impact of the option on mitigating the effects of climate change is somewhat unknown as this is dependent on individual proposals and site locations. Although similar to the existing policy the option aims to support the Air Quality Action Plan including the construction of a Town Centre relief road and to enhance walking and cycling opportunities. Further public transport improvements within Cullompton are also promoted. The existing policy however enhances the potential for mitigating the effects of climate change by including the clause 'reduce the risk of flooding' in comparison to this option. As the option does not proactively mitigate the effects of climate change but can help reduce carbon emissions through sustainable travel and supporting the Air Quality Action Plan, the option is likely to have a minor positive impact on this objective.	+1/?	The option should be read in the context of other policies which aim to mitigate the effects of climate change and reduce the risk of flooding.	+1/?
D) Safeguarding	The impact of this option on resources is somewhat unknown as the	0/?	The policy should be read in the	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
and minimising resource use	level of impact will be on a site by site basis, however the scale of the development which under provides the needs of the community in Cullompton will limit the impact on resource use. The option is silent on a number of features regarded in this objective, such as water quality, waste management and resource efficient design.		context of other policies in the plan.	
E) Promoting economic growth and employment	This option will have a positive contribution to this objective as it will help provide commercial floorspace, however this only meets approximately 2/3rds of community need in Cullompton. It aims to expand employment opportunities for its population and that of nearby rural areas as well as the district as a whole. It guides high quality development and other investment to ensure that economic success and heritage reinforce each other and promotes shops, leisure, offices and key town centre uses in the town centre.	+2		+2
F) Supporting retail	The option will have a positive contribution in supporting retail through its provision of commercial floorspace. It will enhance the vitality and viability of the town centre of Cullompton by promoting shops and key town centre uses. It does not however meet the need of the community as it under provides.	+2		+2
G) Meeting housing needs	This option under provides housing for the local community and therefore does not meet the needs of the community as a whole. The policy option does however promote new homes in the town centre to reinforce the economic success and heritage in town centres. The policy promotes both market and affordable dwellings. The policy option should be read in the context of other policies in the plan that provide further detail regarding housing mix and size. The option aims to improve access to housing within the town and improve services for its population and overall will have a positive impact on this.	+2		+2
H) Ensuring community health and wellbeing	The policy option is positive on improving access to housing, expanding employment and improving services for its population and that of the nearby rural areas. The town centre is managed to promote new	+1	The policy option does not account for the provision of open space, sport and recreational	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	homes, shops, leisure, offices and key town centre uses. Overall this option is likely to have a minor positive impact as it contributes to this objective however it does not meet the complete needs of the community which suggest that the level of poverty and social exclusion in line with population growth will not be reduced. The policy option does however promote walking and cycling opportunities which will encourage healthy lifestyles. The implementation of the Cullompton Air Quality Action Plan is also supported to reduce air pollution.		opportunities, the policy should however accord with other policies in the plan which aim to promote these services and facilities. Provision of a dedicated pedestrian and cycle route to the town centre would be included to encourage sustainable travel. Inevitably pollution concentrations in this area will increase with a development of this size and have the potential to affect the currently declared AQMA. Existing monitoring indicates that local air quality exceedences in Cullompton are confirmed to the town centre in particular Fore Street therefore appropriate public transport links should be put in place.	
I) Delivering the necessary infrastructure	The option considers the delivery of infrastructure through improving access to housing, enhancing walking and cycling opportunities around the town, making necessary improvements to the M5 motorway J28 to maintain highway capacity and safety. It also promotes further public transport improvements within Cullompton, to other urban centres and access to the rail network. This option is likely to have a positive impact on this objective however the impact of this option on existing infrastructure, green infrastructure and telecommunications is unknown.	+2/?	This policy option should be read in the context of other policies in the plan which set out the delivery of infrastructure.	+2/?

Secondary/cumulative/synergistic effects:	The cumulative impact of this policy option will lead to improved access to housing, expanded

	employment opportunities and improved services for its population. The impact of this option on the existing infrastructure and services is unknown but should be read in the context of other policies in the plan.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Construction will occur over the lifetime of the plan. Once delivered the majority of the development will be permanent. Features such as public transport and services may change over time according to market demand.
Spatial extent: (District wide / local)	The policy option only meets approximately 2/3rds of the housing and employment needs of Cullompton. It will cumulatively help meet the needs of the district as a whole.

Policy S12: Crediton

Preferred Option: Meet Housing Need

Crediton will continue to develop in its role as a small and vibrant market town, serving a rural hinterland in the western part of the district. The strategy aims to improve access to housing within the town, expanding employment opportunities and improve the quality of the existing retail provision. The following development will be supported over the plan period; economic regeneration of the town centre with particular support to improving the quality of existing retail provision, proposal that respect the setting of open areas of hillside and the adjoin historic parks of Creedy Park, Shobrooke Park and Downs, measures that support the Crediton Air Quality Action Plan and enhance the tourism and visitor role of the town and surroundings.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	Crediton will continue to develop in its role as a small and vibrant market town, serving a rural hinterland in the western part of the district**.** Given the lack of suitable development sites within the town and the sensitive landscape of the "Crediton Trough" some new development will need to be located on land of high landscape value, a significant negative effect.	-3	Criteria within the policy however seek only proposals which respect the setting provided by the open areas of hillside and the adjoining historic parkland, a positive effect. The policy should be considered in the context of other policies within the plan including those on biodiversity and landscape.	-1
B) Protection and promotion of a	The policy aims to achieve high quality development and aspires to manage the town centre so that economic success and heritage	0	Criteria within the policy however states that development will be	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
quality built and historic environment	reinforce each other. The scale of development is likely to have some negative impact on the built and historic environment in some locations. The option is silent on the protection and promotion of the built and historic environment outside the town centre and the impact is likely to be dependent on site location and individual proposals and therefore the impact is unknown. This policy approach is therefore likely to have both positive and negative impacts on this objective. The option puts development pressure on the town to expand, potentially into the setting of the nearby historic park lands of Creedy Park, Shobrooke Park and Downs, a negative effect. On-balance the option is considered to have a neutral effect.		supported only where proposals respect the setting of the adjoining historic park land, a mitigating effect. The policy should be considered in the context of other policies within the plan including those on design and the historic environment.	
C) Mitigating the effects of climate change	The policy does not contribute towards minimising the risk of flooding, a slight negative effect.	-1	The policy should be considered in the context of other policies within the plan including those on flooding and climate change.	-1
D) Safeguarding and minimising resource use	In directing development towards Crediton, the option maximises the potential use of underused land, a positive effect. The proposed level of growth within the policy will however require some loss of greenfield land, a negative effect. On-balance a neutral effect is considered.	0	The policy should be read in the context of other policies in the plan.	0
E) Promoting economic growth and employment	The strategy option aims to expand employment opportunities. Criteria within the policy seek to enhance the tourism and visitor role of the town and surrounding countryside. Criteria within the policy allows for development that support the economic regeneration of the town centre and commercial development, a significant positive effect. The option will therefore significantly contribute to meeting the employment needs of the community, encourage inwards investment and promote future prosperity.	+3		+3
F) Supporting retail	The strategy aims to improve the quality of the existing retail provision within the town. Criteria within the policy allow for development that support the economic regeneration of the town centre and other key town centre uses which support the town centre's viability and vitality, a	+2		+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	significant positive effect. Particular support will be given for proposals which improve the quality of existing retail provision within the town centre. The policy seeks an average development rate of 170 sqm commercial floorspace per annum of which a portion will be expected to be retail. On balance a positive effect is considered given the uncertainty surrounding the retail target.			
G) Meeting housing needs	Crediton will continue to develop in its role as a small and vibrant market town, serving a rural hinterland in the western part of the district. The strategy aims to improve access to housing within the town by setting an average development rate of 27 market and 9 affordable dwellings per annum. This option provides sufficient development to meet the town's housing needs, a significant positive effect. This approach will also improve access to local services and facilities a further positive.	+3		+3
H) Ensuring community health and wellbeing	Historically poor air quality is a factor which has an impact on Creditons development, with the town being a designated Air Quality Management Area as a result of unacceptably high levels of airborne pollutants in the centre of the settlement. New development may impact on air quality, a negative effect. The proposed level of growth at Crediton will improve cultural, sport and recreation opportunities, enable walking and cycling and promote healthy lifestyles, a positive effect. On balance, given the positive and negative effects, a neutral effect is considered appropriate. Renewable Energy, Carbon Reduction and Air Quality Study (2014) notes the new link road in Crediton linking the A377 to March Lane and The Lord Meadows Industrial Estate in an attempt to cut congestion and improve air quality along the A377 through Crediton. Development in Crediton will increase pollution concentrations as a result of additional traffic using the local road network and has the potential to significantly affect local air quality should additional vehicles need to travel through the town centre. Should the link road not lead to a revocation of the AQMA, it is likely	0/?	A criterion in the policy seeks the continuation of measures to support the implementation of the Crediton Air Quality Action Plan, beyond the completion of the Crediton link road if still required. Uncertainty remains and the effect of development on local air quality has not yet been quantified.	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	that preferred sites options taken forward in Crediton would require an air quality assessment to quantify the effect of the development on local air quality both within and outside the AQMA, therefore some uncertainty is considered.			
l) Delivering the necessary infrastructure	The policy strategy directs development to Crediton a sustainable settlement helping to reduce the overall need to travel, reducing traffic congestion and increasing access to key services, a significant positive effect.	+3	The policy should be considered in the context of other policies within the plan including those on infrastructure.	+3

Secondary/cumulative/synergistic effects:	The cumulative impact of this policy option will lead to improved access to housing, expanded employment opportunities and improved services for its population. The impact of this option on the existing infrastructure and services is unknown but should be read in the context of other policies in the plan. There is the potential for this policy to have a negative impact on the natural environment and the existing services provided
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Development will occur throughout the lifetime of the plan up to 2033 and the effect should be considered permanent.
Spatial extent: (District wide / local)	The policy applies to within the settlement limits of Crediton only.

Alternative Option: Under provision due to local constraints

The strategy aims to improve access to housing within the town, expand employment opportunities and improve the quality of the existing retail provision. Due to the physical constraints of the town's topography, less development was allocated in 2010 than was set out in the Core Strategy (only a total of 413 dwellings and 4,150 square metres employment floorspace). Option 2 continues the approach set out in the Allocations & Infrastructure DPD by providing less development as a result of the constraint provided by the challenging local topography.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The housing number under Option 2 are calculated based on only including allocated sites that have not yet been built out, and other sites assessed under the SHLAA process (Strategic Housing Land	+2	Criteria within the policy however seek only proposals which respect the setting provided by the open	+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	Availability Assessment) that are deliverable without having large landscape and/or visual impacts. The employment figure has been calculated based on existing allocations not yet built out. Given the housing and commercial targets are based on allocations that do not need to compromise the landscape setting of Crediton, a positive effect is considered.		areas of hillside and the adjoining historic parkland, a positive effect. The policy should be considered in the context of other policies within the plan including those on biodiversity and landscape.	
B) Protection and promotion of a quality built and historic environment	The policy option states that all proposals within the town centre will need to play a positive role in sustaining and enhancing the significance of the areas heritage, a positive effect. The housing number under Option 2 are calculated based on only including allocated sites that have not yet been built out, and other sites assessed under the SHLAA process (Strategic Housing Land Availability Assessment) that are deliverable without having large landscape and/or visual impacts. The employment figure has been calculated based on existing allocations not yet built out. On-balance the option is considered to have a neutral effect.	0	Criteria within the policy however states that development will be supported only where proposals respect the setting of the adjoining historic park land, a mitigating effect. The policy should be considered in the context of other policies within the plan including those on design and the historic environment.	0
C) Mitigating the effects of climate change	The policy option does not contribute towards minimising the risk of flooding, a slight negative effect.	-1	The policy should be considered in the context of other policies within the plan including those on flooding and climate change.	-1
D) Safeguarding and minimising resource use	In directing development towards Crediton, the option maximises the potential use of underused land, a positive effect. The proposed level of growth within the policy will however require some loss of greenfield land, a negative effect. On-balance a neutral effect is considered.	0	The policy should be read in the context of other policies in the plan.	0
E) Promoting economic growth and employment	The strategy option aims to expand employment opportunities. This option provides less development as a result of the constraint provided by the challenging local topography. The employment figure has been calculated based on existing allocations not yet built out. Criteria within the policy seek to enhance the tourism and visitor role of the town and surrounding countryside. Criteria within the policy allows for	-2		-2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	development that support the economic regeneration of the town centre and commercial development, a significant positive effect. Given this option does not meet all of Crediton's commercial needs a negative effect is anticipated. This option therefore only slightly contributes to meeting the employment needs of the community, encourages inwards investment and promotes future prosperity.			
F) Supporting retail	The strategy aims to improve the quality of the existing retail provision within the town. Criteria within the policy allow for development that support the economic regeneration of the town centre and other key town centre uses which support the town centre's viability and vitality, a significant positive effect. Particular support will be given for proposals which improve the quality of existing retail provision within the town centre. The policy seeks an average development rate of 208 sqm commercial floorspace per annum of which a portion will be expected to be retail. On balance a positive effect is considered given the uncertainty surrounding the retail target.	+2		+2
G) Meeting housing needs	The strategy aims to improve access to housing within the town by setting an average development rate of 16 market and 8 affordable dwellings per annum. This Option provides less development as a result of the constraint provided by the challenging local topography. The housing number under Option 2 has been calculated based on including allocated sites that have not yet been built out, and other sites assessed under the SHLAA process (Strategic Housing Land Availability Assessment) that are deliverable without having large landscape and/or visual impacts. Given this option does not meet all of Crediton's housing need a negative effect is anticipated. This approach will also improve access to local services and facilities a positive effect.	+2		+2
H) Ensuring community health and wellbeing	Historically poor air quality is a factor which has an impact on Crediton's development, with the town being a designated Air Quality Management Area as a result of unacceptably high levels of airborne	0	A criterion in the policy seeks the continuation of measures to support the implementation of the	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	pollutants in the centre of the settlement. New development may impact on air quality, a negative effect. The proposed level of growth at Crediton will improve cultural, sport and recreation opportunities, enable walking and cycling and promote healthy lifestyles, a positive effect. On balance, given the positive and negative effects a neutral effect is considered appropriate.		Crediton Air Quality Action Plan, beyond the completion of the Crediton link road if still required.	
l) Delivering the necessary infrastructure	The policy strategy directs development to Crediton a sustainable settlement helping to reduce the overall need to travel, reducing traffic congestion and increasing access to key services, a significant positive effect.	+3	The policy should be considered in the context of other policies within the plan including those on infrastructure.	+3

Secondary/cumulative/synergistic effects:	The cumulative impact may lead to increased house prices and a lack of affordable housing. It would however result in no adverse impacts on landscape around the Town and retention and protection of the natural environment. Developer contributions towards infrastructure may not meet targets for essential infrastructure in the town and the policy would not contribute towards the reduction of flooding.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Development will occur throughout the lifetime of the plan up to 2033 and the effect should be considered permanent.
Spatial extent: (District wide / local)	The policy applies to within the settlement limits of Crediton only.

Policy S13: Villages

Policy identifies a list of 22 rural settlements designated as villages and suitable for small scale housing, employment, tourism and leisure, services and facilities and limited development that enhances community vitality or meets local social or economic need. The policy deviates from Core Strategy through the identification of Bampton as a rural village. The definition of “rural village” within the supporting text has also been simplified to require settlements to only require three key services for inclusion; an education facility, convenience store and transport service. Based on the amended criteria, Holcombe Rogus is identified as an additional settlement. Burlescombe (including Westleigh) did not meet the essential criteria. Yeoford does not meet the essential criteria of the policy as it does not have a shop however it has been included as an exception because of its strong transport links, a bus and daily train service.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	Development is limited to minor proposals within the defined settlement limits, a significant positive effect in protecting the countryside. Hemyock is located in the Blackdown Hills Area of Outstanding Natural Beauty (AONB).	+3	The policy should be read in the context of other policies in the plan.	+3
B) Protection and promotion of a quality built and historic environment	The policy makes no reference to the built or historic environment. A large number of the villages have conservation areas.	0	The protection of the historic environment is justified in policies elsewhere in the plan.	0
C) Mitigating the effects of climate change	The policy makes no reference to climate change mitigation or flood risk. The option directs some limited growth to villages with the most services therefore reducing the need to travel, a minor positive effect.	+1		+1
D) Safeguarding and minimising resource use	The policy makes no reference to safeguarding or minimising resources.	0		0
E) Promoting economic growth and employment	Criteria within the policy allow for employment, tourism and leisure development within rural settlements and development that enhances community vitality and social and economic needs, a significant positive effect towards economic growth and employment in the district.	+3		+3
F) Supporting retail	Criteria within the policy allow for services and facilities within rural settlements and development that enhances community vitality and social and economic needs, a significant positive effect towards supporting the self-sufficiency of rural shopping.	+3		+3
G) Meeting housing needs	National planning policy advocates the provision of market housing in rural areas where it would facilitate the delivery of significant affordable housing required to meet housing need. To facilitate the provision of affordable housing in villages across Mid Devon, the supporting text of the policy clarifies that some market housing may be permitted. Rural exception sites will also be considered in line with development	+3		+3

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	management policies and an existing Supplementary Planning Document on Meeting Housing Needs. In appropriate circumstances, self-build housing will be permitted through the exceptions policy. The policy is supportive of small scale housing, a significant positive effect.			
H) Ensuring community health and wellbeing	The policy criteria allow for service and facilities serving the locality and other limited development which enhances community vitality or meets a local social or economic need. The policy contributes towards maintaining and enhancing community facilities, provision of open space and the district's cultural sport and recreation opportunities. This wording directly accords with the SA objective to ensure community health and well-being, a significant positive effect. The supporting text lists transport services as one of the key criteria for defining rural settlements and therefore the list of 22 settlements will be locations most accessible by public transport. The option does not consider light, noise or air pollution, a negative effect. On-balance the policy is considered still to have a significant positive effect.	+3	The policy should be read in the context of other policies in the plan.	+3
I) Delivering the necessary infrastructure	The supporting text clarifies that rural settlements should include an education facility, convenience store and transport service to be listed as a sustainable location for development. Burlescombe (including Westleigh) did not meet the essential criteria and are not proposed to be carried forward. Yeoford does not meet the essential criteria of the policy as it does not have a shop however it has been included for its strong transport links with provision of a bus and daily train service, a positive effect. The policy directs development to sustainable locations helping to reduce the overall need to travel, reducing traffic congestion and increasing access to key services, a significant positive effect. As the criteria do not list access to health or social care, this option could be directing development away from the most sustainable locations in respect of health, a negative effect. On-balance the policy option is considered to still have a positive effect.	+2	The policy should be read in the context of other policies in the plan.	+2

Secondary/cumulative/synergistic effects:	The policy should work alongside Policy S3 Meeting Housing Need which sets out an exception test for affordable housing and self-build. The policy does not prevent the cumulative impact of development within the policy or through other development management policies.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Development will occur throughout the lifetime of the plan up to 2033 and the effect should be considered permanent.
Spatial extent: (District wide / local)	Policy is restricted to land within defined settlement limits of villages.

Preferred Option: Bampton as a Village

The option for Bampton to be re-classified from a Town to a Village is preferred. Each site would be expected to provide 30% affordable housing.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	An appropriate number of sites to reflect the status of Bampton being a village. Development is limited by the topographical constraints a negative impact. Impacts on the natural environment will be on a site by site basis.	-1	Policy S9 Environment ensures that the impacts of developments are minimised while preserving and enhancing the natural environment.	0
B) Protection and promotion of a quality built and historic environment	Development would need to reflect the current built and historic environment and have consideration of the conservation area of Bampton. A positive impact.	+1	Policy S9 Environment ensures Mid Devon's historic environment is preserved and enhanced.	+1
C) Mitigating the effects of climate change	Development may increase surface water run-off. A negative impact. Bampton is quite constrained due to flood risk, and developments would need to be assessed on a site by site basis. Bampton has a number of services and facilities, reducing the need to travel, a positive impact. Bampton has a regular bus service, a positive impact.	+1	Other policies in the plan seek the provision of a sustainable urban drainage scheme to deal with surface water from the development and arrangements for future maintenance, a positive effect is considered.	+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
D) Safeguarding and minimising resource use	The land surrounding Bampton is agricultural grade 3 and 4. The majority of land within the District falls within Grade 3, moderate to good agricultural land. A slight negative impact.	-1		-1
E) Promoting economic growth and employment	Bampton has a good level of services, shops and employment. There is one employment allocation within Bampton which currently has planning permission. This development could potentially enhance community vitality and social and economic needs. A positive impact.	+1		+1
F) Supporting retail	The developments within Bampton would help to support the local retail within the village centre through an increase in population. A positive impact.	+1		+1
G) Meeting housing needs	Development around Bampton would contribute towards meeting the housing need in the village. A positive impact. As Bampton is classified as a village, a target of 30% affordable housing would be sought on all housing sites. A positive impact.	+2	Policy S3 Meeting housing needs would seek 30% affordable housing on all sites within the village.	+2
H) Ensuring community health and wellbeing	Policy S13 Village contributes towards maintaining and enhancing community facilities, provision of open space and the district's cultural sport and recreation opportunities. Development in the village will result in a higher population, meaning more facilities and services will be used and supported, ensuring services and facilities are retained in the village. A positive impact.	+1		+1
I) Delivering the necessary infrastructure	The nature of the road within Bampton limits the level of traffic that can be supported through the settlement. A negative impact. Bampton contains a number of services and facilities, a positive impact. Overall a neutral impact.	0		0

Secondary/cumulative/synergistic effects:	The policy should work alongside Policy S3 Meeting Housing Need which sets out an exception test for affordable housing and self-build. The policy does not prevent the cumulative impact of development within the policy or through other development management policies.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Development will occur throughout the lifetime of the plan up to 2033 and the effect should be considered permanent.

Spatial extent: (District wide / local)	Policy is restricted to land within defined settlement limits of Bampton.

Alternative Option: Bampton as a Town

The option for Bampton to be retained as a Town over re-classified of it becoming a village. Each site within Bampton would be expected to provide 25% affordable housing.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	Development would be limited by topographical constraints to protect the landscape and landscape character of Bampton. A negative impact. Developments would not be permitted where they may damage the two Sites of Special Scientific Interest which are located to the north east and west of Bampton.	-1	Policy S9 Environment ensures that the impacts of developments are minimised while preserving and enhancing the natural environment.	0
B) Protection and promotion of a quality built and historic environment	Development would need to reflect the current built and historic environment and have consideration of the conservation area of Bampton. A positive impact.	+1	Policy S9 Environment ensures Mid Devon's historic environment is preserved and enhanced.	+1
C) Mitigating the effects of climate change	Development may increase surface water run-off. A negative impact. Bampton is quite constrained due to flood risk, and developments would need to be assessed on a site by site basis. Bampton has a number of services and facilities, reducing the need to travel. Bampton has a regular bus service, a positive impact.	+1	Other policies in the plan seek the provision of a sustainable urban drainage scheme to deal with surface water from the development and arrangements for future maintenance, a positive effect is considered.	+2
D) Safeguarding and minimising resource use	The land surrounding Bampton is agricultural grade 3 and 4. The majority of land within the District falls within Grade 3, moderate to good agricultural land. A slight negative impact. Residential and commercial development will be on a much larger scale if Bampton is a town, and would result in large areas adjoining the town potentially being	-2		-2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	developed. A negative impact.			
E) Promoting economic growth and employment	Bampton has a good level of services, shops and employment. The amount of commercial developments would be higher than those in villages. Commercial development could potentially enhance community vitality and social and economic needs. A positive impact. Increasing the amount of employment in Bampton may result in more in-commuting from the surrounding area. The local road network would not be suitable for large quantities of vehicle or HGVs. A negative impact. Overall a positive impact.	+1		+1
F) Supporting retail	The developments within Bampton would help to support the local retail within the village centre through an increase in population. A positive impact. New development on the edge of the town could come forward on commercial sites, taking away footfall from the town centre. A negative impact. A neutral impact overall.	0	Policy S7 would seek for new retail, leisure and office space and other key uses to be located in town centres. These forms of development would be permitted outside the town centre where they met the criteria set out in Policies S7 and DM15.	0
G) Meeting housing needs	Development around Bampton would contribute towards meeting the housing need in the village. A positive impact. As Bampton is classified as a town, a target of 25% affordable housing would be sought on all housing sites. A positive impact.	+2	Policy S3 Meeting housing needs would seek 25% affordable housing on all sites within the town.	+2
H) Ensuring community health and wellbeing	Development would contribute towards maintaining and enhancing community facilities, provision of open space and the district's cultural sport and recreation opportunities. Development in the town will result in a higher population, meaning more facilities and services will be used and supported, ensuring services and facilities are retained in the village. Developments for services and facilities would be able to come forward on commercial sites. Overall a positive impact.	+2		+2
I) Delivering the necessary infrastructure	Bampton is not located near the strategic road network and difficulty would arise through trying to connect it. A negative impact. The nature of the road within Bampton limits the level of traffic that can be	-1		-1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	supported through the settlement. A negative impact. Bampton contains a number of services and facilities, a positive impact. Overall a negative impact.			

Secondary/cumulative/synergistic effects:	The policy should work alongside Policy S6 Employment and Policy S7 Town Centres to focus new retail, leisure, office and other key uses in the centre of Bampton The policy does not prevent the cumulative impact of development within the policy or through other development management policies.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Development will occur throughout the lifetime of the plan up to 2033 and the effect should be considered permanent.
Spatial extent: (District wide / local)	Policy is restricted to land within defined settlement limits of Bampton.

Policy S14: Countryside

Policy restricts development outside the settlements defined by Policies S10-S13 to that which will enhance the character, appearance and biodiversity of the countryside while promoting sustainable diversification of the rural economy. Policy deviates from the Core Strategy through a change in the definition of affordable housing which can now include market housing and reference to rural workers rather than agricultural or forestry workers. The option also introduces appropriate residential conversion of existing buildings and amends horse riding establishments to equestrian development. Golf facilities are no-longer specifically mentioned.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The policy strictly controls development outside of defined settlement boundaries (Policies S10-S13) to a limited number of uses that promote sustainable diversification of the rural economy, a significant positive effect in protecting the countryside. The policy also requires development to enhance the character, appearance and biodiversity of the Countryside, reinforcing this significant positive effect.	+3		+3
B) Protection	The policy options allows for the residential conversion of existing	-2		-2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
and promotion of a quality built and historic environment	buildings and appropriately scaled and designed extensions and other physical alterations, but does not reference the appropriate use and/or access to buildings of historical / cultural value, a negative effect.			
C) Mitigating the effects of climate change	Policy allows for renewable energy proposals in the countryside, a significant positive effect towards mitigating the effects of climate change. The policy does not contribute towards minimising the risk of flooding, a negative effect. On balance the option is considered to therefore have a positive effect.	+2	The policy should be considered in the context of other policies within the plan including those on flooding and climate change.	+2
D) Safeguarding and minimising resource use	The policy allows for the conversion of existing buildings and appropriately scaled and designed extensions and other physical alterations, a significant positive effect towards the re-use of previously developed land and buildings. The policy restricts development in the open countryside minimising the loss of greenfield land. Policy supports development such as residential conversions and other uses in rural locations often with few connections to the existing waste water / sewage network, although alternative storage solutions exist, this option is considered to have only a slight negative effect. On balance this option is considered to have a positive effect to the safeguarding and minimising resource use.	+2		+2
E) Promoting economic growth and employment	The policy is particularly supportive of development that promotes the sustainable diversification of the rural economy, a significant positive effect towards economic growth. The policy includes criteria for appropriately scaled, retail, employment, farm diversification, agricultural and equestrian development, tourism and leisure related development, a further positive effect. Other criteria include equestrian development, renewable energy and telecommunications which are all activities that can further contribute to the rural economy and inward investment.	+3		+3
F) Supporting retail	The policy includes criteria for appropriately scaled, retail development that will enhance the self-sufficiency of rural shopping, a significant	+3		+3

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	positive effect.			
G) Meeting housing needs	The central aim of the policy is to strictly control development in the open countryside, outside settlement limits to that which will enhance the character, appearance and biodiversity of the countryside while promoting sustainable diversification of the rural economy. The policy significantly restricts market housing in the open countryside therefore reducing access to market housing, a negative effect. National policy allows for Rural workers dwellings and the conversion of rural dwellings. The policy is however more supportive of affordable housing to meet local needs, gypsy and traveller accommodation and residential conversions, a significant positive effect. On-balance a neutral effect is considered to best represent the positive and negative effects.	0		0
H) Ensuring community health and wellbeing	Community facilities, such as education facilities, buildings associated with public open space, transport and infrastructure proposals will be permitted, a significant positive effect towards community health and well-being. The option does not consider light, noise or air pollution a negative effect or encourage sustainable means of travel either through, walking, cycling or public transport, a negative effect. On-balance a minor positive effect is considered.	+1	The policy should be read in the context of other policies in the plan.	+1
I) Delivering the necessary infrastructure	Community facilities, such as education facilities, buildings associated with public open space, transport and infrastructure proposals will be permitted, a significant positive effect towards infrastructure provision. This approach provides better access to schools, supports telecommunications, reduces traffic congestion and the unacceptable pressure on existing infrastructure. The option does not specifically reference health facilities, a slight negative effect.	+3		+3

Secondary/cumulative/synergistic effects:	The policy does not prevent the cumulative impact of development within the policy or through other development management policies. The policy should work alongside Policy DM6 Rural Exception Sites, DM8 Rural Workers' Dwellings, DM9 Conversion of Rural Buildings and DM10 Replacement Dwellings in Rural Areas.
Temporary/permanent effects:	Development will occur throughout the lifetime of the plan up to 2033 and the effect should be considered

Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	permanent.
Spatial extent: (District wide / local)	The policy applies district wide with the exception of sites within defined settlement limits (Policies S10-S13).

Site Allocations

SA framework – appraisal guidance [Allocations]

The following table sets out the general guidance followed when applying the pre-mitigation scoring system to potential allocation sites. In some cases the scoring may differ from this guidance due to site specific context. A cumulative approach was taken when assessing allocation sites within each objective.

Sustainability objective	Elements covered	Pre-Mitigation	Post-Mitigation
A) Protection of the natural environment	Habitats and biodiversity; flora and fauna; protected species; landscape; geodiversity	Neutral impact • If the site is within a town or existing development forms a backdrop of the site • If the site is appropriately screened, for example by being hidden in a fold of a hill Slight negative impact • Small site on the landscape (less 100 dwellings/10,000sqm) • Impact on a Tree Preservation Order • Impact on a protected landscape • Impact on local wildlife • Loss of hedgerows that provide screening • Existing development forms a backdrop but the site is highly visible Negative impact • Large site on the landscape (100 dwellings/10,000sqm +) • Site is highly visible and there is no existing development forming a backdrop	
B) Protection and	Heritage assets, including listed buildings,	Positive impact • Large scale town centre improvements	

Sustainability objective	Elements covered	Pre-Mitigation	Post-Mitigation
promotion of a quality built environment	conservation areas, scheduled ancient monuments, registered parks and gardens, locally listed assets, archaeology; design and quality of development	Slight positive impact • Small scale town centre improvements • Good relationship with the settlement Slight negative impact • Impact on Listed Buildings / Conservation Area • Impact on Archaeological potential • Poor relationship with the settlement	
C) Mitigating the effects of climate change	Reduced flood risk; promotion of low carbon or renewable energy; reductions in carbon emissions; walking and cycling provision; low carbon buildings	Slight positive impact • Bus service • Train service Neutral impact • Flood zone 1 • No train services (as limited areas have a train service and therefore it would not necessarily be expected of all areas in Mid Devon) Slight negative impact • Small scale development, potential impact on groundwater (less 100 dwellings/10,000sqm) • No delivery of Sustainable Urban Drainage • Small watercourse • Source Protection Zone • No bus service • Large scale sites due to potential carbon impact Negative impact • Large scale development, potential impact on groundwater (100 dwellings/10,000sqm +) • Flood Zone 2/3	
D) Safeguarding and minimising resource use	Quality of soils, including contaminated land; water quality, including consideration of water framework directive	Positive impact • Brownfield land Neutral impact • Small scale grade 4-5 agricultural land Slight negative impact	

Sustainability objective	Elements covered	Pre-Mitigation	Post-Mitigation
	objectives; minimisation of waste; impact on best and most versatile agricultural land	• Large scale grade 4-5 agricultural land • Small scale grade 3 agricultural land • Minerals Consultation Zone Negative impact • Small scale grade 1-2 agricultural land • Large scale grade 3 agricultural land • Contaminated land Significant Negative Impact • Large scale grade 1-2 agricultural land *Small scale = <20ha* *Large scale = >20ha*	
E) Promoting economic growth and employment	Increasing jobs; reducing out-commuting; skills training; growth of rural businesses; tourism provision	Significant positive impact • Large scale commercial development Positive impact • Small scale commercial development Slight positive impact • Large scale residential development Neutral impact • Small scale residential development Negative impact • Small scale loss of commercial development Significant negative impact • Large scale loss of commercial development *Small scale = <100 dwellings / 10,000sqm* *Larger scale = > or equal to 100 dwellings /10,000sqm*	
F) Supporting retail	Safeguarding the vitality and viability of town centres; relationship between new development and town	Significant positive impact • Commercial development within a town centre Positive impact • Large scale residential development within a town (> or equal to 100 dwellings) Slight positive impact	

Sustainability objective	Elements covered	Pre-Mitigation	Post-Mitigation
	centres	• Small scale residential development within a town (< 100 dwellings) Neutral impact • Commercial development outside of a town centre • Residential or commercial development within a village	
G) Meeting housing needs	Supply of housing; housing mix; house size; housing affordability; appropriate housing density to location; proximity to services and facilities	Significant positive impact • Residential large scale development Positive impact • Residential medium scale development Slight positive impact • Residential small scale development Neutral impact • Commercial development *Small scale* = 1-19 dwg *Medium scale* = 20-99 dwg *Large scale = 100+dwg*	
H) Ensuring community health and wellbeing	Community support for proposals; access to open space and recreation; limiting air, noise and light pollution to levels that do not damage human health or natural systems; integrated and sustainable forms of travel including walking, cycling and public transport; social deprivation; safe and secure environments	Positive impact • Provides a community service Slight positive impact • Town sites - walking distance to services Neutral impact • Village sites - designated village Slight negative impact • Pollution • Town sites – beyond walking distance to services • Village sites - not a designated village • Village sites – designated village but large development e.g. 100+ housing • Requires footpath provision • Loss of undesignated recreational land • Impact but not loss of designated open space Negative impact	

Sustainability objective	Elements covered	Pre-Mitigation	Post-Mitigation
		• Loss of a community service • Loss of a designated Local Green Space • Large site which will require new community services and facilities	
I) Delivering the necessary infrastructure	Roads and transportation; schools; health services; community facilities; green infrastructure; telecommunications	Positive impact • Significant infrastructure e.g. relief road Slight positive impact • Green infrastructure is provided Neutral impact • Access is achievable • School has capacity for additional development Slight negative impact • No infrastructure provided, small site (<100 dwellings/10,000sqm) • School is at capacity, places can be supported through developer contributions • Access is achievable but would require additional works Negative impact • School is at capacity, development proposed would require a new school	

Tiverton Preferred Site Allocations

Policies TIV1-5: Eastern Urban Extension

A site of 153 hectares at Tiverton Eastern Urban Extension is allocated for mixed used development including 1,520 dwellings, 35% affordable to include at least five pitches for gypsies and travellers and at least 30,000 square metres commercial floorspace. 47ha of green infrastructure, transport provision, environmental protection, community facilities, agreed phasing and compliance with adopted Masterplan and completion of public Masterplanning exercise in respect of the southeast (site B).

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	6.91ha of the site forms part of Tidcombe Fen which is a SSSI. A number of trees are in the centre of the site. There are records of common dormice nests, badger setts, otters and water voles within the site. The canal to the south of the site is a conservation area, County Wildlife Site and Local Nature Reserve. The site sits either side of an intermediate ridge within a wide valley floor plateaux running from the east of Tiverton in the west beyond the M5 to the east. The land slopes steeply down from this ridge to both the north and south with more level ground to the west and centre of the site. The site is typified as being an open, low lying flat landscape which is agriculturally prosperous. Developing this area will extend the built up area of the town, from an agricultural landscape, which will be a significant change. Given the presence of an important protected area (SSSI), landscape change and biodiversity there is potential for development on this site to negatively impact on species, habitats and sites designated for their nature conservation interests.	-3	The policy requires 'environmental protection and enhancement' which will help mitigate the impact on this objective however the level of development on the site will nevertheless have an impact on the character of the area. TIV3 sets out these measures in detail including; the protection and strengthening of trees and other features, maintaining wildlife networks, designation of an area of green infrastructure around Tidcombe Lane Fen & the Grand Western Canal, providing public open space and allotments, strategic landscaping, measures to protect the biodiversity of Tidcombe Lane Fen SSSI and strategic green infrastructure including park land and open space.	-1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
B) Protection and promotion of a quality built and historic environment	The site contains two listed buildings which are located towards the south. The site also contains some Scheduled Ancient Monuments including one Long Barrow located in the north of the site. There is also an area of archaeological potential. The site contains pockets of housing and other existing development. The level of development will be a large urban extension significantly larger than the existing development at post hill. The eastern part of the Blundell's Conservation Area, the Railway Walk, runs through the site, on the boundary of the Green Infrastructure and Housing allocation. Design of the development would need to respect the conservation area and enhance it where possible. Overall, a negative effect.	-2/?	The adopted masterplan (site A) and future Masterplanning exercise in respect of the southeast of the site (site B) will help to minimise the impact on the built and historic environment through good design. TIV3 seeks detailed archaeological investigation and measures to record and protect archaeological interest and design solutions that respect the setting of listed buildings within and adjoin the site. It is however likely that there will be some negative impact on this sustainability objective due to the scale of development proposed and the presence of heritage assets which could be affected by this development.	-1/?
C) Mitigating the effects of climate change	The majority of the site is in flood zone 1 with a small water course to the south east which has a flood zone of 2 and 3. Evidence in the SFRA suggests that the site may also have some residual flood risk from the Grand Western Canal or Wimbleball Reservoir. Development on the site may increase surface water run-off. A negative effect. Transport provision to ensure appropriate accessibility for all modes is also supported. There are no existing services or facilities however the draft policy promotes community facilities to meet local needs arising. Given the scale of the development at this site it is likely some negative impacts will occur with regard to carbon emissions through construction	-3	Built development is entirely in flood zone 1 and TIV3 seeks SUDs to deal with surface water run-off. The policy requires carbon reduction and air quality improvements and will help mitigate the effects of climate change. A waste to energy plant is also mentioned in the supporting text as a potential addition to the	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	and increased traffic movement. Overall a negative effect is considered.		employment area. This will help minimise the overall carbon footprint of the development. Appropriate mitigation measures should be incorporated into the design of development to respond to the flood risk from the Grand Western Canal or Wimbleball Reservoir. 47 hectares of green infrastructure will mitigate any impacts on the Grand Western Canal with a buffer zone to allow access for maintenance and repair. Taking into account flood risk and mitigation measures for climate change an overall slight positive effect is considered.	
D) Safeguarding and minimising resource use	The majority of the site is made up of Grade 2 agricultural land based on 1991 mapping data which was surveyed by the resource planning group. It is likely that this site will have a negative impact on this objective due to the scale of development of a site that is predominantly Grade 2 agricultural greenfield land. The site scores negatively in this objective. 1.33 ha of the site is contaminated land being a former hospital. The Devon Waste Local Plan has identified a site within the Urban Extension as having potential for a 'waste-to energy' plant.	-3	Although the remediation of contaminated land at the former hospital is a positive effect, the overall loss of Grade 2 agricultural land is still considered a significant negative effect.	-3
E) Promoting economic growth	The development of this site would not result in the loss of any employment land. The policy for the Eastern Urban Extension allocates	+3		+3

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
and employment	at least 30,000 m2 of employment floorspace. The site would provide the opportunity to enhance this sustainability objective. The level of employment floorspace allocated is justified by recent evidence provided by the Employment Land Review. Development of this scale would be a boost to local construction firms and associated trades who would benefit from being able to undertake contract work on the site. There would be some positive impact.			
F) Supporting retail	The provision for retail is uncertain however the opportunity to provide for retail on-site is provided by the allocation of at least 30,000 sqm of commercial floorspace. The impact on the Tiverton town centre is also uncertain as there could be both positive and negative impacts. However overall it is likely there will be a positive impact on the support for retail with a large scale housing development in the largest town in the district.	+2	Development proposals should reflect the adopted masterplan (site A) and completion of public Masterplanning exercise in respect of the southeast (site B) which identifies land for a neighbourhood centre which could include a convenience store and shopping.	+2
G) Meeting housing needs	The site allocation will provide for 1,520 dwellings which will include 35% affordable housing and to include at least five pitches for gypsies and travellers. The site therefore will have a significant positive impact on meeting housing needs for the district.	+3		+3
H) Ensuring community health and wellbeing	Option will contribute towards light and noise pollution, a slight negative effect. Option will contribute towards additional pressure on existing community facilities including; open space, parks and sports provision. Renewable Energy, Carbon Reduction and Air Quality Study (2014) recognise that the eastern urban extension is likely to result in the largest change in local air quality as the development is large in size. The Eastern urban extension received 14 objections during the consultation. It is suggested this relatively low number of objections represents the advanced stage in the planning process the site has now reached, having been allocated in 2011 and a masterplan (site A) adopted in 2014. An outline planning applications for 330 dwellings has	-1	TIV3 makes provision for areas of equipped and laid out public open space including children's play, sports pitches and allotments as well as strategic green infrastructure including park land, open space and local nature reserve. The rout and setting of the Grand Western Canal is retained. The policy also promotes the delivery of community facilities to	+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	also been approved subject to the early provision of highways infrastructure.		meet local needs arising and transport provision to ensure appropriate accessibility for all modes. This suggests that opportunities for sustainable forms of travel may arise.	
l) Delivering the necessary infrastructure	There are potential highway capacity issues around this site which would require enhancements before this site is developed. The Mid Devon Community Infrastructure Evidence Report indicates that there are six primary schools located within Tiverton itself and these are largely accepting more students than their planned admission number. The development allocations will result in a need to provide additional primary education facilities. Places are mostly needed at the Tiverton EUE, which is the largest area of development by far. The masterplan for the area and forthcoming developments include the provision of a school site that can accommodate up to 420 places, which should be sufficient to meet the demand in Tiverton. Additional secondary places will be required to accommodate the development proposed to be allocated in the emerging Local Plan Review. Developer contributions will be required in order to fund these improvements. Given pressures on education and highways capacity a negative effect is anticipated.	-2	TIV5 includes an agreed phasing strategy to bring forward development and infrastructure in step and retain the overall viability of development. TIV3 includes the provision of Green Infrastructure. TIV2 sets out agreed transport provision including a new junction to the A361, traffic calming and pedestrian access. Sustainable modes of transport are also supported. TIV4 makes provision for a primary school and contributions towards secondary school places. The site is therefore likely to deliver the necessary infrastructure for the site which may also benefit the surrounding community. A positive effect is considered to result.	+2

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon the traffic, put pressure on services and facilities and the current provision of

	infrastructure should be mitigated by the policy and supplementary policies which are promoted in the supporting text. Overall the development of this site will help meet the housing needs of Tiverton and the district as a whole. Additional primary school capacity will be needed to accommodate the developments. This would be most suitably provided through a new 420 primary school located in the local centre.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic increase within the town. The estimated development time of the site is approximately 10 years. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will significantly help provide housing in the district. Development would be focussed as an extension to the biggest town in the district.

Policy TIV6: Farleigh Meadows

A site of 11.2 hectares at Farleigh Meadows is allocated for residential development, subject to; 300 dwellings (35% affordable), amenity open space within the flood zone, two vehicular points, cycle and pedestrian routes, protection of TPOs, design and landscaping & mitigation of impact on air quality.

Sustainability objective	**Commentary**	**Impact**	**Mitigation**	**Post Mitigation**
A) Protection of the natural environment	The accompanying Landscape and Visual appraisal report with the planning application (12/00277/MOUT) indicates that whilst the site at Farleigh Meadows comprises pasture, arable farmland and floodplain, the immediate setting of the Site, and hence the character of its locality, is heavily influenced by adjacent built development and urban areas. The landscape surrounding the Site can therefore be described as 'urban fringe' in character. In particular, the visible residential properties adjacent to Rackenford Road and Washfield Lane together with other built developments including Tiverton and District Hospital, Tiverton High School, East Devon College and the Exe Valley Leisure	-2	Criteria with the policy seek the protection of TPOs and incorporation into open space where appropriate, a neutral effect. The policy also seeks careful design and landscaping treatment of the boundary between housing and amenity open space taking into account view north and east. Policy S9 'Environment' and DM1 'High	-1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	Centre contribute to this urbanising effect. The study concluded that the site is therefore less sensitive to change than a landscape where strong landscape characteristics remain. The site has a number of Oak Trees which are protected by TPOs. The planning application (12/00277/MOUT) ecology report considered the loss of a number of mature oak trees has potential for impacts on roosting bats and/or nesting birds, loss of short sections of hedgerow along Washfield Lane and the northern boundary has potential for impacts on dormice and/or nesting birds. The loss of a limited number of existing houses along Rackenford Road has potential for impacts on nesting birds (e.g. swifts, house sparrows) and/or roosting bats and loss of rough margins around the boundary of the arable field has potential for impacts on common reptiles and/or amphibians. The report concluded that there were no reasons why the planning application should be delayed if mitigation measures proposed are implemented.		Quality Design' in the Local Plan Review also provide some mitigation towards landscape and biodiversity impact. An overall minor negative effect givenf the scale of development proposed in this location.	
B) Protection and promotion of a quality built and historic environment	The site has the potential to impact on views from Knightshayes, a Historic Park and Garden, and this should be considered in the layout, design and landscaping, a slight negative effect.	-1	The policy also seeks careful design and landscaping treatment of the boundary between housing and amenity open space taking into account view north and east. An overall neutral effect.	0
C) Mitigating the effects of climate change	SFRA (2014) confirms that the site is located partly in Flood zone 1 to the west and Flood Zone 2&3 in the east from the Mill Leat and/or the River Exe, a negative effect. The site also has surface water flood risk on parts of the site. A negative effect.	-2	The policy option notes that 300 dwellings will be on land in flood zone 1. Criteria within the policy seek mitigation measures through retention of land in the floodplain as informal amenity open space. A policy requirement in the Local Plan Review seeks mitigation measures through the provision of	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Overall a neutral effect.	
D) Safeguarding and minimising resource use	Development option is located on approximately 40% grade 2 agricultural land to the west and 60% of grade 4 agricultural land to the east. Development option is located on greenfield land which would be lost if this site is developed. Overall this has a negative effect on this sustainability objective.	-2		-2
E) Promoting economic growth and employment	Site option does not result in the loss or gain of employment land. Development of this scale would be a boost to local construction firms and associated trades who would benefit from being able to undertake contract work on the site. There would therefore be some positive impact.	+1		+1
F) Supporting retail	The site is located within walking distance to the town centre. The policy contains no retail proposals, however the high street would benefit from the custom of the residents from this development. There would be a positive effect.	+2		+2
G) Meeting housing needs	The site provides for 300 new dwellings of which 35% should be affordable a contribution towards future housing need, a significant positive effect.	+3		+3
H) Ensuring community health and wellbeing	The site is located within walking distance of Tiverton Town Centre. Option will contribute towards light and noise pollution, a slight negative effect. The Renewable Energy, Carbon Reduction and Air Quality Study (2014) recognises that land proposed for development at Farleigh Meadows already has resolution to grant planning permission and an air quality assessment has been produced as part of the planning process. The air quality assessment concluded that the significance of the allocation is negligible to slight adverse. The report	-1	The policy requires 3 hectares of informal amenity open space with appropriate security measures to prevent access to and pollution of the Mill Leat. The option also requires pedestrian and cycle routes and measures to mitigate impact on air quality on Leat	+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	concludes that development at Farleigh Meadows will result in an increase in pollutant concentrations along Rakenford Road and Leat Street however the air quality assessment indicates that this will not result in an exceedence of the relevant air quality objective. The development will also contribute towards additional pressure on existing community facilities including; open space, parks and sports provision. There were no objections received to the allocation of the site from the Options consultation and two letters of support were received.		Street. Overall this will have a positive impact on this sustainability objective.	
I) Delivering the necessary infrastructure	The development proposal is expected to place greater pressure on existing road infrastructure, a minor negative effect. The Mid Devon Community Infrastructure Evidence Report has incorporated pupil generation impacts of developments which have already secured permission but not yet been built, such as Farleigh Meadows. These pupils have been included in the projected number on roll for Spring 2017, to reflect anticipated future pupil numbers. Developer contributions will be required in order to fund these improvements. Given pressures on education and highways capacity a negative effect is anticipated.	-2	Criteria within the policy require two vehicular access points and cycle and pedestrian links between Rackenford Road, Higher Loughborough and Washfield Lane, incorporating and enhancing the Exe Valley, a positive effect. Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities; overall a neutral effect is considered.	0

Secondary/cumulative/synergistic effects:	The potential cumulative impact of the development of this site on traffic, pressure on local services and facilities and the current provision of infrastructure should be mitigated by the policy criteria. Overall the development of this site will help meet the housing needs including affordable housing of Tiverton and the district as a whole.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	An outline planning application for development at Farleigh Meadows has been resolved to be granted subject to a Section 106 planning obligation being finalised.

	Within the short term, construction traffic associated with the development will contribute towards traffic increase within the town. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will significantly help provide housing in Tiverton. Development would within the biggest town in the district and within walking distance to the town centre.

Policy TIV7: Town Hall / St Andrew Street

A site of 0.5 hectares at St Andrews Street is allocated for residential development, subject to; 55 dwellings (28% affordable), protection of the character of adjoin listed buildings and enhances the setting of the River Exe, Archaeological investigation and flood evacuation access routes.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	As the site is located within the settlement of Tiverton there would be minimal impact on landscape character. There may be some impact on the setting of the River Exe.	0	The policy option requires design which enhances the setting of the River Exe. Overall this is considered to be a minor positive effect.	+1
B) Protection and promotion of a quality built and historic environment	There are listed buildings adjoining the site. Option could impact negatively on the historic environment, a slight negative effect.	-1	Criteria within the policy seek design which protects the character of the adjoining listed buildings and enhances the setting of the River Exe. The policy also requires the archaeological investigation and appropriate mitigation. Overall a neutral effect.	0
C) Mitigating the effects of climate change	The site is within the 100 year floodplain, although behind a flood wall. The site is located partly in Flood zone 1 to the east and Flood Zone 2 & 3 in the west. Development on the site may increase surface water run-off. A negative effect. Evidence in the SFRA suggests that the site may also have some residual flood risk from the Grand Western Canal or	-3	Criteria within the policy seek mitigation measures through raised ground floors and the provision of flood evacuation access routes. A policy requirement in the Local Plan Review seeks	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	Wimbleball Reservoir. Overall a negative effect.		mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Appropriate mitigation measures should be incorporated into the design of development to respond to the flood risk from the Grand Western Canal or Wimbleball Reservoir. If mitigation measures are incorporated, a neutral effect is considered.	
D) Safeguarding and minimising resource use	Development option is located on 'urban' brownfield land. The policy option also incorporates the conversion of buildings adjoining St Andrew Street, a positive effect.	+2		+2
E) Promoting economic growth and employment	Site option does not result in the loss or gain of employment land, a neutral effect.	0		0
F) Supporting retail	Option is located within walking distance to the town centre. The policy contains no retail proposals, however the high street would benefit from the custom of the residents from this development. There would be a slight positive effect.	+1		+1
G) Meeting	Policy provides for 55 new dwellings of which 28% should be affordable a contribution towards future housing need, a positive effect. The site	+2		+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
housing needs	has planning permission for retirement apartments that will contribute towards meeting the needs of the towns aging population.			
H) Ensuring community health and wellbeing	The site is located within walking distance of Tiverton Town Centre, a minor positive effect. One letter of support and one of objection were received during the options consultation process.	+1		+1
I) Delivering the necessary infrastructure	The site is accessible. The Mid Devon Community Infrastructure Evidence Report indicates that there are six primary schools located within Tiverton itself and these are largely accepting more students than their planned admission number. The development allocations will result in a need to provide additional primary education facilities. Additional secondary places will be required to accommodate the development proposed to be allocated in the emerging Local Plan Review. Developer contributions will be required in order to fund these improvements. Given the small scale of development it is anticipated that this development will not as an individual site put pressure on the local secondary schools. Overall a slight negative effect is considered reflecting primary school capacity.	-1	Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities; overall a neutral effect is considered.	0

Secondary/cumulative/synergistic effects:	The development overall will help add to meeting the housing including affordable housing of Tiverton and the district as a whole.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	The site has planning permission for 45 retirement apartments, excluding the 14 dwellings to be provided through conversion of buildings adjoining St Andrew Street. Within the short term, construction traffic associated with the development will contribute towards traffic increase within the town. Once developed, the development will be permanent.
Spatial extent: (District wide / local)	This site option will help provide housing within Tiverton including the provision of affordable housing. Development would be within Tiverton, the largest town in the district.

Policy TIV8: Moorhayes Park

A site of 0.4 hectares at Moorhayes Park is allocated for residential development, subject to; 8 dwellings, access from Hayne Court and archaeological investigation.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	An outline planning application for eight dwellings on the site was submitted in August 2013 (ref 13/01149/MOUT). The Wildlife Survey that accompanies the outline planning application concludes, after having undertaken a preliminary ecological appraisal notes that the site is of limited ecological value. This site falls within the built up area of Tiverton and as a result there will be no landscape impact, a neutral effect.	0		0
B) Protection and promotion of a quality built and historic environment	This site lies in an area where there is known prehistoric activity, a slight negative effect.	-1/?	The policy requires archaeological investigation and appropriate mitigation. It is therefore likely that this will have a neutral impact.	0/?
C) Mitigating the effects of climate change	The site is located in Flood zone 1 the lowest level of flood risk. The site could contribute to surface water run off without appropriate mitigation measures. The town leat flows along the eastern boundary of the site for which flood risk information is unknown, overall a negative and uncertain effect.	-2/?	A policy requirement in the Local Plan Review seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. A Flood Risk Assessment would be required to determine the impact of the unnamed watercourses. If development avoided areas of	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			flood risk this would mitigate any impact. Overall a neutral effect. Uncertainty remains as the impact of the unnamed watercourse is not yet known.	
D) Safeguarding and minimising resource use	The site is located on Grade 2 very good quality agricultural land, a negative effect. 50% of the site is contaminated land, without mitigation noted in the policy this is a negative impact.	-2	Although the remediation of contaminated land is a positive effect, the overall loss of Grade 2 agricultural land is still considered a negative effect.	-2
E) Promoting economic growth and employment	Site option does not result in the loss or gain of employment land, a neutral effect.	0		0
F) Supporting retail	The policy contains no retail proposals, however the high street would benefit from the custom of the residents from this development. There would be a minor positive effect.	+1		+1
G) Meeting housing needs	Option provides for 8 new dwellings a contribution towards future housing need in Tiverton, a slight positive effect.	+1		+1
H) Ensuring community health and wellbeing	Services are available on Lea Road and Tiverton town centre is relatively close, a slight positive effect. There were no objections received to the allocation of the site from the Options consultation and two letters of support were received.	+1		+1
I) Delivering the necessary infrastructure	As existing access from Hayne Court is adequate and the site is well connected within Moorhayes with pedestrian and cycle routes throughout. The Mid Devon Community Infrastructure Evidence Report indicates that there are six primary schools located within Tiverton itself and these are largely accepting more students than their planned admission number. The development allocations will	-1	The policy option notes that access will be provided from Hayne Court. Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	result in a need to provide additional primary education facilities. Additional secondary places will be required to accommodate the development proposed to be allocated in the emerging Local Plan Review. Developer contributions will be required in order to fund these improvements. Given the small scale of development it is anticipated that this development will not as an individual site put pressure on the local secondary schools. Overall a slight negative effect is considered reflecting primary school capacity.		improved infrastructure and facilities; overall a neutral effect is considered.	

Secondary/cumulative/synergistic effects:	The development will help meet the housing needs in Tiverton including affordable housing.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	The estimated development time for this site is 1 year. A developer has applied to build on the site although for a lower number of houses; nevertheless the timescale of this development is likely to be short. Once developed, development will be permanent.
Spatial extent: (District wide / local)	This site option will help provide housing within Tiverton including for affordable housing. Development would be focussed in Tiverton, the largest town in the district.

Policy TIV9: Howden Court

A site of 0.53 hectares at Howden Court is allocated for residential development, subject to; 10 dwellings, junction capacity assessment and pedestrian and cycle route.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The landscape impact would not be significant as the site is well screened and has significant tree cover, a neutral effect.	0		0
B) Protection and	Land is located near to the Grade II Listed Howden Court, although no negative impact is anticipated, a neutral effect.	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
promotion of a quality built and historic environment				
C) Mitigating the effects of climate change	The site is located in Flood zone 1 the lowest probability of flooding, a neutral effect. Potential for increased surface run-off without mitigation measures.	-1	A policy requirement in the Local Plan Review seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Overall a neutral effect.	0
D) Safeguarding and minimising resource use	Development option is located on greenfield land with no agricultural grade, given the sites scale a slight negative effect.	-1/?		-1/?
E) Promoting economic growth and employment	Site option does not result in the loss or gain of employment land, a neutral effect.	0		0
F) Supporting retail	Option is located within walking distance to the town centre. The policy contains no retail proposals, however the high street would benefit from the custom of the residents from this development. There would be a slight positive effect.	+1		+1
G) Meeting housing needs	Option is well related to the existing built form at Tiverton, a positive effect. Option provides for 10 new dwellings a contribution towards future housing need, a slight positive effect.	+1		+1
H) Ensuring community health and wellbeing	The site is located within walking distance of Tiverton Town Centre and there are a number of shops, a school, a bus stop and other services close by, a minor positive effect. Two letters of support were received	+1		+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	and one objection during the options consultation.			
I) Delivering the necessary infrastructure	The proposed scale of development can be accommodated. Should the scale of development (cumulatively) exceed 50 dwellings then a right turning lane would be required from the A396. The Mid Devon Community Infrastructure Evidence Report indicates that there are six primary schools located within Tiverton itself and these are largely accepting more students than their planned admission number. The development allocations will result in a need to provide additional primary education facilities. Additional secondary places will be required to accommodate the development proposed to be allocated in the emerging Local Plan Review. Developer contributions will be required in order to fund these improvements. Given pressures on education and highways capacity a negative effect is anticipated.	-2	To mitigate transport impact criteria seek the Submission of a Junction Capacity Assessment to determine the need for a right turning lane from the A396 into Howden Court and provision of a pedestrian and cycle route from Howden Court to Palmerston Park. Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities; overall a neutral effect is considered.	0

Secondary/cumulative/synergistic effects:	The impact of developing this site is expected to be minimal. Density is expected to be low and the level of development is at a level where harm is not expected. The development overall will help add to meeting the housing and the commercial needs of Tiverton and the district as a whole.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic increase within the town. The estimated development time of the site is approximately 1 year. Once developed, development will be permanent.
Spatial extent: (District wide / local)	This site option will help provide housing within Tiverton including the provision of affordable housing. Development would be focussed in Tiverton, the largest town in the district.

Policy TIV10: Roundhill

A site of 0.4 hectares at Roundhill is allocated for residential development, subject to; 13 affordable dwellings and Investigation of ground stability and implementation of appropriate remediation works.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site contains mature hedgerows and trees which form a visual break between the higher and lower parts of the existing development, a neutral effect. Development of the area would result in the loss of hedgerows and trees, a minor negative effect.	-1	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan Review also provide some mitigation therefore a neutral effect is considered.	0
B) Protection and promotion of a quality built and historic environment	There are potential historic mineshafts in the area.	?	It is expected that reports of historic mineshafts should be investigated before site works begin. An unknown impact.	?
C) Mitigating the effects of climate change	The site is located in Flood zone 1 the lowest level of flood risk, a neutral effect. Surface water run-off may be increased without appropriate mitigation measures, a negative effect.	-1	The policy option requires investigation of ground stability and implementation of appropriate remediation works. A policy requirement in the Local Plan Review seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Overall a neutral effect.	0
D) Safeguarding and minimising resource use	This site is located on brownfield land, a positive effect.	+2		+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
E) Promoting economic growth and employment	Site option does not result in the loss or gain of employment land, a neutral effect.	0		0
F) Supporting retail	Option is located within walking distance to shops and services. The policy contains no retail proposals, however the high street would benefit from the custom of the residents from this development. There would be a minor positive effect.	+1		+1
G) Meeting housing needs	Option provides for 13 new affordable dwellings a contribution towards future housing need, a slightly positive effect.	+1		+1
H) Ensuring community health and wellbeing	The site is within walking distance to West Exe and the town centre although up a steep gradient and there are bus stops located on Seven Crosses Hill. There are pedestrian footpaths around the site. Given the sites distance from the town centre and public transport connectivity an overall minor positive effect is considered. The development proposal received one letter of support and two letters of objection during the options consultation.	+1		+1
I) Delivering the necessary infrastructure	The topography of the site would be a constraint to the deliverability of the site, as well as potential historic mineshafts in the area (which are currently being investigated). There is existing highway access however the loss of the garages may impact on the parking provision for the area. The Mid Devon Community Infrastructure Evidence Report indicates that there are six primary schools located within Tiverton itself and these are largely accepting more students than their planned admission number. The development allocations will result in a need to provide additional primary education facilities. Additional secondary places will be required to accommodate the development proposed to be allocated in the emerging Local Plan Review. Developer contributions will be required in order to fund these improvements.	-1	Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities; overall a neutral effect is considered.	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	Given pressures on education capacity a slight negative effect is anticipated.			

Secondary/cumulative/synergistic effects:	The cumulative impact of developing this site is expected to be minimal. The development overall will help add to meeting the affordable housing needs of Tiverton.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic increase within the town. The estimated development time of the site is approximately 1 year. Once developed, development will be permanent.
Spatial extent: (District wide / local)	This site option will help provide some of the affordable housing need within Tiverton. Development would be focussed in Tiverton, the largest town in the district.

Policy TIV11: Palmerston Park

A site of 0.9 hectares at Palmerston Park is allocated for residential development subject to; 15 affordable dwellings and Habitat and protected species reports including a programme of appropriate mitigation and compensation for loss of a protected habitat if appropriate; and investigation of ground stability and implementation of appropriate remediation works.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	There are a number of tall trees on the eastern boundary and the site is elevated above the road. Northern part of the site is within a Deciduous Woodland Priority Habitat. The site currently comprises trees and scrubland. The site falls within the 'River valley slopes and coombes' landscape character area. The area often has steep, wooded sides and a strong sense of enclosure with a lush valley landscape. There is a potential impact on the landscape character due to the lack of trees on the elevated part of the site. The site is visible from the east side of the River Exe. As the site will be small scale but will have an impact on a	-2	Habitat and protected species reports including a programme of appropriate mitigation and compensation for loss of a protected habitat if appropriate. Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan Review provide mitigation for both the impact on the landscape	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	Priority Habitat a negative impact on this sustainability objective is anticipated.		and the natural environment a neutral effect is considered.	
B) Protection and promotion of a quality built and historic environment	No impact.	0		0
C) Mitigating the effects of climate change	The site is located in Flood zone 1 the lowest level of flood risk. Surface water run-off would increase without appropriate mitigation measures, a negative effect.	-1	A policy requirement in the Local Plan Review seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Overall a neutral effect.	0
D) Safeguarding and minimising resource use	The site is located on greenfield land which has no agricultural land class. There are potential mine shafts in the vicinity of the site, which are currently being investigated, a minor negative effect.	-1/?	Investigation of ground stability and implementation of appropriate remediation works.	-1/?
E) Promoting economic growth and employment	Site option does not result in the loss or gain of employment land, a neutral effect.	0		0
F) Supporting retail	The policy contains no retail proposals, however the high street would benefit from the custom of the residents from this development. There would be a minor positive effect.	+1		+1
G) Meeting housing needs	Option provides for 15 affordable dwellings, a contribution to future housing needs. A slight positive effect.	+1		+1
H) Ensuring community health	Development of this site would result in the loss of the current use as a park. There are pedestrian footpaths leading into the town centre and a	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
and wellbeing	bus stop at Palmerston Park. The site is within walking distance to West Exe shops and services within Tiverton Town Centre. On balance development of this site is felt to have a neutral effect. The option received two letters of support and one letter of objection during the options consultation.			
l) Delivering the necessary infrastructure	The topography of the site would be a major constraint as it is very steep where it is adjacent to the road. There is no current access to the site. The Mid Devon Community Infrastructure Evidence Report indicates that there are six primary schools located within Tiverton itself and these are largely accepting more students than their planned admission number. The development allocations will result in a need to provide additional primary education facilities. Additional secondary places will be required to accommodate the development proposed to be allocated in the emerging Local Plan Reiew. Developer contributions will be required in order to fund these improvements. Overall due to the lack of infrastructure development of this site may have a negative effect.	-2	Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities; overall a neutral effect is considered.	0

Secondary/cumulative/synergistic effects:	The development will help meet the affordable housing needs in Tiverton.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic increase within the town. The estimated development time for this site is 1 year. Once developed, development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the affordable housing needs within Tiverton. Development would be focussed in Tiverton, the largest town in the district.

Policy TIV12: Phoenix Lane

A site of 1.4 hectare at Phoenix Lane is allocated for redevelopment as a high quality shopping, leisure and residential area with accessible public space including 60 dwellings with 28% affordable housing and 8,000 square metres of mixed commercial floorspace, redesign of bus station with taxi rank, pedestrian link between Phoenix Lane and the Pannier market, Retention or relocation of the war memorial, design that enhances the character,

appearance and setting of heritage assets, retention of the listed building, Gotham House, Adequate parking and service areas, archaeological investigation, the provision of Sustainable Urban Drainage (SUD) and masterplanning exercise.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	This is a town centre site located within an existing built up area, with no anticipated impact on landscape character, a neutral effect.	0		0
B) Protection and promotion of a quality built and historic environment	The site is within the conservation area, and contains a number of listed buildings as well as some in close proximity to the site. The site also includes a War Memorial. The Tiverton Conservation Area Appraisal notes that the Commemorative park the war memorial is situated in is a visually important green space. Development in this location would impact the conservation area and listed buildings, a negative effect.	-2	The policy TIv12 f) requires outstanding design that announces the southern entrance to Tiverton's primary shopping area while enhancing the character and appearance of the Conservation Area and avoiding significant adverse impact to listed buildings. Part e) and f) of the policy will provide mitigation for if the War Memorial does need to be re-located within the site. Criteria i) requires archaeological investigation and appropriate mitigation, g) retention of the listed building, Gotham House retention. On balance although the development would impact the conservation area and listed buildings, enhancement of the site would have a minor positive impact on this sustainability objective.	+1
C) Mitigating the	The site is located in Flood zone 1 the lowest level of flood risk. The site	-2	The policy option requires the	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
effects of climate change	could contribute to surface water run off without appropriate mitigation measures. Evidence in the SFRA suggests that the site may also have some residual flood risk from the Grand Western Canal or Wimbleball Reservoir.		provision of a sustainable urban drainage scheme to deal with all surface water from the development and arrangements for future maintenance. Appropriate mitigation measures should be incorporated into the design of development to respond to the flood risk from the Grand Western Canal or Wimbleball Reservoir. If mitigation measures are incorporated a neutral effect is considered.	
D) Safeguarding and minimising resource use	This site is located on brownfield land, a positive effect.	+2		+2
E) Promoting economic growth and employment	Development of this site may result in the loss of some employment space however the policy provides for 8,000 square metres of mixed commercial floorspace including retail, office and leisure uses. On balance this would have a positive effect on this sustainability objective through the provision of employment space and enhancement of the site.	+2		+2
F) Supporting retail	The site is located within the town centre. Development of this site may result in the loss of some employment space however the policy provides for 8,000 square metres of mixed commercial floorspace including retail, office and leisure uses. On balance this would have a significant positive effect on this sustainability objective through the	+3	The policy option requires outstanding design that announces the southern entrance to Tiverton's primary shopping area, therefore helping to enhance the vitality and	+3

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	provision of retail and leisure space and enhancement of the site.		viability of the town centre, a significant positive effect.	
G) Meeting housing needs	The policy option requires 60 dwellings including 28% affordable housing. This helps to meet the housing needs of Tiverton including affordable housing, a positive effect.	+2		+2
H) Ensuring community health and wellbeing	The site currently includes the bus station. The Renewable Energy, Carbon Reduction and Air Quality Study (2014) notes that the primarily commercial site of Phoenix Lane is located in the town centre and includes enhancement of the bus station. It is anticipate that this would provide an opportunity to improve local bus services and encourage the use of these which has the potential to have a beneficial effect on air quality as a result. The site is in a town centre location where there are a wide range of services. The development of this site may impact on the pedestrianized public space which includes a war memorial garden, an unknown effect. The development proposal received one letter of support and one letter of objection during the options consultation.	?	The policy requires the redesign and enhancement of the bus station and inclusion of taxi rank. The policy option requires improved pedestrian access between Phoenix Lane and Pannier Market, and between Phoenix Lane and the multi-storey car park. The policy also requires adequate parking and service areas to serve the needs of existing and proposed uses. Overall development of this site would have a positive impact on this sustainability objective.	+2
I) Delivering the necessary infrastructure	Phoenix Lane pedestrianized walk currently provides access from Phoenix Lane to Fore Street. The far north of the site includes land which connects the Fore Street from the Market Walk to the market itself. The Mid Devon Community Infrastructure Evidence Report indicates that there are six primary schools located within Tiverton itself and these are largely accepting more students than their planned admission number. The development allocations will result in a need to provide additional primary education facilities. Additional secondary places will be required to accommodate the development proposed to be allocated in the emerging Local Plan Review. Developer contributions will be required in order to fund these improvements.	-1	The policy requires the redesign and enhancement of the bus station. Improved pedestrian access between Phoenix Lane and the Pannier market, and between Phoenix Lane and the multi-storey car park. Adequate parking and service areas to serve the needs of existing and proposed uses. Overall some enhancement of the infrastructure of the site will be	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	Given school capacity issues a minor negative effect is considered.		provided and will therefore have a minor positive impact on this sustainability objective. Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities.	

Secondary/cumulative/synergistic effects:	The development will help meet the housing needs including affordable housing in Tiverton. The development also adds to mixed commercial floorspace which will enhance Tiverton town centre, the largest town in the district.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	During construction there may be some short term temporary interruptions to some services. The estimated development time for this site currently unknown. Once developed, development will be permanent.
Spatial extent: (District wide / local)	This site option will help provide housing including affordable housing within Tiverton. Development would be focussed in Tiverton, the largest town in the district. Development of the town centre has the potential to benefit the surrounding area of Tiverton who use Tiverton town centre for shopping and retail.

Policy TIV13: Tidcombe Hall (Contingency)

A site of 5 hectares at Tidcombe Hall is allocated for residential development, subject to; 100 dwellings (28% affordable) Vehicular access point on to Canal Hill and improvements to Tidcombe Lane, walking and cycling enhancements and connection to surrounding public rights of way and green infrastructure, protection of the setting of the Grand Western Canal, Tidcombe Hall and conservation areas and archaeological investigation.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of	The site contains mature hedgerows and trees and the canal is also a defined County Wildlife Site & Local Nature Reserve. The site falls	-2	The policy option requires the protection of the setting of the	-1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
the natural environment	within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. There is a potential, but localised impact on character as the site is reasonably well contained within the landscape. There would be some impact arising from development, though this would be against the backdrop of the existing built environment to the west, a negative effect.		Grand Western Canal, Tidcombe Hall and Conservation Areas, a slight negative effect.	
B) Protection and promotion of a quality built and historic environment	The site is located on the south eastern edge of Tiverton and is close to the Grand Western Canal Conservation Area with 1.6ha of the site is within the Grand Western Canal Conservation Area (19% northern part). This site includes the site of the medieval chapel of St Lawrence and Tidcombe Hall. The site lies just to the west of Tidcombe Farmhouse which contains Tidcombe Hall, a 19th century house that was formerly a rectory. There is also a record of a domestic chapel at this site that was licensed in the early 15th century. A desk-based assessment followed by appropriate archaeological mitigation would be required.	-2/?	The policy requires the protection of the setting of the Grand Western Canal, Tidcombe Hall and Conservation Areas. Archaeological mitigation in the form of a programme of archaeological work undertaken through the application of a standard worded archaeological condition on any consent granted may be required. The scale of development proposed has been significantly reduced on this site to protect heritage assets.	-1/?
C) Mitigating the effects of climate change	The site is located in Flood zone 1 the lowest level of flood risk. Evidence in the SFRA suggests that the site may also have some residual flood risk from the Grand Western Canal or Wimbleball Reservoir. Development on the site may increase surface water run-off. A negative effect. There is also an unnamed watercourse flowing through the site for which there is no flooding data available, overall a negative and uncertain effect.	-3/?	A policy requirement in the Local Plan Review seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Policy criteria, seeks walking and cycling enhancements and	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			connection to surrounding public rights of way and green infrastructure. Appropriate mitigation measures should be incorporated into the design of development to respond to the flood risk from the Grand Western Canal or Wimbleball Reservoir. If mitigation measures are incorporated a neutral effect is considered. Uncertainty remains as the impact of the unnamed watercourse is not yet known.	
D) Safeguarding and minimising resource use	The site is made up of a variation of land which has a number of different grades, including urban land and grade 1 agricultural land. Development option is located partly on greenfield land which would be lost if this site is developed. As approximately 75% of the site is made up of Grade 1 and Grade 2 agricultural land, development of this site will have a negative impact on this objective.	-3		-3
E) Promoting economic growth and employment	Site option does not result in the loss or gain of employment land . Development of this scale would be a boost to local construction firms and associated trades who would benefit from being able to undertake contract work on the site. There would therefore be some positive impact.	+1		+1
F) Supporting retail	The policy contains no retail proposals, however the high street would benefit from the custom of the residents from this development. There would be a positive effect.	+2		+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
G) Meeting housing needs	Option provides for 100 new dwellings a contribution towards future housing need and includes provision for affordable housing, a significant positive effect.	+3	Site capacity has been reduced from 200 to 100 dwellings to reflect site constraints.	+3
H) Ensuring community health and wellbeing	There are shops along Canal Hill which are easily accessible, but the site is not within walking distance of Tiverton town centre, a slight negative effect. There are bus stops located on Tidcombe Lane and a footpath on the opposite site of Tidcombe Lane leading to Canal Hill.	-1	Policy criteria, seeks walking and cycling enhancements and connection to surrounding public rights of way and green infrastructure.	0
I) Delivering the necessary infrastructure	A key factor is access. Tidcombe Lane has limited width without footways and Tidcombe Bridge is similar. Improvements to Tidcombe Lane will be necessary northwards from the site to ensure the safety of pedestrians, although not necessarily to increase its traffic capacity. A single vehicular access point on to Canal Hill will need to be supplemented with a secondary emergency access designed to be located at the end of the main cul-de-sac within the site. The Mid Devon Community Infrastructure Evidence Report indicates that there are six primary schools located within Tiverton itself and these are largely accepting more students than their planned admission number. The development allocations will result in a need to provide additional primary education facilities. Additional secondary places will be required to accommodate the development proposed to be allocated in the emerging Local Plan Review. Developer contributions will be required in order to fund these improvements. Given school capacity and site access issues a negative effect is considered.	-2	Criteria within the policy seek a vehicular access points from Canal Hill and improvements to Tidcombe Lane northwards from the site, a neutral effect. The scale of development proposed has been significantly reduced on this site to minimise traffic on the highways network. Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities; overall a neutral effect is considered.	0

Secondary/cumulative/synergistic effects:	The development overall will help meet the housing needs of Tiverton including affordable housing.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic increase within the town. An estimated development time has not been stated by the proposer and is therefore unknown.

Spatial extent: (District wide / local)	This site option will help provide housing within Tiverton including for affordable housing. Development would be focussed in Tiverton, the largest town in the district.

Policy TIV14: Wynnards Mead, Bakers Hill (Contingency)

A site of 6.3 hectares at Wynnards Mead, Bakers Hill is allocated for residential development, subject to; 70 dwellings (28% affordable), design that minimises impact to landscape character and setting of the adjoining listed building and unlisted building (Wynnards Mead), upgrading the lane to provide vehicular access point with the existing access to Wynnards Mead to forma a secondary access for pedestrian and cyclists and site contamination assessment with mitigation for the historic quarry.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	This site falls within the 'River valley slopes and coombes' landscape character area. This area typically falls within the River Exe valley and often has steep, wooded sides and a strong sense of enclosure within a lush valley landscape. The site is elevated, and therefore is visible from a number of viewpoints, including Seven Crosses Road to the south. Accordingly, there would be some impact from development in this location, a negative effect.	-2	The site capacity has been reduced to 70 dwellings down from 100 dwellings to reflect site constraints. The policy requires design which minimises impact to the landscape character, overall a minor negative impact with this mitigation measure.	-1
B) Protection and promotion of a quality built and historic environment	The site, which lies to the west of Tiverton, consists of the grounds of a large house called 'Wynnards Mead', including some associated agricultural land and two cottages. Gotham Farm adjoins the site to the west. The site is in close proximity to a listed building to the immediate west of the site, a slight negative effect.	-1	Criteria within the policy requires design which protects the character and setting of the adjoining listed buildings and the unlisted house within the site 'Wynnards Mead', a neutral effect.	0
C) Mitigating the effects of climate change	The site is set on the north side of the Cottey Brook, sloping down north to south. The largest portion of the site in the north is located in flood zone 1, the lowest risk of flooding. The southern edge of the site is within flood zone 3 where the Cottey Brook runs along the southern boundary. Development could lead to increased surface water run-off, a negative effect.	-2	A policy requirement in the Local Plan Review seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			future maintenance. On balance it is felt that development of this site would have a neutral effect.	
D) Safeguarding and minimising resource use	2.1ha (33% S and W) of the site is located on Grade 3 very good quality agricultural land, 4.2ha (67% NE) of the site is located on unclassified agricultural grade and a small area of contaminated land (historic quarry, 0.06ha in north). On balance development of this site would result a minor negative impact on this objective.	-1/?	Criteria in policy require site contamination assessment and remediation to mitigate risks associated with the historic quarry to the north of the site. Due to the partially known agricultural grade of land, the retention of an unknown and negative impact would be considered.	-1/?
E) Promoting economic growth and employment	Site option does not result in the loss or gain of employment land.. Development of this scale would be a boost to local construction firms and associated trades who would benefit from being able to undertake contract work on the site. There would therefore be a minor positive impact.	+1		+1
F) Supporting retail	The policy contains no retail proposals, however the high street would benefit from the custom of the residents from this development. There would be a minor positive effect.	+1		+1
G) Meeting housing needs	Option provides for 70 new dwellings a contribution towards future housing need including affordable housing, a significant positive effect.	+2		+2
H) Ensuring community health and wellbeing	The services and facilities of Tiverton lie some 1.2 km distant. The site is located within walking distance to Tiverton town centre and is close to a bus service into Tiverton. The development option received four letters of objection during the options consultation.	+1		+1
I) Delivering the necessary	An adequate site access is achievable however the existing carriageway and footway links to Tiverton are very steep. The Mid Devon Community Infrastructure Evidence Report indicates that there are six	-2	Policy proposes the upgrading of the lane to 'Wynnard's Cottages' to provide the vehicular access point	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
infrastructure	primary schools located within Tiverton itself and these are largely accepting more students than their planned admission number. The development allocations will result in a need to provide additional primary education facilities. Additional secondary places will be required to accommodate the development proposed to be allocated in the emerging Local Plan Review. Developer contributions will be required in order to fund these improvements. Given school capacity and site access issues a negative effect is considered.		with widening of the frontage. The existing access to the house Wynnard's Mead to form a secondary access for pedestrians and cyclists. Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities; overall a neutral effect is considered.	

Secondary/cumulative/synergistic effects:	The development overall will meet the housing needs of Tiverton including affordable housing.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic increase within the town. The estimated development time for this site is 3 years. Once developed, development will be permanent.
Spatial extent: (District wide / local)	This site option will help provide housing within Tiverton including for affordable housing. Development would be focussed in Tiverton, the largest town in the district. The provision of 70 dwelling will help meet the housing needs of the district as a whole.

Policy TIV15: Tiverton Infrastructure

The Council will use CIL and planning obligations and where appropriate external sources of funding to deliver the following infrastructure; new junction onto the A361 to serve Tiverton EUE, public realm improvements and traffic calming to Blundells Road, increased capacity at Heathcoat Way, bus service enhancements, expansion and improved primary and secondary education facilities, emergency fire and rescue services, healthcare facilities, community facilities and works to reduce flood risk.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	No anticipated effects.	0		0
B) Protection and promotion of a quality built and historic environment	No anticipated effects.	0		0
C) Mitigating the effects of climate change	The policy seeks provision of works to reduce flood risk, a positive effect.	+2		+2
D) Safeguarding and minimising resource use	No anticipated effects.	0		0
E) Promoting economic growth and employment	No anticipated effects.	0		0
F) Supporting retail	No anticipated effects.	0		0
G) Meeting housing needs	Provision of new junction onto A361 to serve Tiverton EUE is needed to unlock strategic housing development in this location. A positive effect.	+2		+2
H) Ensuring community health and wellbeing	The Council will use CIL and planning obligations and where appropriate external sources of funding to deliver the following infrastructure; emergency fire and rescue services, healthcare facilities, community facilities (GP surgery, children/ youth & community hall) and works to reduce flood risk. This is all infrastructure required to ensure Tiverton's community health and wellbeing over the course of the Plan period, a significant positive effect.	+3		+3

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
I) Delivering the necessary infrastructure	The Council will use CIL and planning obligations and where appropriate external sources of funding to deliver the following infrastructure; new junction onto the A361 to serve Tiverton EUE, public realm improvements and traffic calming to Blundells Road, increased capacity at Heathcoat Way, bus service enhancements and expansion and improved primary and secondary education facilities. This is all infrastructure required to deliver Tiverton's strategic growth over the course of the Plan period, a significant positive effect.	+3		+3

Secondary/cumulative/synergistic effects:	This policy supports many of the other Tiverton policies and collects funds towards necessary pieces of local infrastructure. This infrastructure is required to mitigate traffic impacts associated with existing and future developments in the town.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	The policy will have impacts over the lifetime of the plan, as monies will be gathered during all periods with development only likely to take place in the longer term.
Spatial extent: (District wide / local)	The impacts of the policy are likely to be wider than just Tiverton – as improvements to Tiverton's infrastructure / community facilities will serve a wider rural catchment.

Tiverton Alternative Site Options

Hartnoll Farm, Tiverton

Option

A site of 70 hectares at Hartnoll Farm could be allocated for residential development including 1100 dwellings, 28% affordable housing subject to further assessment of viability. Transport provision, environmental protection, community facilities, carbon reduction, agreed phasing and a public Masterplanning exercise are also required.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site is located in the open countryside. The site comprises a number of fields which are bounded by mature hedgerows and trees throughout the site. The site is bordered by the Grand Western Canal Conservation Area to the south and east of the site. The canal is also a County Wildlife Site and Local Nature Reserve. The supporting text to the policy states that if the site is allocated, land adjacent to the Grand Western Canal would need to be protected from development and set aside as green infrastructure. Development of the site would have a potential significant visual impact and would impact on the biodiversity and habitats of the area. Wildlife survey 2014 indicates; Fields are of low wildlife value being agriculturally improved grassland and arable crops. Some of the field margins are wide and support coarse grassland which may provide hunting areas for barn owls. Hedgerows throughout the site are thick and mostly species rich. Likely to have value for bats and dormice. Most of the hedgerows are likely to be considered as “important” under the Hedgerow Regulation Act 1997. There are many mature hedgerow trees and some in-field trees. Some of these may be veteran or notable. The abandoned railway line is a key feature with woodland and scrub, and provides an important corridor and links to the Grand Western Canal. Several badger setts found on site as well as latrines and paths. It is likely that badgers use much of the site, especially around the abandoned railway and in the largest arable field. Deer paths and droppings found and many common birds seen and heard. Grand Western Canal forms the southern boundary and is a County Wildlife Site and a further wildlife corridor. This site has the potential to support roosting, commuting and foraging bats, dormice and badger and as such further surveys should be carried out before development is considered any further. Features such as hedgerows, woodland/scrub along the abandoned railway and mature/veteran trees should be retained. DBRC	-2	The policy requires environmental protection and enhancement which will help mitigate any negative impact on this objective by the development of this site. Land adjacent the Grand Western Canal will need to be protected as Green Infrastructure.	-1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	has records of the following key species within 1km of the site: brown hare, otter, dormouse, badger, Daubenton's, Noctule & Pipistrelle bats, barn owl. The Phase I habitat survey for site (Devon Biodiversity Records Centre, June 2014) states: "The site is of overall moderate wildlife value. The site is large and comprises a range of habitat types. Of the habitats present the hedgerows are considered to provide the greatest value for wildlife as they are mature, well connected and species-rich. Furthermore, the linear woodland and scrub along the dismantled railway, whilst small is moderately species-rich, and is also well connected in the wider landscape through the hedgerow network. The hedgerows and woodland add to the structural diversity of the area. If the site is subject to development it is recommended that the hedgerows and woodland are retained where possible." The Landscape and Visual Appraisal concludes: This site is quite separate from existing development at Post Hill on higher ground to the west, and Halberton to the east beyond the canal. However, with the Tiverton East Urban Extension development would come up to Manley Lane, the western boundary of the site. In terms of its relationship to the countryside, the site is closely related to the canal and country path, but also provides a clear gap between the proposed edge of Tiverton and the settlement of Halberton, with a distinct change of character. In terms of visibility, the site is visible from the canal, from the Post Hill/Halberton Road and from the hills to the south, although from limited viewpoints. From the road and from the south, it is clearly perceived as a threshold, and development would extend Tiverton to the east in a way that would compromise the role of the site within the views. Overall a negative effect for wildlife and biodiversity.			
B) Protection and	The site lies in an area of archaeological potential with the HER	-2/?	The policy requires a public	-2/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
promotion of a quality built and historic environment	recording prehistoric activity here and recent archaeological work has identified prehistoric activity across the wider landscape. A small part of the border is next to residential development and there are farm buildings within the site. The level of development proposed will be significant and therefore would likely impact the built and historic environment. However as there are no protected built or historic assets in or around the site the impact on this objective will be minor. Archaeological investigations should be completed to support any planning application for development here however this is not currently required by the policy. The easternmost part of the Blundell's Conservation Area meets the site where the Railway Walk ends. The development would also be adjacent to the Grand Western Canal Conservation area on the southern and eastern boundaries. Design of the development would need to consider the impact on the conservation area. In combination with the Tiverton Eastern Urban Extension (which is already allocated) development at Hartnoll Farm would represent a significant lengthening of Tiverton in an easterly direction along the valley floor. Two issues emerge; firstly as development extends ever easterly, the distance from town centre services increases as well as reliance on the private car and secondly the town will significantly close the gap between its urban areas with nearby villages such as Halberton, which currently has its own separate identity. The coalescence of Halberton is considered a negative effect that can't be mitigated against.		Masterplanning exercise to be undertaken before any planning application is made and which will improve the quality of the final design of the development. Archaeological investigation and appropriate mitigation to enhance sustainability. Coalescence of Tiverton with Halberton is not able to be mitigated satisfactorily, remaining a negative effect after mitigation.	
C) Mitigating the effects of climate change	By focusing new development in settlements where jobs and services are located the option will reduce the need to travel and therefore reduce greenhouse gas emissions. The entire site is in a low risk area (flood zone 1) being the area of least flood risk. Evidence in the SFRA suggests that the site may have some residual flood risk from the Grand	-1/?	The policy should be read in the context of other policies in the plan which aim to mitigate the effects of climate change and reduce the risk of flooding. A Flood Risk Assessment would be	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	Western Canal or Wimbleball Reservoir. There is also an unnamed watercourses flowing through site, the impact of which is not yet known. Transport provision to ensure appropriate accessibility for all modes is also supported by the policy and traffic through Halberton and Sampford Peverell is discouraged. There are no existing services, infrastructure or facilities within the site or in close proximity. Given the scale of the development at this site it is likely some negative impacts will occur with regard to carbon emissions through construction and increased traffic movement.		required to determine the impact of the unnamed watercourse. If development avoided areas of flood risk this would mitigate any impact. Appropriate mitigation measures should be incorporated into the design of development to respond to the flood risk from the Grand Western Canal or Wimbleball Reservoir. A buffer zone will need to be incorporated around the Grand Western Canal to enable access for maintenance and repair, should it be required. This buffer strip should be within open public space and not within private gardens. If mitigation is provided for, a neutral effect is considered. Uncertainty remains as the impact of the unnamed watercourse is not yet known.	
D) Safeguarding and minimising resource use	The majority of the site 68.7ha (71%) to the NE of the site is Grade 1 agricultural land. It is likely that this site will have a negative impact on this objective due to the scale of development of a site that is predominantly Grade 1 agricultural greenfield land which would be lost if this site is developed. The site will therefore have a significant	-3		-3

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	negative impact on this objective.			
E) Promoting economic growth and employment	There are existing employment units on this site which could be retained. The policy option does not propose employment development on this site, a slight negative impact. Development of this scale would be a boost to local construction firms and associated trades who would benefit from being able to undertake contract work on the site. The site is located near to the Strategic Road Network and development here would increase the vitality and viability of Tiverton town centre. There would therefore be some positive impact.	+2		+2
F) Supporting retail	The policy contains no retail proposals, however the high street would benefit from the custom of the residents from this development. There would be a positive effect.	+2		+2
G) Meeting housing needs	The site allocation will provide for 1,100 dwellings which will include 28% affordable housing subject to further assessment of viability. The site therefore will have a significant positive impact on meeting housing needs for the district.	+3		+3
H) Ensuring community health and wellbeing	Option will contribute towards light and noise pollution, a slight negative effect. The policy does not mention the provision of open space, sport or recreation or the reduction of crime a slight negative impact. The proximity of the site to Tiverton town centre could encourage cycling, walking and the use of public transport. Overall a slight negative impact is considered..	-1	The option promotes the delivery of community facilities to meet local needs arising and transport provision to ensure appropriate accessibility for all modes. The site allocation makes note of carbon reduction and air quality improvements which will help minimise pollution and benefit community health and wellbeing.	+1
I) Delivering the necessary infrastructure	The policy requires an agreed phasing strategy to bring forward development and infrastructure in step and retain the overall viability of development. There are potential highway capacity issues around this site which would require enhancements before this site is developed.	-2	The policy for this site requires a public Masterplanning exercise to be undertaken before any planning application is made. The site is	+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	Initial work from the Tiverton Eastern Urban Extension suggest that one of the only viable solutions to transport concerns for further development to the East of Tiverton is a link road through the Blundells School site, This option is currently not considered viable. The Mid Devon Community Infrastructure Evidence Report indicates that there are six primary schools located within Tiverton itself and these are largely accepting more students than their planned admission number. The development allocations will result in a need to provide additional primary education facilities. Places are mostly needed at the Tiverton EUE, which is the largest area of development by far. The masterplan for the area and forthcoming developments include the provision of a school site that can accommodate up to 420 pupils, which should be sufficient to meet the demand in Tiverton. Additional secondary places will be required to accommodate the development proposed to be allocated in the emerging Local Plan Review. Developer contributions will be required in order to fund these improvements. Given pressures on education and highways capacity a negative effect is anticipated.		therefore likely to deliver the necessary infrastructure for the site with the potential to also benefit the surrounding community. Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities; overall a neutral effect is considered.	

Secondary/cumulative/synergistic effects:	The potential cumulative impact of the development of this site on traffic, pressure on local services and facilities and the current provision of infrastructure should be mitigated by the policy criteria. Overall the development of this site will help meet the housing and commercial needs of Tiverton and the district as a whole.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic increase within the town. The estimated development time of the site is approximately 10+ years. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will significantly help provide housing for the district. Development would be focussed as an extension to the biggest town in the district.

Blundell's School, Tiverton
Option

A site of 13.2 hectares north of Blundells School could be allocated for mixed use development, subject to; 60 dwellings (28% affordable), 7,000 square metres B1 or other suitable employment floorspace, 8 hectares of informal green infrastructure, land shaping to raise areas for development above flood zone 3, provision of a junction on Heathcoat Way, provision and enhancement of cycle and pedestrian links in the area, site contamination assessment, provision of Sustainable Urban Drainage (SUD) and implementation of transport plans.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site is located within the settlement of Tiverton. There is minimal impact on landscape character and development could improve the current site which comprises of a number of elements including a scrap yard and former poultry handling factory. The Council will review existing species or habitats information held on previously allocated sites.	+2		+2
B) Protection and promotion of a quality built and historic environment	The site lies in an area of archaeological potential with regard to known prehistoric activity in the wider landscape. The southern boundary of the site is adjacent the Blundell's Conservation Area and development would need to have consideration of the conservation area with regard to design. Development on this site has the potential to have a minor negative impact in contributing towards achieving this objective.	-1/?	The policy requires a public Masterplanning exercise to be undertaken before any planning application is made and which will improve the quality of the final design of the development. Archaeological investigation and appropriate mitigation to enhance sustainability.	0/?
C) Mitigating the effects of climate change	The majority of the site is in flood zone 3 (62%). The policy requires land shaping to raise areas for development above flood zone 3, including an allowance for climate change, and to create additional floodplain to compensate for the loss of floodplain. However, as 62% is within the flood plain, suggested land raising is not a feasible mitigation option. As	-3	A policy requirement in the Local Plan Review seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water	-1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	the site is proposed partly for residential and partly commercial development a number of uses could be classed as 'less vulnerable' development and would therefore be compatible with Flood Zones 1, 2 and 3a. The remaining part of the site is proposed for residential development, classed as 'more vulnerable' and would be compatible with flood zone 1 & 2, with an exception test required for flood zone 3a. Evidence in the SFRA suggests that the site may also have some residual flood risk from the Grand Western Canal or Wimbleball Reservoir, and surface water run-off may result from development. Overall a significant negative effect is considered.		run-off and arrangements for future maintenance. Development should be focussed in areas of least flood risk first and ensure any development in flood zone 2 and 3a are compatible with these flood zones. Appropriate mitigation measures should be incorporated into the design of development to respond to the flood risk from the Grand Western Canal or Wimbleball Reservoir. The SFRA suggests that some forms of mitigation measures, such as land shaping would not be feasible in this location. If mitigation measures are provided there may still be a negative impact.	
D) Safeguarding and minimising resource use	0.7ha is contaminated land (food processing). This site is comprised of brownfield and grade 4 greenfield land. The development of this site would result in both a positive and negative impact but on balance an overall negative score reflecting contaminated land.	-2	The policy requires a site contamination assessment and remediation to mitigate risks associated with the former and current land uses.	-1
E) Promoting economic growth	The development of this site would results in the loss of vacant industrial land. However the allocation includes 7000 sqm of B1 or other employment uses resulting in a balanced score. Development of	+2		+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
and employment	this scale would be a boost to local construction firms and associated trades who would benefit from being able to undertake contract work on the site. There would therefore be some positive impact.			
F) Supporting retail	This site would add to housing in a town, close to the town centre. The allocation includes 7,000 sqm of commercial land. There is potential for this site to support retail in Tiverton.	+2		+2
G) Meeting housing needs	The site allocation will provide for 60 dwellings which will include 28% affordable housing. The site therefore will have a significant positive impact on meeting housing needs for the district.	+2		+2
H) Ensuring community health and wellbeing	The site option requires the provision and enhancement of cycle and pedestrian links in the area. Option will contribute towards light and noise pollution, a slight negative effect. The site is also close to the town centre of Tiverton and therefore is likely to be within walking distance to services. The development of this site is therefore likely to have a minor positive impact on this objective.	+1	The option policy requires the remediation of contaminated land. It also requires the implementation of transport plans and other transport measures to minimise carbon footprint and air quality impacts.	+1
I) Delivering the necessary infrastructure	The policy requires land shaping to raise areas for development above flood zone 3 and the provision of a junction on Heathcoat Way and road access through the site to form part of a link road with the Eastern Urban Extension (depending on whether the urban extension is enlarged by virtue of Policy TIV2, Hartnoll Farm option). The option is likely to deliver the necessary infrastructure for the site. The Mid Devon Community Infrastructure Evidence Report indicates that there are six primary schools located within Tiverton itself and these are largely accepting more students than their planned admission number. The development allocations will result in a need to provide additional primary education facilities. Additional secondary places will be required to accommodate the development proposed to be allocated in the emerging local Plan Review. Developer contributions will be required in order to fund these improvements. Given the small scale of	-2	The option for this site requires a public Masterplanning exercise to be undertaken before any planning application is made. The site is therefore likely to deliver the necessary infrastructure for the site with the potential to also benefit the surrounding community. The policy option requires the provision and enhancement of cycle and pedestrian links in the area. The option also requires implementation of transport plans	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	development it is anticipated that this development will not as an individual site put pressure on the local secondary schools. Given pressures on education and highways capacity a negative effect is anticipated.		and other transport measures to minimise carbon footprint and air quality impacts. Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities; overall a neutral effect is considered.	

Secondary/cumulative/synergistic effects:	The potential cumulative impact of the development of this site on traffic, pressure on local services and facilities and the current provision of infrastructure should be mitigated by the policy criteria. Overall the development of this site will help meet the housing and commercial needs of Tiverton and the district as a whole.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic increase within the town. The estimated development time of the site is approximately 2-4 years. The scrapyard is only available if an alternative site can be found in the near vicinity.
Spatial extent: (District wide / local)	This site option will help provide housing and employment for Tiverton. Development would be focussed in Tiverton, the largest town in the district.

Hay Park, Tiverton

Option

A site of 0.33 hectares at Hay Park, Canal Hill is proposed for residential development, subject to; 10 dwellings, Sustainable Urban Drainage (SUD), archaeological investigation and protection of local heritage assets. Access to be gained from Canal Hill

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site does contain some mature trees. Development on this site would have minimal landscape impact as it is within the built up area of Tiverton, a neutral effect.	0		0
B) Protection and promotion of a quality built and historic environment	This proposed development area occupies the former settlement of Haypark, first documented in the late 17th century. The site is now occupied with modern housing and any development here may expose archaeological and artefactual deposits associated with this settlement. Access is possible from both Canal Hill and Rennie Road however the access from Canal Hill may require demolition of the barns to provide adequate visibility splays and necessary footpath widths. A negative impact. The retention of the character of the existing buildings would be preferable as they are of historic significance. There is a potential negative impact on the character of the area given archaeological deposits and loss of historic barns.	-2/?	Archaeological mitigation in the form of a programme of archaeological work undertaken through the application of a standard worded archaeological condition on any consent granted may be required, and mitigation measures to protect local heritage assets. The potential loss of historic barns would still warrant a minor negative effect.	-1/?
C) Mitigating the effects of climate change	The site is located in Flood zone 1 the lowest level of flood risk, a neutral effect. There is an unnamed water course flowing though the site for which flood zone information is not available. Evidence in the SFRA suggests that the site may also have some residual flood risk from the Grand Western Canal or Wimbleball Reservoir. Surface water run-off may increase flood risk. Overall a negative effect.	-2/?	The option requires the provision of a sustainable urban drainage scheme to deal with all surface water from the development and arrangements for future maintenance Appropriate mitigation measures should be incorporated into the design of development to respond to the flood risk from the Grand Western Canal or Wimbleball Reservoir. Due to the size of the site, mitigation costs through surface water management may prohibit	-1/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			development, a minor negative effect. Uncertainty remains as the impact of the unnamed watercourse is not yet known.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land which has no agricultural grade, a slight negative and unknown effect.	-1/?		-1/?
E) Promoting economic growth and employment	Site option does not result in the loss or gain of employment land, a neutral effect.	0		0
F) Supporting retail	The policy contains no retail proposals, however the high street would benefit from the custom of the residents from this development. There would be a slight positive effect.	+1		+1
G) Meeting housing needs	Option provides for 10 new dwellings a contribution towards future housing need, a slight positive effect.	+1		+1
H) Ensuring community health and wellbeing	Option is not located within walking distance to the town centre a slight negative effect. There are bus stops located along Canal Hill and there are shops located close by. There are no cycle paths, but there is a pedestrian footpath into Tiverton Town Centre. The development option received one letter of support during the options consultation. Overall a minor negative effect is considered.	-1		-1
I) Delivering the necessary infrastructure	The topography of the site would be a constraint to development as would access. Access is possible from both Canal Hill and Rennie Road however the access from Canal Hill may require demolition of the barns to provide adequate visibility splays and necessary footpath widths.	-2	The policy option states that access should be gained from Canal Hill. Policy S8 also provides mitigation by setting out that developers will	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	The retention of the character of the existing buildings would be preferable. The steps to the east would also need to be brought up to standard. The topography of the site would make a sole access from Rennie Road challenging, as a car park area would need to be provided, as it is too steep to go from the top half to bottom half. The Mid Devon Community Infrastructure Evidence Report indicates that there are six primary schools located within Tiverton itself and these are largely accepting more students than their planned admission number. The development allocations will result in a need to provide additional primary education facilities. Additional secondary places will be required to accommodate the development proposed to be allocated in the emerging Local Plan Review. Developer contributions will be required in order to fund these improvements. Given the small scale of development it is anticipated that this development will not as an individual site put pressure on the local secondary schools. Given pressures on education and highways capacity a negative effect is anticipated.		be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities; overall a neutral effect is considered.	

Secondary/cumulative/synergistic effects:	The impact of developing this site is expected to be minimal. The development overall will help add to meeting the housing needs of Tiverton including affordable housing.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic increase within the town. The estimated development time of the site is approximately 1-2 years. Once developed, development will be permanent.
Spatial extent: (District wide / local)	This site option will help provide housing within Tiverton including for affordable housing. Development would be focussed in Tiverton, the largest town in the district.

The Avenue, Tiverton
Option

A site of 0.4 hectares at The Avenue is allocated for residential development, subject to; 15 dwellings (28% affordable), pavement along the southern boundary and Sustainable Urban Drainage (SUD).

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The impact on the surrounding landscape would be minimal as the site is surrounded by residential development, a neutral effect.	0		0
B) Protection and promotion of a quality built and historic environment	No impact.	0		0
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures. Evidence in the SFRA suggests that the site may also have some residual flood risk from the Grand Western Canal or Wimbleball Reservoir, overall a negative effect is considered.	-2	The policy option requires the provision of a sustainable urban drainage scheme to deal with all surface water from the development and arrangements for future maintenance. Where the site is adjacent to the Grand Western Canal, a buffer zone to allow access for maintenance will be required. This buffer zone should be within public open space and not within private gardens. Appropriate mitigation measures should be incorporated into the design of development to respond to the flood risk from the Grand	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			Western Canal or Wimbleball Reservoir. If mitigation measures are incorporated a neutral effect is considered.	
D) Safeguarding and minimising resource use	Development option is located on brownfield land, a positive effect.	+2		+2
E) Promoting economic growth and employment	Site option does not result in the loss or gain of employment land, a neutral effect.	0		0
F) Supporting retail	The policy contains no retail proposals, however the high street would benefit from the custom of the residents from this development. There would be a minor positive effect.	+1		+1
G) Meeting housing needs	Option provides for 15 new dwellings including affordable housing a contribution towards future housing need, a slightly positive effect.	+1		+1
H) Ensuring community health and wellbeing	The site is within walking distance of the town centre but up a steep gradient. There is a bus stop on Canal Hill within walking distance.	+1	Criteria within the policy seek provision of pavement along the southern boundary of the site, a slight positive effect.	+1
I) Delivering the necessary infrastructure	The site is located on a poor junction of Canal Hill and The Avenue with poor visibility. It is located on a steep hill and there is no pedestrian access. The Mid Devon Community Infrastructure Evidence Report indicates that there are six primary schools located within Tiverton itself and these are largely accepting more students than their planned admission number. The development allocations will result in a need to provide additional primary education facilities. Additional secondary places will	-2	The policy option requires the provision of a pavement along the southern boundary of the site. Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	be required to accommodate the development proposed to be allocated in the emerging Local Plan Review. Developer contributions will be required in order to fund these improvements. Given the small scale of development it is anticipated that this development will not as an individual site put pressure on the local secondary schools. Given pressures on education and highways capacity a negative effect is anticipated.		facilities; overall a neutral effect is considered.	

Secondary/cumulative/synergistic effects:	The impact of developing this site is expected to be minimal. The development overall will help add to meeting the housing needs of Tiverton including affordable housing.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic increase within the town. An estimated development time has not been stated by the proposer and is therefore unknown.
Spatial extent: (District wide / local)	This site option will help provide housing for Tiverton including for affordable housing. Development would be focussed in Tiverton, the largest town in the district.

Exeter Hill, Tiverton

Option

A site of 6.09 hectares at Exeter Hill could be allocated for residential development subject to; 55 dwellings (28% affordable), access from Devonshire Rise, a suitable secondary point of access and Sustainable Urban Drainage (SUD).

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site is bounded by hedges and trees and there are wide views across Tiverton and to the ridges to the north. This site falls within the 'River valley slopes and coombes' landscape character area. This area typically falls within the River Exe valley and often has steep, wooded sides and a strong sense of enclosure within a lush valley landscape. Development on this site would extend the built form of	-2	Design which minimises impact to the landscape character. Although there is still an anticipated negative effect.	-2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	Tiverton further up this hillside. The site is steeply sloping, with large views of Tiverton and would be highly visible from town. The site is currently open and tranquil, and has views to the north, east and west and there would be a landscape impact of locating housing within this area. Although the level of development is relatively low this would result in a negative effect on this objective due to the context of the site.			
B) Protection and promotion of a quality built and historic environment	Archaeological work here has identified the presence of earthwork features across this site that may be indicative of archaeological activity. Archaeological mitigation in the form of a programme of archaeological work undertaken through the application of a standard worded archaeological condition on any consent granted may be required, a slight negative effect.	-1/?	Archaeological investigation and appropriate mitigation to enhance sustainability.	0/?
C) Mitigating the effects of climate change	The site is located in Flood zone 1 the lowest level of flood risk. The site could contribute to surface water run off without appropriate mitigation measures. Evidence in the SFRA suggests that the site may also have some residual flood risk from the Grand Western Canal or Wimbleball Reservoir, overall a negative effect.	-2	The policy option requires the provision of a sustainable urban drainage scheme to deal with all surface water from the development and arrangements for future maintenance. Appropriate mitigation measures should be incorporated into the design of development to respond to the flood risk from the Grand Western Canal or Wimbleball Reservoir. If mitigation measures are provided for a neutral effect is considered.	0
D) Safeguarding	3.4ha (68% South) of the site is located on Grade 3 good / moderate	-1/?		-1/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
and minimising resource use	quality agricultural land and 1.6ha (32% North is located on unclassified agricultural grade, an overall slight negative and unknown effect.			
E) Promoting economic growth and employment	Site option does not result in the loss or gain of employment land, a neutral effect.	0		0
F) Supporting retail	The policy contains no retail proposals, however the high street would benefit from the custom of the residents from this development. There would be a minor positive effect.	+1		+1
G) Meeting housing needs	Option provides for 55 new dwellings including 28% of affordable housing a contribution towards future housing need, a positive effect.	+2		+2
H) Ensuring community health and wellbeing	Tiverton town centre lies in reasonably close proximity and a bus service is available on Canal Hill but there is no footway on Exeter Hill which is very steep. Overall this is a neutral impact.	0		0
I) Delivering the necessary infrastructure	The Highway Authority feel that there are difficulties to access the site due to the substandard nature of the junction with Canal hill and the gradient and topography of the site as well as lack of footways to Tiverton. The Highway Authority note potential opportunities to access the site with the area however the area itself is nearing capacity. The Mid Devon Community Infrastructure Evidence Report indicates that there are six primary schools located within Tiverton itself and these are largely accepting more students than their planned admission number. The development allocations will result in a need to provide additional primary education facilities. Additional secondary places will be required to accommodate the development proposed to be allocated in the emerging Local Plan Review. Developer contributions will be required in order to fund these improvements. Given the small scale of development it is anticipated	-2	The policy option requires access from Devonshire rise and a suitable secondary point of access. Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities; overall a neutral effect is considered.	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	that this development will not as an individual site put pressure on the local secondary schools. Given pressures on education and highways capacity a negative effect is anticipated.			

Secondary/cumulative/synergistic effects:	The development will help meet the housing needs in Tiverton including affordable housing.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic increase within the town. The estimated development time for this site is 2 year. A developer has applied to build on the site although for a lower number of houses; nevertheless the timescale of this development is likely to be short. Once developed, development will be permanent.
Spatial extent: (District wide / local)	This site option will help provide housing within Tiverton including for affordable housing. Development would be focussed in Tiverton, the largest town in the district.

Leat Street, Tiverton

Option

A site of 0.2 hectares at 29-31 Leat Street could be allocated for residential development subject to; 8 dwellings, improvements to access onto Leat Street, investigation of increased flood risk, archaeological interest and site contamination, design which respects and enhances the character of the Conservation Area and Sustainable Urban Drainage (SUD).

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site falls within the centre of Tiverton and there will be no impact on landscape character, neutral effect.	0		0
B) Protection and promotion of a	The site is located within the Tiverton Conservation Area, however the policy option requires design which respects and enhances the character of the Conservation area. This site also lies within the historic core of the	-1/?	The policy option requires the investigation of archaeological interest with mitigation as	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
quality built and historic environment	town and in an area shown by historic maps to have been occupied by Sewards Court. These buildings appear to have been demolished sometime in the late 20th century. Any development here has the potential to expose archaeological and artefactual deposits associated with these dwellings. Overall development of this site would have a minor negative effect on this sustainability objective.		appropriate. Development would also need to be designed with the conservation area in mind.	
C) Mitigating the effects of climate change	The site is located mainly in Flood zone 2, with a small part of the site being in Flood Zone 3, a risk of flooding a negative effect. The site is proposed for residential development 'more vulnerable' and would be compatible with flood zone 1 & 2 an exception test is required for flood zone 3a. Development would potentiall increase surface water run-off, a negative impact. Evidence in the SFRA suggests that the site may also have some residual flood risk from the Grand Western Canal or Wimbleball Reservoir. Overall a negative effect is considered.	-3	The policy option requires the investigation of increased flood risk with mitigation as appropriate. The policy option also requires the provision of a sustainable urban drainage scheme to deal with all surface water from the development and arrangements for future maintenance. Appropriate mitigation measures should be incorporated into the design of development to respond to the flood risk from the Grand Western Canal or Wimbleball Reservoir. If mitigation measures are provided for a slight negative impact would still be considered.	-1
D) Safeguarding and minimising resource use	Development option is located on brownfield land. Potential for contaminated land at the site although an enhanced pollution survey (dating back to 1999) stated the site was free of contamination, a slight negative impact. As this option is on brownfield land and could improve	+1	The policy option requires the investigation of site contamination with mitigation as appropriate.	+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	potentially contaminated land, a slight positive effect is felt.			
E) Promoting economic growth and employment	The garage towards the back of the site is currently in use, while the showroom and forecourt are currently vacant. Development of the site will result in the loss of employment land, a negative effect.	-2		-2
F) Supporting retail	The policy contains no retail proposals, however the high street would benefit from the custom of the residents from this development. There would be a minor positive effect.	+1		+1
G) Meeting housing needs	Option provides for 8 new dwellings, a contribution towards future housing need, a slight positive effect.	+1		+1
H) Ensuring community health and wellbeing	Tiverton town centre lies in reasonably close proximity and there are footpaths along both sides of Leat Street as well as on-road cycle links, a slight positive effect.	+1		+1
I) Delivering the necessary infrastructure	There is an existing access directly onto Leat Street. The Mid Devon Community Infrastructure Evidence Report indicates that there are six primary schools located within Tiverton itself and these are largely accepting more students than their planned admission number. The development allocations will result in a need to provide additional primary education facilities. Additional secondary places will be required to accommodate the development proposed to be allocated in the emerging Local Plan Review. Developer contributions will be required in order to fund these improvements. Given the small scale of development it is anticipated that this development will not as an individual site put pressure on the local secondary schools. Given pressures on education a slight negative effect is anticipated.	-1	The policy option requires improvement to the access onto Leat Street, a positive effect. Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities; overall a neutral effect is considered.	+1

Secondary/cumulative/synergistic effects:	The development will help meet the housing needs in Tiverton including affordable housing.
Temporary/permanent effects: Timescale: Short (1-5 years),	Within the short term, construction traffic associated with the development will

Medium (6-15 years) Long (15+ years)	contribute towards traffic increase within the town. The estimated development time for this site is 1 year. Once developed, development will be permanent.
Spatial extent: (District wide / local)	This site option will help provide housing within Tiverton including for affordable housing. Development would be focussed in Tiverton, the largest town in the district.

Land at Bampton Street / William Street Car Park, Tiverton

Option

A site of 1 hectare at William Street could be allocated for redevelopment as a high quality shopping, leisure and residential area; including 60 dwellings with 28% affordable housing and 9,300 square metres of mixed commercial floorspace. Relocation of New Hall and Constitutional Club, design that respects and enhances the character and appearance of the Conservation Area and retention of public car park and adequate parking service areas to serve the needs of existing and proposed uses.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	This is a town centre site located within an existing built up area, with no anticipated impact on landscape character, a neutral effect.	0		0
B) Protection and promotion of a quality built and historic environment	The site is located in the conservation area and is adjacent to a number of listed buildings. On balance development of this site may have a minor negative impact as although the Conservation Area is protected in policy, there is no similar clause to protect the listed buildings in the vicinity.	-1	The policy option requires design that respects and enhances the character and appearance of the Conservation Area.	0
C) Mitigating the effects of climate change	The site is located in Flood zone 1 the lowest level of flood risk, a neutral effect. Evidence in the SFRA suggests that the site may also have some residual flood risk from the Grand Western Canal or Wimbleball Reservoir. Development may cause surface water run-off flood risk, a negative impact. Overall a negative effect.	-2	Appropriate mitigation measures should be incorporated into the design of development to respond to the flood risk from the Grand Western Canal or Wimbleball Reservoir. If this is incorporated a	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			neutral effect is considered.	
D) Safeguarding and minimising resource use	This site is located on brownfield land, a positive effect.	+2		+2
E) Promoting economic growth and employment	Development of this site may result in the loss of some employment space however the policy provides for 9,300 square metres of mixed commercial floorspace including retail, office and leisure uses. On balance this would have a significant positive effect on this sustainability objective through the provision of employment space and enhancement of the site.	+3		+3
F) Supporting retail	The site is located within the town centre therefore helping to enhance the vitality and viability of the town centre, a significant positive effect.	+3		+3
G) Meeting housing needs	The policy option requires 60 dwellings including 28% affordable housing. This helps to meet the housing needs of Tiverton including affordable housing, a positive effect.	+2		+2
H) Ensuring community health and wellbeing	The site is within the town centre and close to existing bus service provision and a wide range of service. Development of the site could result in the loss of the 'New Hall' and Constitutional Club, the policy option requires the appropriate relocation of New Hall and Constitutional Club. Development of the site would also result in the loss of the Post Office Depot. Overall due to the close relationship of the development to service and facilities but the potential loss of the Post Office Depot the development of the site would have a minor positive impact on this sustainability objective.	+1	Option should require the relocation of the Post Office depot.	+2
I) Delivering the necessary	Part of the site is currently used as a public car park. The Mid Devon Community Infrastructure Evidence Report indicates that there are six	-1	The policy option requires the retention of a public car park and	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
infrastructure	primary schools located within Tiverton itself and these are largely accepting more students than their planned admission number. The development allocations will result in a need to provide additional primary education facilities. Additional secondary places will be required to accommodate the development proposed to be allocated in the emerging Local Plan Review. Developer contributions will be required in order to fund these improvements. Given the small scale of development it is anticipated that this development will not as an individual site put pressure on the local secondary schools. Given pressures on education a slight negative effect is anticipated.		adequate parking and service areas to serve the needs of existing and proposed uses. Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities; overall a neutral effect is considered.	

Secondary/cumulative/synergistic effects:	The development will help meet the housing needs including affordable housing in Tiverton. The development also adds to mixed commercial floorspace which will enhance Tiverton town centre, the largest town in the district.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	During construction there may be some short term temporary interruptions to some services. The estimated development time for this site currently unknown. Once developed, development will be permanent.
Spatial extent: (District wide / local)	This site option will help provide housing including affordable housing within Tiverton. Development would be focussed in Tiverton, the largest town in the district. Development of the town centre has the potential to benefit the surrounding area of Tiverton who use Tiverton town centre for shopping and retail.

Land at the Foundry, Tiverton

Option

A site of 1.7 hectare at Land at the Foundry is allocated for commercial development, subject to 6,800 square metres of mixed commercial floorspace, retail impact assessment, flood risk assessment, site contamination assessment and transport assessment with measures to minimise carbon emissions.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site lies within the historic core of Tiverton, and just to the east of the putative Saxon core of the settlement. Limited landscape impact is anticipated, as the site is within the settlement, a neutral effect.	0		0
B) Protection and promotion of a quality built and historic environment	The site lies within the historic core of Tiverton, and just to the east of the putative Saxon core of the settlement.	0/?	Any consent granted for development here should be conditional upon a programme of archaeological work being implemented in mitigation for the impact of any development upon the heritage assets of the site.	0/?
C) Mitigating the effects of climate change	A Main River is on the site boundary. Any alterations or works within the river must be discussed with the Environment Agency and Flood Defence Consent requested and approved where necessary. Flood Zone 3 is within the site boundary. The National Planning Policy Framework must be adhered and the sequential and exception tests used where necessary. Any planning application must be accompanied by a flood risk assessment. As the site is proposed for commercial development a number of uses could be classed as 'less vulnerable' development and would therefore be compatible with Flood Zones 1, 2 and 3a. However, given the site is 100% in Flood zone 3a, the proximity of the River Lowman and that 100% of the site has flooded in the past there is a high possibility that this site lies within Flood Zone 3b. Development may increase the surface water run-off of the site, a negative impact. Evidence in the SFRA also suggests that the site may also have some residual flood risk from the Grand Western Canal or Wimbleball Reservoir, overall a significant negative effect and uncertain effect is	-3/?	A policy requirement in the Local Plan Review seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Development should be focussed in areas of least flood risk first and ensure any development in flood zone 2 and 3a are compatible with these flood zones. Appropriate mitigation measures should be incorporated into the design of development to respond to the flood risk from the Grand Western Canal or Wimbleball Reservoir. However	-3/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	considered as the extent of Flood Zone 3b is unknown.		even with mitigation measures there's a high possibility that this site lies within Flood Zone 3b, therefore a significant negative effect remains, although this is uncertain.	
D) Safeguarding and minimising resource use	This site is located on brownfield land a positive effect. Parts of the site include contaminated land a negative effect. On balance a slight positive effect is considered	+1	Criteria require site contamination assessment and remediation if appropriate.	+2
E) Promoting economic growth and employment	This site is an existing employment site adjoining the Tesco store on the edge of Tiverton town centre. There is a mix of uses on the site, including sawmill equipment manufacturing, machinery and repair supplies distribution, bare land storage of scaffolding and building materials, and temporary office accommodation for a building contractor. Redevelopment of the site would enable more efficient use of the land and introduce retail use in an accessible edge-of-centre location. Potential issue of competition with town centre uses, but no concerns about employment uses in this area in principle. Development of this site may result in the loss of some employment space however the policy provides for 6,800 square metres of mixed commercial floorspace within use classes B1-B8 and non-food A1. On balance this would have a significant positive effect on this sustainability objective through the provision of employment space and enhancement of the site.	+2		+2
F) Supporting retail	Potential issue of competition with town centre uses, a slight negative effect.	-1	Criteria within the policy require a retail impact assessment to demonstrate that the proposal will have no adverse effect on the	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			vitality and viability of Tiverton town centre, a minor positive effect.	
G) Meeting housing needs	Site option does not result in the loss or gain of housing land, a neutral effect.	0		0
H) Ensuring community health and wellbeing	This is an edge of town centre location where there is a wide range of services. The site is adjacent to improved services on Blundells Road. Development and intensification of the site could lead to increased carbon emissions and air quality issues, a slight negative effect.	-1	Provision of a transport assessment and travel plan with measures to minimise carbon emissions and air quality impacts.	0
I) Delivering the necessary infrastructure	The Highway Authority has no objections in principle and any development of the site will need to be accompanied by a Transport assessment taking into consideration both roundabouts at the entry to the site and its junctions with A396, Station road, Heathcoat way and should be accompanied by travel plans. The requirement for a transport assessment is an uncertain effect.	0/?	Policy requires the provision of a transport assessment. Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities; overall a neutral effect is considered.	0/?

Secondary/cumulative/synergistic effects:	The development adds to mixed commercial floorspace which could compete with Tiverton town centre, the largest town in the district.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	During construction there may be some short term temporary interruptions to some services. The estimated development time for this site currently unknown. Once developed, development will be permanent.
Spatial extent: (District wide / local)	Development would be focussed in Tiverton, the largest town in the district. Development has the potential to benefit the surrounding area who use Tiverton for employment and retail uses.

Cullompton Preferred Site Allocations

Policy CU1-6: North West Cullompton

A site of 94 hectares to the North West of Cullompton is allocated for mixed use development subject to; 1,150 dwellings (28% affordable), 5 pitches for gypsies and travellers, extra care housing, 5% of housing to be serviced plots for self-build, 21,000 sqm of commercial floor space including retirement complex, hotel and leisure, 35 hectares of green infrastructure, road linking Tiverton Road to Willand Road, environmental protection, community facilities including primary school, Carbon reduction and air quality improvements, phasing strategy and master planning exercise. Policies CU2-6 provide further detail. For reference, part of the site called 'Growen Farm' in the 2013 SHLAA Report and part of the site known as 'Emmet Land' in the 2014 SHLAA has been incorporated into the North West Cullompton allocation site.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	There are a number of protected trees and hedgerows within the site, along field boundaries. This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. The landscape is undulating, with the higher parts more sensitive to change and development. Developing this area will extend the built up area of the town, from an agricultural landscape, which will be a significant change. However, the visibility from elsewhere varies across the site. The more elevated parts of the site (such as St Andrews Hill and Rull Hill) are more sensitive to development because of their visibility in the landscape (particularly on north and west facing slopes). Ecological survey information is not available for this site. The Landscape and Visual Appraisal concludes: Growen Farm will be closely related to future development, although it is currently quite separate from Cullompton, and with exception of land parcel A, more closely related to open countryside. However, there are relatively few publicly accessible viewpoints of the site, and although existing mature vegetation does provide some separation of parcel B from the proposed development to the south, nevertheless the general context would be that development and	-3	The policy requires 'environmental protection and enhancement' which will help mitigate the impact on this objective however the level of development on the site will still have an impact on the character of the area. CU3 sets out these measures in detail including; the protection and strengthening of trees and other features, maintaining wildlife networks, 28 ha of green infrastructure, providing public open space and allotments, strategic landscaping and measures to protect the biodiversity. Overall a neutral effect.	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	the limited visibility leads to the conclusion that parcels A and B could be developed, with parcel C as part of the future green infrastructure. Subject to reinforcement of existing boundaries with the objective of integration rather than screening, parcel B could be extended northwards to the next field boundary. The Rull Land site is currently remote from development, and largely separate from proposed development as a large area of proposed green infrastructure lies to the south. The eastern boundary adjoins an area of proposed development. The future context of the site will change to the east. The northern part, parcel B, is part of a shallow valley, whilst the larger part of the site, parcel A, slopes down to the eastern boundary and faces open countryside. As with Gowen Farm, the site is only locally visible from a limited area, but would require significant and substantial reinforcement of the eastern boundary to integrate it into the rural setting. Other parts of the site are relatively contained by the topography and development in these locations would have only a medium impact. Given some higher parts of the site are sensitivity to change and development so overall a significant negative effect is anticipated.			
B) Protection and promotion of a quality built and historic environment	The site adjoins a roman fort on St Andrew's Hill (a scheduled ancient monument). There are a number of listed buildings within the cemetery and farmyards adjoining the site which would need to be considered when designing the development. The site lies in an area of high archaeological potential to the north of the Roman fort at St Andrew's Hill and contains evidence of prehistoric activity identified through aerial photography and findspots of flint tools. Recent archaeological investigations in this area have demonstrated the presence of extensive and significant prehistoric and Romano-British sites.	-2/?	Criteria within the supporting policy CU3 seek mitigation measures through archaeological investigation, a slight negative effect. The policy requires a public Masterplanning exercise to be undertaken before any planning application is made and which will improve the quality of the final design of the development. Overall a slightly negative effect.	-1/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
C) Mitigating the effects of climate change	The site is largely located in Flood zone 1 the lowest risk to flooding. However there are unnamed watercourses flowing through parts of the site for which flood zone information is not yet known. The northern edge is adjacent to flood zone 3a, which is associated with a watercourse which runs west-east, a potentially slight negative impact. The layout of the development will need to take this into account with a potential buffer zone. Areas of floodplain should be retained as part of the strategic green infrastructure. The Flood Map for Surface Water shows a low risk of flooding from surface water in most areas. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows and any potential increase in surface runoff a slight negative impact. The site has increased in size, which has led to more of the northern boundary being adjacent to flood zones 2 and 3. Criteria within the policy seek carbon reduction and air quality improvements, this is required to minimise the overall carbon footprint of the development and ensure the impact of the site on air quality is acceptable, a slight positive effect. One Critical Drainage Area is identified at Cullompton. A Flood Risk Assessment will be required at the planning application stage to determine specific recommendations for mitigation. Taking into account flood risk and climate change an overall minor negative and uncertain effect is considered.	-1/?	Criteria within the policy seek mitigation measures through environmental protection and enhancement. Built development is entirely in flood zone 1 and CU3 seeks SUDs to deal with surface water run-off. The policy requires carbon reduction and air quality improvements and will help mitigate the effects of climate change. This will help minimise the overall carbon footprint of the development. A Flood Risk Assessment would be required to determine the impact of the unnamed watercourses. If development avoided areas of flood risk this would mitigate any impact. Policy S11 Cullompton supporting text acknowledges the Critical Drainage Area at Cullompton which provides mitigation. Taking into account flood risk and mitigation measures for climate change an overall slight positive effect is considered.	+1/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			Uncertainty remains as the impact of the unnamed watercourse is not yet known.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land. Approximately 70% of the site is located on Grade 1 agricultural land of the highest quality, with the remainder located on Grade 4, poor quality agricultural land. Grade 1 agricultural land in Mid Devon amounts to 32.4 square kilometres, only 3.5% of the district. Given the loss of the highest grade agricultural land, a significant negative effect is considered.	-3		-3
E) Promoting economic growth and employment	Policy provides 21,000 sqm of commercial floorspace reflecting the recommendation of the Employment Land Review (2012) helping to diversify the economy and encourage inward investment. Development of this scale would be a boost to local construction firms and associated trades who would benefit from being able to undertake contract work on the site. Providing employment sites near where to people live would provide the opportunity to reduce out-commuting, levels of which are high within the district. There would therefore be a significant positive impact.	+3		+3
F) Supporting retail	The policy contains no specific retail proposals although these proposals could form part of the Commercial allocation. Though the high street and supermarket are not within easy walking distance of all parts of the site, it is still anticipated that they would benefit from the custom of the residents from this development. Therefore a positive impact has been assumed.	+2		+2
G) Meeting housing needs	Option is well related to existing housing development and services forming a logical extension to the north west of Cullompton, a positive effect. The mix of dwellings to be achieved on site is already specified within a supplementary planning document, and will be tailored to achieve the appropriate balance. The policy provides for 1,150 new dwellings of which 28% should be affordable and 5 gypsy and traveller sites making a	+3		+3

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	significant contribution towards future housing need, a positive effect. The policy also makes provision for extra care housing and for 5% of housing to be serviced plots for self-build.			
H) Ensuring community health and wellbeing	The option will have an impact on Cullompton Air Quality Management area which will require some mitigation. The existing site allocation for North West Cullompton includes the provision of a road linking Tiverton Road to Willand Road. This, along with delivery of the Town Centre Relief Road, is intended to significantly reduce the amount of traffic in the town centre. This should in turn improve the air quality and town centre vitality (as it would direct traffic away from the high street) and is at the heart of the long term development strategy for Cullompton. The Renewable Energy, Carbon Reduction and Air Quality study (2014) reiterates that North West Cullompton alongside East Cullompton are likely to result in the largest change in local air quality as both developments are large in size. Development in Cullompton will increase pollution concentrations as a result of additional traffic using the local road network; however the existing allocation for a Town Centre relief road linking Station Road and Meadow Lane in particularly important for air quality. There is a medical centre located adjacent to the east side of the northern element of the site and a number of rights of way/bridleways run through the site.	+2	CU5 makes note of carbon reduction and air quality improvements which will help minimise pollution and benefit community health and wellbeing including use of low emission strategies. CU3 makes provision for areas of equipped and laid out public open space including children's play, sports pitches and allotments as well as strategic green infrastructure including park land, open space and local nature reserve. The policy also promotes the delivery of community facilities to meet local needs arising and transport provision to ensure appropriate accessibility for all modes. This suggests that opportunities for sustainable forms of travel may arise.	+2
I) Delivering the necessary infrastructure	The policy requires an agreed phasing strategy to bring forward development and infrastructure in step and retain the overall viability of development. There are potential highway capacity issues around this site which would require enhancements, for example, to M5 J28 before this site is developed. The policy requires masterplanning to take place to ensure that the necessary infrastructure is delivered at a rate to support the	+2	CU6 includes an agreed phasing strategy to bring forward development and infrastructure in step and retain the overall viability of development. CU3 includes the provision of Green Infrastructure.	+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	additional development without placing unacceptable demands on existing capacity. A road link between Tiverton Road and Willand Road will be delivered as part of bringing the site forward, whilst the site will contribute towards the cost of the Town Centre Relief Road, a key element of local infrastructure. The Mid Devon Community Infrastructure Evidence Report indicates that there is a pressing need for new primary places in Cullompton. The two schools in the town, St Andrews and Willowbank currently accept more pupils than their planned admission number for the size of school and facilities available there. There are two secondary schools located within this Local Learning Community, including Cullompton Community College which currently has 283 places spare capacity and Uffculme School, which currently admits 113 pupils more than its planned admission number. It will therefore be necessary to expand the secondary schools in the Local Learning community to provide roughly 334 places. Part of the site is close to St. Andrew's Primary School; however the quantum of development will require an additional school to be built to meet identified need. Overall, provision of the necessary infrastructure, which is to be determined by the masterplan, is considered a positive impact arising from the policy.		CU2 sets out agreed transport provision including provision of a network of streets linking to the existing highway network, including a through route suitable for buses linking Tiverton Road to Willand Road; bus enhancements and pedestrian routes. CU4 makes provision for a primary school and contributions towards early years and youth support services. The site is therefore likely to deliver the necessary infrastructure for the site which may also benefit the surrounding community.	

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site and the other possible options in the plan within Cullompton have the potential to impact upon traffic, put pressure on services and facilities. Development could contribute towards traffic in the town with consequential impact on air quality within the town centre and capacity issues at Junction 28 of the M5. Additional primary school capacity will be needed to accommodate the developments. This would be most suitably provided through a new 290 school at the North-West Cullompton site and a new primary school or schools providing for around 650 pupils within the East of Cullompton allocation. Additional secondary school capacity will need to be undertaken in consideration of the aspirations

	of the local schools and communities.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic increase within the town. The estimated development time of the site is approximately 15 years. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will significantly help provide housing for the district. Development would be focussed as an extension to the second town in the district.

Policy CU7-12: East Cullompton

A site of 160 hectares to the east of Cullompton is allocated for mixed use development, subject to; 2,100 dwellings during the plan period and 500 dwellings post 2033 (28% affordable), extra care housing, 5% to be serviced plots for self-build and at least 10 gypsy and traveller pitches, 20,000 square metres of mixed commercial floor space during the plan period and 12,000 sqm post 2033, 40 ha of green infrastructure comprising mixed open space, sports pitches, allotments and natural habitats, new or improved access and egress onto the M5 motorway and pedestrian and cycle links to the town centre, environmental protection, assessment of land contamination, community facilities, carbon reduction and air quality improvements, phasing strategy and masterplanning. For reference, part of the site called 'Land at East Culm Farm' and the whole of the site called 'Land at Newlands Farm' in the 2013 SHLAA Report have been incorporated into the East Cullompton site. The remainder of the site called 'Land at East Culm Farm' is now called Cummings Nursery and is a separately allocated site.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	There is a 1 ha unclassified wildlife site close to the western edge of the proposed urban extension. The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. The site is large and predominantly flat. The landscape of the surrounding area is also largely flat, offering limited views into the site. However, given the scale of the site, and there may well be variations in topography. Fields are of low wildlife value being agriculturally improved grassland/poor semi-improved grassland/arable. The main interest is in the hedgerows, some of which are mature and species rich. They have the potential to support dormouse and bat species. Most of the hedgerows are likely to be considered as "important" under the Hedgerow Regulation Act 1997.	-2	The policy requires 'environmental protection and enhancement' which will help mitigate the impact on this objective however the level of development on the site will have an impact on the character of the area. CU9 sets out these measures in detail including the protection and strengthening of trees and other features, maintaining wildlife networks, providing public open space and allotments, strategic landscaping	-1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	There are several streams, two small areas of woodland and a few veteran trees which are also of wildlife importance. This site has the potential to support roosting, commuting and foraging bats, otter, dormice and badger, and as such further surveys should be carried out before development is considered any further. Features such as hedgerows, woodland, streams and mature/veteran trees should be retained. DBRC has records of the following key species within 1km of the site: otter, dormouse, badger. Bat species from 2-3km from the site. Unconfirmed Wildlife Site within site boundary was a pond originally designated for Great Crested newts. It is unknown if they are still present. The Phase I habitat survey for the site (Devon Biodiversity Records Centre, June 2014) states: "The site is relatively large and comprises a range of habitat types. Of the habitats present the hedgerows are considered to provide the greatest value for wildlife as they are mature, well connected and species-rich. Furthermore, the woodlands, whilst small are moderately species-rich, and are also well connected in the wider landscape through the hedgerow network. The hedgerows and woodlands add to the structural diversity of the area. If the site is subject to development it is recommended that the hedgerows and woodlands are retained where possible." The Landscape and Visual Appraisal concludes: This site is closely related to existing and proposed development as its eastern end, and quite separate from development as its western end. Part of a large area of gently undulating agricultural land, apart from where the Honiton Road passes through it, it is difficult to perceive the site in the surrounding landscape. Although visible from limited locations in the AONB to the east are and high ground to the north-west of Cullompton, it is difficult to readily perceive the site owing to distance, vegetation and landform. As a result, phased development from the west is acceptable in parcels A and C as far as the strong boundary along the vegetated valley. Beyond the boundary, parcels B and D could be developed in the longer term.		and green infrastructure including park land and open space. Overall a slight negative effect.	

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	Although the site is largely flat offering limited views and fields are of a low wildlife value, the scale of the site is still considered to have negative effect to wildlife and biodiversity.			
B) Protection and promotion of a quality built and historic environment	This site occupies a significant area within a landscape that has evidence of prehistoric and Roman activity recorded in the County Historic Environment Record. To the west, recent archaeological work has demonstrated the presence of prehistoric and Roman settlement in and around Cullompton. While no such sites are recorded within the area under consideration (though this may just reflect the absence of any formal archaeological work in this area) the Historic Environment Team would regard, due to the area of the proposed allocation and the known prehistoric and Roman activity in the wider landscape, that there is potential for the site contain archaeological deposits associated with the known prehistoric and Roman activity in the vicinity. The Historic Environment Team would therefore advise that any planning application for the development of this area should be supported by the results of an appropriate programme of archaeological work to allow the archaeological potential of the site to be understood along with the impact of any development upon the heritage assets in the site. This would be in accordance with Local and National Policy on planning and the historic environment. There is the potential for minor negative impacts on heritage until more information is known.	-1/?	The policy requires a public masterplanning exercise to be undertaken before any planning application is made to ensure the quality of the final design of the development, which is considered to be a large positive impact. The adopted masterplan will help to minimise the impact on the built and historic environment through good design. CU7 seeks detailed archaeological investigation and measures to record and protect archaeological interest. Overall a neutral effect.	0/?
C) Mitigating the effects of climate change	10% of site is in flood zone 3, primarily through the centre of the site and in the north west and east of the site. A negative effect. Strategic flood risk assessment (2014) notes that the site is vulnerable to surface water flooding and an unnamed watercourse flows through the site, a negative and unknown impact. One Critical Drainage Area is identified at Cullompton. A Flood Risk Assessment will be required at the planning application stage to determine specific recommendations for mitigation. The renewable energy, carbon reduction and air quality study (2014) supports the centralisation of development for carbon saving reasons. Taking into account flood risk and climate change an overall significant	-3/?	Criteria within the policy seek mitigation measures through retention of land in the floodplain as informal amenity open space. The policy requires carbon reduction and air quality improvements and will help mitigate the effects of climate change. Policy S11 Cullompton supporting text acknowledges the	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	negative effect is considered given the scale of development.		Critical Drainage Area at Cullompton which provides mitigation. Taking into account flood risk and mitigation measures for climate change an overall neutral effect is considered. Uncertainty remains as the impact of the unnamed watercourse is unknown.	
D) Safeguarding and minimising resource use	Development option is located largely on greenfield land although there are a number of farms within the site and approximately 8.4ha of contaminated land located in the western side of the site. Option would result in the loss of 63.2ha (west) of Grade 1 excellent quality agricultural land, 93ha (east) of grade 3 good to moderate quality agricultural land and 4.3ha (west) Grade 4 poor quality agricultural land, a significant negative effect. Grade 1 agricultural land in Mid Devon amounts to 32.4 square kilometres, only 3.5% of the district. Given the loss of a significant amount of Grade 1 agricultural land an overall significant negative effect is considered.	-3	Although the remediation of contaminated land is a positive effect, the overall loss of Grade 1 agricultural land is still considered a significant negative effect.	-3
E) Promoting economic growth and employment	There are a number of farms on which a small number of B class employment units are situated. These could be incorporated into the site, or replaced with other employment units as part of a mixed use approach for the whole site. The policy seeks the provision of 20,000 square metres of mixed commercial floor space during the plan period and 12,000 sqm post 2033, bringing with it a large number of jobs into the town. Development of this scale would be a boost to local construction firms and associated trades who would benefit from being able to undertake contract work on the site. There would be a significant positive impact.	+3		+3
F) Supporting retail	The policy seeks the provision of 20,000 square metres of mixed commercial floor space including retail, during the plan period and 12,000 sqm post 2033, bringing with it a large number of jobs into the town. The	+1/?	Criteria in the policy state that this is subject to impact assessment which demonstrates no adverse	+1/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	scale of residential development in this location near to the town centre is considered a slight positive effect for town centre viability. As the percentage of retail within the sites commercial element is uncertain, an unknown is also recorded.		impacts on existing retail uses within Cullompton Town Centre, an overall slight positive effect. An unkown is recorded until the retail impact has been assessed.	
G) Meeting housing needs	Option provides for 2,100 new dwellings during the plan period and 500 dwellings post 2033 of which 28% should be affordable a contribution towards future housing need, a significant positive effect. The mix of dwellings to be achieved on site is already specified within a supplementary planning document, and will be tailored to achieve the appropriate balance. Policy seeks to provide for at least 10 gypsy and traveller sites, extra care housing and serviced plots for 5% self-build. Given the site is of such a scale to generate a critical mass of self-sustaining development and the option significantly contributes towards housing development an overall significant positive effect is considered.	+3		+3
H) Ensuring community health and wellbeing	The site is located some distance from the town centre and remote from Cullompton town services/facilities. Option will contribute towards light and noise pollution, a slight negative effect. The western portion of the site is in very close proximity to the motorway, the noise from which may negatively impact on residential amenity. The Renewable Energy, Carbon Reduction and Air Quality study (2014) reiterates that North West Cullompton alongside East Cullompton are likely to result in the largest change in local air quality as both developments are large in size. Development in Cullompton will increase pollution concentrations as a result of additional traffic using the local road network; however the existing allocation for a Town Centre relief road linking Station Road and Meadow Lane is particularly important for air quality. In balancing the distance of the development from the town centre and the severance caused by the M5 motorway, the lack of services and the corresponding light, noise and air pollution an overall significant negative	-3	CU11 makes note of carbon reduction and air quality improvements which will help minimise pollution and benefit community health and wellbeing. CU9 makes provision for areas of equipped and laid out public open space including children's play, sports pitches and allotments as well as strategic green infrastructure including park land, open space and local nature reserve. Criteria within the policy seek provision of a dedicated pedestrian and cycle route to the town centre. The policy also	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	effect is considered.		promotes the delivery of community facilities to meet local needs arising and transport provision to ensure appropriate accessibility for all modes. This suggests that opportunities for sustainable forms of travel may arise. An overall neutral effect.	
I) Delivering the necessary infrastructure	The policy requires an agreed phasing strategy to bring forward development and infrastructure in step and retain the overall viability of development. There are potential highway capacity issues around this site which would require enhancements, for example, to M5 J28 before this site is developed. A development in this location and of the size proposed would have significant implications for the operation of J28 and the M5 mainline. The junction already operates at capacity at times with queues on the off-slips extending back onto the M5 mainline. This causes serious road safety concerns. Devon County Council is currently working towards an improvement aimed at accommodating current growth proposals as set out in the Core Strategy. Further improvement would be needed to the junction to accommodate traffic arising from the SHLAA proposal and are very likely to be significant in scale, i.e. a second over bridge. Consideration would also have to be given to the ability of the M5 mainline to accommodate the forecast traffic flows and measures identified, if necessary, to ensure that demand for traffic movements along the M5 remains within the capacity of the mainline to accommodate it. The Highways Agency has reservations about the impact on the strategic road network. The site is of a sufficient scale for infrastructure improvements to be necessary within and outside of the site. Criteria within the policy seek transport provision to ensure appropriate accessibility for all modes, improvements to Junction 28 of the M5 motorway and provision of a dedicated pedestrian and cycle route to the town centre. Given the capacity limitations for junction 28 of the M5;	-3	CU12 includes an agreed phasing strategy to bring forward development and infrastructure in step and retain the overall viability of development. CU9 includes the provision of Green Infrastructure. CU8 sets out agreed transport provision including; Provision of mitigation measures to ensure only acceptable impacts occur to J28 of the M5 as a result of traffic generated from the site; Provision of appropriate highway improvements on roads around the development to ensure any unacceptable traffic impacts are mitigated; Provision of a network of streets linking to the existing highway network, and appropriate mitigation to reduce impacts on the existing road network such as Honiton Road; Sustainable modes of transport are also supported.	+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	traffic implications for the Honiton Road and lead in time for delivery of a large urban extension against proposed mitigation measures a significant negative effect is considered until appropriate studies / modelling work can confirm that access can be achieved and suitable junctions designed. The size of the development would also need considerable planning and design works and criteria within the policy seek a phasing strategy and public masterplanning exercise. The Mid Devon Community Infrastructure Evidence Report indicates that there is a pressing need for new primary places in Cullompton. The two schools in the town, St Andrews and Willowbank currently accept more pupils than their planned admission number for the size of school and facilities available there. There are two secondary schools located within this Local Learning Community, including Cullompton Community College which currently has 283 places spare capacity and Uffculme School, which currently admits 113 pupils more than its planned admission number. It will therefore be necessary to expand the secondary schools in the Local Learning community to provide roughly 334 places.		CU10 makes provision for a primary school and contributions towards secondary school places. The site is therefore likely to deliver the necessary infrastructure for the site which may also benefit the surrounding community.	

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon the traffic, put pressure on services and facilities and the current provision of infrastructure should be mitigated by the policy and supplementary policies which are promoted in the supporting text. Development could contribute towards traffic in the town with consequential impact on air quality within the town centre and capacity issues at Junction 28 of the M5. Overall the development of this site will help meet the housing needs of Cullompton and the district as a whole. Additional primary school capacity will be needed to accommodate the developments. This would be most suitably provided through a new 290 primary school at the North-West Cullompton site and a new primary school or schools providing for around 650 pupils within the East of Cullompton allocation. Additional secondary school capacity will need to be undertaken in consideration of the aspirations of the local schools and communities. The Renewable Energy, Carbon Reduction and Air Quality study (2014) recognises benefits with locating strategic development within a single location in carbon reduction terms.

Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Development will occur during the later period of the plan, and then will continue throughout the remaining lifetime, (therefore likely to only be taking place in the long-term). Once developed, the effects will be permanent.
Spatial extent: (District wide / local)	The policy set seek to meet the development needs of the whole district.

Policy CU13: Knowle Lane

A site of 9.8 hectares at Knowle Lane is allocated for residential development, subject to; 315 dwellings (35% affordable), Green Infrastructure, environmental improvements, transport provision and two points of vehicular access, pedestrian links and air quality improvements and travel plans with SUDS features and linking pipe work is integrated and phased appropriately.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site is in close proximity to a number of protected trees (in the adjoining north eastern field). This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. The site can be viewed from Knowle Lane (to the south) and Ponsford Lane to the north. The land rises to the west, though there are few public viewing points. Housing to the east would provide a level of mitigation, though does extend the built environment into the countryside. Overall, the site is relatively well contained within the landscape, and impacts are not likely to be significant.	-1	Criteria have been included within the policy to seek measures to protect and strengthen trees, hedgerows and other environmental features which contribute to the character and biodiversity, maintaining a wildlife network within the site and linking to the surrounding countryside. Overall, the mitigation measures will reduce much of the impact, and therefore only a neutral impact has been assumed.	0
B) Protection and promotion of a quality built and historic environment	The site lies to the west of the Roman fort (a Scheduled Monument) and to the south of a possible road leading west from the fort. A geophysical survey undertaken in support of a planning application for this area identified anomalies within the proposed development site that may represent archaeological features, some of which may be indicative of industrial activity. In the light of the results of the geophysical survey and the presence of prehistoric as well as 18/19th century industrial activity	-1	Archaeological mitigation in the form of a programme of archaeological work undertaken through the application of a standard worded archaeological condition on any consent granted may be required.	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	recorded to the east in the adjacent development site, any groundworks associated with the development of this area have the potential to expose and destroy archaeological deposits associated with the known archaeological activity in the vicinity. Given the recent findings above a slight negative effect is considered.			
C) Mitigating the effects of climate change	The north and south of the site lies within Flood zone 1 with an unnamed watercourse flowing across the entire site from east to west is within Flood zone 2 and 3. The site is therefore largely outside the highest areas of flood risk although a portion does fall within flood zones 2 & 3. Given part of the site is located in flood zones 2 & 3 and contribution towards carbon emissions a negative effect is thought. One Critical Drainage Area is identified at Cullompton. A Flood Risk Assessment will be required at the planning application stage to determine specific recommendations for mitigation. Development may also increase surface water run-off and this would need mitigation, a further negative impact.	-3	Criteria within the policy however seek retention of land in the floodplain as informal amenity open space. Criteria within the policy require SUDS features and linking pipe work that is integrated and phased appropriately. Criteria within the policy seek transport plans, carbon reduction and air quality improvements, this is required to minimise the overall carbon footprint of the development and ensure the impact of the site on air quality is acceptable, which overall should address potential negative impacts. Policy S11 Cullompton supporting text acknowledges the Critical Drainage Area at Cullompton which provides mitigation. Taking into account flood risk and mitigation measures for climate change an overall neutral impact is considered. Overall a neutral effect.	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
D) Safeguarding and minimising resource use	Development option is located on greenfield land, which would be lost if this site is developed. 3.3ha (27% N and S) of the site is located on Grade 1 high quality agricultural land and 9ha (73% central strip of site running east to west) of the site is located on Grade 4 poor quality agricultural land. Grade 1 agricultural land in Mid Devon amounts to 32.4 square kilometres, only 3.5% of the district. The loss of any grade 1 land is considered to be a negative effect, given its scarcity in the district.	-2		-2
E) Promoting economic growth and employment	Site option does not result in the loss or gain of employment land, a neutral effect. Development of this scale may be a boost to local construction firms and associated trades who would benefit from being able to undertake contract work on the site. There would therefore be some positive impact.	+1		+1
F) Supporting retail	Option is located within walking distance to the town centre. The policy contains no retail proposals, however the high street would benefit from the custom of the residents from this development. There would be a positive effect.	+2		+2
G) Meeting housing needs	Option is well related to the existing built form at Cullompton, a positive effect. The mix of dwellings to be achieved on site is already specified within a supplementary planning document, and will be tailored to achieve the appropriate balance. The option provides for 340 new dwellings of which 35% should be affordable a contribution towards future housing need, a significant positive effect.	+3		+3
H) Ensuring community health and wellbeing	Development at this site will have an impact on Cullompton Air Quality Management area, and could contribute towards noise and light pollution. Renewable Energy, Carbon Reduction and Air Quality Study (2014) notes one of the options in Cullompton, Knowle Lane has a resolution to grant planning permission and an air quality assessment has been undertaken for the site. This assessed the development of 285 dwellings, slightly less than that considered in the Local Plan Review, and concluded that the development would have a negligible effect on local air quality both within and outside the AQMA. However, mitigation measures have been proposed within the policy which should address some of these concerns. Overall,	0	Criteria with the policy seek the provision of 2.7 hectares of Green Infrastructure, to include the retention of land in the floodplain as informal amenity open space; as well as provision of appropriate links to the adjacent development to the east of the site, as well as implementation of a transport plan and other measures to minimise	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	given the positive impacts of providing green infrastructure and public open space, and the potential negative impacts of other effects, a neutral score has been assumed. During the options consultation the site option received two letters of support and no objections.		carbon and air quality impacts, a slight positive effect.	
I) Delivering the necessary infrastructure	The site may impact on the capacity of J28 of the M5. However, the Highways Agency has lifted their holding direction on already allocated sites within Cullompton now that improvements works to the junction have now been agreed with Devon County Council. The Mid Devon Community Infrastructure Evidence Report indicates that there is a pressing need for new primary places in Cullompton. The two schools in the town, St Andrews and Willowbank currently accept more pupils than their planned admission number for the size of school and facilities available there. There are two secondary schools located within this Local Learning Community, including Cullompton Community College which currently has 283 places spare capacity and Uffculme School, which currently admits 113 pupils more than its planned admission number. It will therefore be necessary to expand the secondary schools in the Local Learning community to provide roughly 334 places. Primary schools are at capacity and are both located on constrained sites making expansion either difficult or proportionally expensive. New school provision will be required early in the development.	-2	Criteria within the policy seek at least two access points to the site from adjoining development not from Ponsford Lane, a slightly positive effect on the local road network. The policy requires appropriate links to adjoining development, and the provision of cycle and pedestrian links. A slight positive impact. Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities. Overall, the policy ensures sufficient level of infrastructure is upgraded to account for the site.	+1

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site and the other possible options in the plan within Cullompton have the potential to impact upon traffic, put pressure on services and facilities. Development could contribute towards traffic in the town with consequential impact on air quality within the town centre and capacity issues at Junction 28 of the M5. Additional primary school capacity will be needed to accommodate the developments. This would be most suitably provided through a new 420 school at the North-West Cullompton site and a new school or schools providing for

	around 650 pupils within the East of Cullompton allocation. Additional secondary school capacity will need to be undertaken in consideration of the aspirations of the local schools and communities.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic increase within the town. The estimated development time of the site is approximately 5 years. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will significantly help provide housing for Cullompton. Development would be focussed as an extension to the second town in the district.

Policy CU14: Ware Park and Footlands

A site of 2.1 hectares at Ware Park and Footlands could be allocated for residential development, subject to; 38 dwellings (28% affordable), completion of the NW Cullompton link road, implementation of M5 improvements, archaeological investigation, access from the Knowle Lane development, transport assessment and air quality improvements.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. The site is flat, and bounded by established hedgerows. These screen the site from views from the south, whilst the adjacent site to be developed at the north will mitigate views from the north. Given these factors it is not considered that there will be a very limited landscape and visual impact. At this stage, the Council is not aware of the presence of protected species or habitats. Overall, a neutral impact is considered.	0		0
B) Protection and promotion of a quality built and historic environment	A geophysical survey undertaken in support of a planning application for this area identified anomalies within the proposed development site that may represent archaeological features, some of which may be indicative of industrial activity. In the light of the results of the geophysical survey and the presence of prehistoric as well as 18/19th century industrial activity recorded to the east in the adjacent development site, any groundworks associated with the development of this area have the potential to expose	-1/?	Archaeological mitigation in the form of a programme of archaeological work undertaken through the application of a standard worded archaeological condition on any consent granted may be required.	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	and destroy archaeological deposits associated with the known archaeological activity in the vicinity. Until further investigation provides more information, a slight negative effect must be assumed.			
C) Mitigating the effects of climate change	The south of the site is located in flood zone 1 which has the lowest probability of flooding. However, an unnamed stream runs to the north and a small portion of the northern part of the site is within Flood zone 3a. The impact may need to be considered via a flood risk assessment. A flood risk assessment will also have to determine the specific recommendations for mitigation for the Critical Drainage Area which is identified at Cullopton. A slight negative effect is thought. Development may result in increased surface water run-off which would need to be mitigated, a negative impact.	-2	A policy requirement in the Local Plan Review seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Policy S11 Cullompton supporting text acknowledges the Critical Drainage Area at Cullompton which provides mitigation. Overall, a neutral effect is considered.	0
D) Safeguarding and minimising resource use	Development option is located on greenfield land which would be lost if this site is developed. The option would result in the loss of a small area of 0.7ha (33% SE) grade 1 high quality agricultural land and 1.4ha (67% NW) Grade 4 poor quality agricultural land, a slight negative effect. Grade 1 agricultural land in Mid Devon amounts to 32.4 square kilometres, only 3.5% of the district, hence the overall negative score.	-2		-2
E) Promoting economic growth and employment	Site option does not result in the loss or gain of employment land, a neutral effect.	0		0
F) Supporting retail	Option is located some distance from the town centre. The policy contains no retail proposals, however the high street could benefit from the custom of the residents from this development. There would be a slight positive effect.	+1		+1
G) Meeting housing needs	Option is not well related to the current built extent of the town though it would form a natural extension to the Knowle Lane site. The option	+2		+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	provides for 38 new dwellings of which 28% should be affordable a contribution towards future housing need, a positive effect. The mix of dwellings to be achieved on site is already specified within a supplementary planning document, and will be tailored to achieve the appropriate balance. Given the contribution to housing need an overall a positive effect is considered.			
H) Ensuring community health and wellbeing	Site option does not result in the loss or gain of community facilities or open space, a neutral effect. There could be an impact on Cullompton Air Quality Management area which will require some mitigation. The option will contribute towards light and noise pollution, a slight negative effect. Given this is a small site, a slight negative impact has been assumed.	-1	The policy requires the implementation of a transport plan and measures to mitigate air quality impacts.	0
I) Delivering the necessary infrastructure	Development of this site would depend upon delivery of the existing Knowle Lane allocation. Knowle Lane itself, by reason of its width and alignment, is unsuitable to accommodate addition traffic, but if the existing allocated site is developed first then access will be sought through that site, given the limitations of Tiverton Road. A requirement for a transport assessment is an uncertain effect. The Mid Devon Community Infrastructure Evidence Report indicates that there is a pressing need for new primary places in Cullompton. The two schools in the town, St Andrews and Willowbank currently accept more pupils than their planned admission number for the size of school and facilities available there. There are two secondary schools located within this Local Learning Community, including Cullompton Community College which currently has 283 places spare capacity and Uffculme School, which currently admits 113 pupils more than its planned admission number. It will therefore be necessary to expand the secondary schools in the Local Learning community to provide roughly 334 places. Overall, therefore, the impact on infrastructure is considered to be slightly negative.	-1/?	Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities; overall a neutral effect is considered.	0/?

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site and the other possible options

	in the plan within Cullompton have the potential to impact upon traffic, put pressure on services and facilities. Development could contribute towards traffic in the town with consequential impact on air quality within the town centre and capacity issues at Junction 28 of the M5. Additional primary school capacity will be needed to accommodate the developments. This would be most suitably provided through a new 420 school at the North-West Cullompton site and a new school or schools providing for around 650 pupils within the East of Cullompton allocation. Additional secondary school capacity will need to be undertaken in consideration of the aspirations of the local schools and communities.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	The site is only likely to come forward once Knowle Lane is built out, the impact is likely to be medium-long term. Once developed, development will be permanent.
Spatial extent: (District wide / local)	This site option will help provide the housing within Cullompton including for affordable housing. Development would be focussed in Cullompton, the second town in the district.

Policy CU15: Land at Exeter Road, Cullompton

A site of 1.4 hectares at Exeter Road is allocated for residential development, subject to; 35 dwellings (28% affordable), archaeological investigation, transport plan, air quality improvements and Sustainable Urban Drainage scheme (SUD).

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	There is an oak tree on the boundary with the road (covered with a temporary Tree Preservation Order). The Council will review existing species or habitats information held on previously allocated sites. The site falls within the 'Upper farmed and wooded valley slopes' landscape character area. These areas are typified by having a steeply rolling landform, being a lush and fertile land which gives rise to extensive tracts of medium-scale fields of permanent pasture. The site is highly visible from B3181 a negative effect, further south there is dense tree cover which should screen wider views. Views into the site are generally short. Development of the site does extend the built nature of Cullompton further to the south. Given there will be some visual impact, an overall negative	-2	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan Review also provide some mitigation therefore a neutral effect is considered.	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	effect is considered.			
B) Protection and promotion of a quality built and historic environment	This site lies in an area of archaeological potential with regard to known prehistoric and Roman activity in the vicinity. Archaeological mitigation in the form of a programme of archaeological work undertaken through the application of a standard worded archaeological condition on any consent granted may be required.	-1/?	Criteria within the policy seek mitigation measures through archaeological investigation.	0/?
C) Mitigating the effects of climate change	The Cole Brook runs to the north of the site on the opposite side of Exeter Road and a flood risk assessment may therefore be required to determine any potential impact. A flood risk assessment will also need to determine the specific recommendations for mitigation for the Critical Drainage Area that is identified at Cullompton. The site is located in flood zone 1 the lowest probability of flooding. Development on the site may increase surface water run-off and this would need to have mitigation measures.	-1	Policy S11 Cullompton supporting text acknowledges the Critical Drainage Area at Cullompton which provides mitigation. The policy requires the inclusion of a sustainable urban drainage scheme, therefore a neutral effect is anticipated.	0
D) Safeguarding and minimising resource use	Development option consists of some residential land as well as a limited amount of greenfield (which is grade 3 agricultural land). The loss of this land is considered to be a minor negative effect of developing the site.	-1		-1
E) Promoting economic growth and employment	Site option does not result in the loss or gain of employment land, a neutral effect.	0		0
F) Supporting retail	Option is located some distance from the town centre. The policy contains no retail proposals, however the high street and other local retail could benefit from the custom of the residents from this development. There would be a slight positive effect.	+1		+1
G) Meeting	Option provides for 35 new dwellings of which 28% should be affordable a	+2		+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
housing needs	contribution towards future housing need, a large positive effect. The mix of dwellings to be achieved on site is already specified within a supplementary planning document, and will be tailored to achieve the appropriate balance.			
H) Ensuring community health and wellbeing	The site is located 800 metres from the town centre, but closer to local shopping, leisure and school provision. The site has access to a footpath along the road into Cullompton. Option will have an impact on Cullompton Air Quality Management area which will require some mitigation. Overall therefore, a neutral impact is considered.	0	The policy requires implementation of a transport plan and other measures to minimise air quality impacts.	0
I) Delivering the necessary infrastructure	The site has a possible conflict with access to hospital (on opposite sides of the road) that will need addressing. There are two possible access options to the site, either through Swalcliffe site (the most northerly house), or jointly through Springbourne (the southerly house) in combination with the adjoining agricultural land. The site adjoins the good bus route along Exeter Road although there is no stop immediately adjacent the site. The Mid Devon Community Infrastructure Evidence Report indicates that there is a pressing need for new primary places in Cullompton. The two schools in the town, St Andrews and Willowbank currently accept more pupils than their planned admission number for the size of school and facilities available there. There are two secondary schools located within this Local Learning Community, including Cullompton Community College which currently has 283 places spare capacity and Uffculme School, which currently admits 113 pupils more than its planned admission number. It will therefore be necessary to expand the secondary schools in the Local Learning community to provide roughly 334 places. Primary schools are at capacity and are both located on constrained sites making expansion either difficult or proportionally expensive. New school provision will be required early in the development. Overall a neutral effect.	0	Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities; overall a neutral effect is considered.	0

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site and the other possible options

	in the plan within Cullompton have the potential to impact upon traffic, put pressure on services and facilities. Development could contribute towards traffic in the town with consequential impact on air quality within the town centre and capacity issues at Junction 28 of the M5.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	The estimated development time for this site is two years, and could come forward in the short term. Once developed, its impact will be permanent.
Spatial extent: (District wide / local)	This site option will help provide housing within Cullompton including for affordable housing. Development would be focussed in Cullompton, the second town in the district.

Policy CU16: Cummings Nursery

A site of 2.78 hectares at Cummings Nursery is allocated for residential development, subject to; 120 dwellings (35% affordable), retention of floodplain as green infrastructure and amenity open space, noise mitigation, archaeological investigation, transport assessment and air quality improvements. For reference, this site was named 'Land at East Culm Farm' in the 2013 SHLAA Report, and is now split between this site allocation and East Cullompton.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	Most of the site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. A small sliver of land in the north west of the site falls within the 'Sparsely settled farmed valley floors' landscape character area. This area is typified by the presence of rivers or streams and related flat or gently sloping valley bottoms within the low lying areas of the district. The site is mostly flat and surrounded by high hedges, which largely screens it from views from the south and west. The impact of having housing on the site is likely to be no more effect than the existing glasshouse use on the landscape, a neutral effect.	0		0
B) Protection and promotion of a quality built and historic	The proposed development site lies in a landscape where prehistoric and Roman activity is recorded in the Historic Environment Record. The site has probably been disturbed by the construction of the greenhouses. Archaeological mitigation in the form of a programme of archaeological work undertaken through the application of a standard worded	+2/?	Archaeological investigation may be required and form a criteria within the policy.	+2/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
environment	archaeological condition on any consent granted may be required. The site is occupied with a large number of derelict glasshouses and associated buildings and infrastructure. Redevelopment of the site would be a positive effect, as otherwise, the site is likely to deteriorate further, with potential negative impacts on the neighbouring residential properties. Therefore, an overall positive impact has been assumed.			
C) Mitigating the effects of climate change	The floodplain of the River Culm lies to the west of the site. The majority of the site falls within flood zone 1 the lowest probability of flood risk with the remaining 4% of site on the western portion part of the site falling within flood zone 3. One Critical Drainage Area is identified at Cullompton. A Flood Risk Assessment will be required at the planning application stage to determine specific recommendations for mitigation. Taking into account flood risk and climate change an overall negative effect is considered, as well as the impact of surface water run-off from development on this site.	-2	A policy requirement in the Local Plan Review seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Policy S11 Cullompton supporting text acknowledges the Critical Drainage Area at Cullompton which provides mitigation. Given that the policy specifies the retention of land within the floodplain. Criteria within the policy seek carbon reduction and air quality improvements, this is required to minimise the overall carbon footprint of the development and ensure the impact of the site on air quality is acceptable, a positive effect.	+1
D) Safeguarding and minimising	Development option is located on horticultural land (the glass houses); the glasshouses land, while not technically brownfield land, has existing buildings on site, and therefore the impact of redeveloping it would be positive, as the site has been derelict for a number of years.	+2		+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
resource use				
E) Promoting economic growth and employment	Though the site has previously been used for horticulture, this is not technically classed as employment land. Neither has any employment activity taken place on the site for the last ten years.	+1		+1
F) Supporting retail	Option is located some distance from the town centre. The policy contains no retail proposals, however the high street could benefit from the custom of the residents from this development. There would be some positive effect.	+1		+1
G) Meeting housing needs	Option provides for 120 new dwellings of which 35% should be affordable a contribution towards future housing need, a significant positive effect. The mix of dwellings to be achieved on site is already specified within a supplementary planning document, and will be tailored to achieve the appropriate balance.	+3		+3
H) Ensuring community health and wellbeing	The site is located some distance from the town centre and remote from Cullompton town services/facilities. The option will have an impact on Cullompton Air Quality Management area which will require some mitigation. The site is in very close proximity to the motorway, the noise from which may negatively impact on residential amenity, a negative effect. Given the impact from the motorway, and separate from the main element of the town, an overall negative impact has been assumed.	-2	Criteria require appropriate noise mitigation and sound proofing to minimise the impact of the adjacent motorway.	-1
I) Delivering the necessary infrastructure	The site is the subject of a current planning application (now granted) where access could be achieved, although junction capacity may be an issue. There is a bus service between one and four journeys per day available on the A373. The requirement for a transport assessment is an uncertain effect. The Mid Devon Community Infrastructure Evidence Report indicates that there is a pressing need for new primary places in Cullompton. The two schools in the town, St Andrews and Willowbank currently accept more	-1/?	Criteria within the policy seek the provision of a pedestrian and cycle link to the town centre across the motorway and implementation of a transport plan. Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	pupils than their planned admission number for the size of school and facilities available there. There are two secondary schools located within this Local Learning Community, including Cullompton Community College which currently has 283 places spare capacity and Uffculme School, which currently admits 113 pupils more than its planned admission number. It will therefore be necessary to expand the secondary schools in the Local Learning community to provide roughly 334 places. Primary schools are at capacity and are both located on constrained sites making expansion either difficult or proportionally expensive. There may be capacity issues with the M5 from allocating further development on the east side of the motorway (hence the negative overall score) and more information will be required from the Highways Agency before a site can be allocated. Delivery of the site could be brought forward in conjunction with the strategic East Cullompton Site (CU11), and the infrastructure requirements will change if that option is pursued. Its scoring therefore reflects it coming forward as a sole site at present.		and facilities; overall a neutral effect is considered.	

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site and the other possible options in the plan within Cullompton have the potential to impact upon traffic, put pressure on services and facilities. Development could contribute towards traffic in the town with consequential impact on air quality within the town centre and capacity issues at Junction 28 of the M5. Additional primary school capacity will be needed to accommodate the developments. This would be most suitably provided through a new 420 school at the North-West Cullompton site and a new school or schools providing for around 650 pupils within the East of Cullompton allocation. Additional secondary school capacity will need to be undertaken in consideration of the aspirations of the local schools and communities.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Part of the site now has planning permission and could come forward in the short term.
Spatial extent: (District wide / local)	This site option will help meet provide housing within Cullompton including for affordable housing. Development would be focussed in Cullompton, the second town in

	the district.

Policy CU17: Week Farm

A site of 10.7 hectares at Week Farm is allocated for employment development, subject to; 15,000 sq metres of employment floorspace within use classes B2-B8, vehicular link from the Kingsmill employment area to Honiton Road, development should not to commence until the completion of the necessary improvements to M5 Junction 28, archaeological investigation, protection of existing public rights of way, transport assessment, 2 ha of green infrastructure including the retention of land in the flood plain.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site is visible from the far ridge to the east and west. The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. Given the site is located in an area less sensitivity to change and development only a slight negative effect is considered.	-1	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan Review also provide some mitigation therefore a neutral effect is considered.	0
B) Protection and promotion of a quality built and historic environment	This site lies within a landscape that has evidence of prehistoric and Roman activity recorded in the County Historic Environment Record. To the west, recent archaeological work has demonstrated the presence of prehistoric and Roman settlement in and around Cullompton. While no such sites are recorded within the area under consideration (though this may just reflect the absence of any formal archaeological work in this area) the Historic Environment Team would regard there to be potential for the site contain archaeological deposits associated with the known prehistoric and Roman activity in the vicinity. The Historic Environment Team would therefore advise that any planning application for the development of this site should be supported by the results of an appropriate programme of archaeological work to allow the archaeological potential of the site to be understood along with the impact of any development upon the heritage assets in the site. There is the potential therefore for a slight negative impact as a result.	-1/?	Criteria within the policy seek mitigation measures through archaeological investigation.	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
C) Mitigating the effects of climate change	The site is bounded to the west by the River Ken and its associated floodplain. The east part of the site is located in Flood zone 1 the lowest probability of flooding with the remaining western part in Flood Zones 2 and 3. As the site is proposed for commercial development a number of uses could be classed as 'less vulnerable' development and would therefore be compatible with Flood Zones 1, 2 and 3a, therefore only a slight negative effect is considered. One Critical Drainage Area is identified at Cullompton. A Flood Risk Assessment will be required at the planning application stage to determine specific recommendations for mitigations. Development of the site may increase surface water run-off on the site, a negative effect.	-2	Criteria within the policy seek the retention of 2 ha of green infrastructure to include the retention of land in the flood plain. A policy requirement in the Local Plan Review seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Policy S11 Cullompton supporting text acknowledges the Critical Drainage Area at Cullompton which provides mitigation. Development should be focussed in areas of least flood risk first and ensure any development in flood zone 2 and 3a are compatible with these flood zones, overall a neutral effect.	0
D) Safeguarding and minimising resource use	Development option is located on greenfield land which would be lost if this site is developed. Option would result in the loss of 5.4ha (east) of Grade 1 excellent quality agricultural land, 2.8ha (north) of Grade 3 good to moderate quality agricultural land and 2.5ha (west) Grade 4 poor quality agricultural land, a negative effect. Grade 1 agricultural land in Mid Devon amounts to 32.4 square kilometres, only 3.5% of the district.	-2		-2
E) Promoting economic growth and employment	Proposed policy will help deliver 15,000 square meters of employment floorspace within use classes B2-B8 that will contribute towards bringing jobs into the area, a significant positive effect. Development of this scale would be a boost to local construction firms and associated trades who would benefit from being able to undertake contract work on the site.	+3		+3

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	There would therefore be a positive impact.			
F) Supporting retail	Site option does not result in the loss or gain of retail land, a neutral effect.	0		0
G) Meeting housing needs	Site option does not result in the loss or gain of housing land, a neutral effect.	0		0
H) Ensuring community health and wellbeing	The site is located some distance from the main part of Cullompton, potentially reducing opportunities for walking to work. However, given the scheme is to permit heavier industries such as B2-B8 uses, the location, adjacent to existing employment land is appropriate. The policy also requires the protection and enhancement of the existing public rights of way. Development at this location could have an impact on air quality, particularly given the type of vehicles (i.e. HGVs) which would be associated with B2/B8 uses.	-1	Criteria require the implementation of a Transport Plan and other measures to minimise carbon footprint and air quality impacts. Although there is still anticipated a minor negative effect.	-1
I) Delivering the necessary infrastructure	Highways Agency has a holding direction on significant development until improvements have been made to J28 of the M5. The policy requirement is for no development to commence until necessary improvement works to J28 (M5) have been completed. There is potential access onto the site via Honiton Road, and Saunders Way through the existing adjoining serviced employment land. Adjoining land was allocated in a previous Local Plan Review and is serviced land, readily available for development. Given the capacity limitations for junction 28 of the M5 and traffic implications for the Honiton Road alongside proposed mitigation measures a minor negative effect is considered. The requirement for a transport assessment is an uncertain effect.	-1/?	Criteria within the policy seek a vehicular link from Kingsmill employment area to Honiton Road, a neutral effect. Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities; overall a neutral effect is considered.	0/?

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon the traffic, put pressure on services and facilities and the current provision of infrastructure should be mitigated by the policy and supplementary policies which are promoted in the supporting text. Development could contribute towards traffic in the town with consequential impact on air quality within the town centre and capacity

	issues at Junction 28 of the M5. Overall the development of this site will help meet the housing needs of Cullompton and the district as a whole.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Once developed, development will be permanent. The site could come forward in the short-medium term, given that improvements to J28 are due to take place in the near future.
Spatial extent: (District wide / local)	Development would be focussed in Cullompton, the second town in the district with good connections to the M5 strategic road corridor, but the employment here could have a wider draw across the district and beyond.

Policy CU18: Venn Farm

A site of 4.4 hectares is allocated for employment development, subject to; 10,000 sq metres of employment floorspace within use classes B2-B8, vehicular access which directs traffic to and from the site via Saunders Way, no development until necessary improvements to M5 Junction 28, archaeological investigation, transport assessment and measures to minimise carbon footprint and air quality impacts, environmental measures, retention of areas within flood plain as green infrastructure.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. The site is flat and can only be viewed from very distant ridgelines, a slight negative effect.	-1	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan Review also provide some mitigation therefore a neutral effect is considered.	0
B) Protection and promotion of a quality built and historic environment	This site lies in an area of archaeological potential and within a floodplain of the River Culm. Ground disturbance in this area may expose archaeological and palaeo-environmental deposits, a slight negative effect. The Historic Environment Team would therefore advise that any planning application for the development of this site should be conditional upon an appropriate programme of archaeological work being undertaken in mitigation for the impact of the development upon the heritage assets that may be affected by development within the site.	-1/?	Criteria within the policy seek mitigation measures through archaeological investigation.	0/?
C) Mitigating the effects of	The eastern part of the site is within flood zone 1. The western part of the site is within flood zones 2 and 3. As the site is proposed for commercial	-2	Criteria within the policy seek the retention of area within the flood	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
climate change	development a number of uses could be classed as 'less vulnerable' development and would therefore be compatible with Flood Zones 1, 2 and 3a, therefore only a slight negative effect is considered. One Critical Drainage Area is identified at Cullompton. A Flood Risk Assessment will be required at the planning application stage to determine specific recommendations for mitigation. The site currently has some surface water issued and development on the site may increase surface water-run off without appropriate mitigation, a negative effect.		plain as green infrastructure. A policy requirement in the Local Plan Review seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Policy S11 Cullompton supporting text acknowledges the Critical Drainage Area at Cullompton which provides mitigation. Development should be focussed in areas of least flood risk first and ensure any development in flood zone 2 and 3a are compatible with these flood zones, overall a neutral effect.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land which would be lost if this site is developed. The option would result in the loss of 3.9ha of Grade 3 good to moderate quality agricultural land and 0.8ha of grade 4 poor quality, a negative effect.	-1		-1
E) Promoting economic growth and employment	Proposed policy will help deliver 10,000 square metres of employment floorspace that will contribute towards bringing jobs into the area, a significant positive effect. Criteria within the policy seek a suitable amount of employment floor space. Development of this scale would be a boost to local construction firms and associated trades who would benefit from being able to undertake contract work on the site.	+3		+3
F) Supporting retail	Site option does not result in the loss or gain of retail development, a neutral effect.	0		0
G) Meeting housing needs	Site option does not result in the loss or gain of housing land, a neutral	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	effect.			
H) Ensuring community health and wellbeing	The site is located some distance from the main part of the town, which would reduce opportunities for walking to work. The option may have an impact on Cullompton Air Quality Management area which will require some mitigation not currently set out in a policy.	-2	Criteria require the implementation of a Transport Plan and other measures to minimise carbon footprint and air quality impacts.	-1
I) Delivering the necessary infrastructure	There are capacity issues at J28 however improvement works are planned. Suitable highways access is unknown. Vehicular access which directs traffic to and from the site via Saunders Way. The requirement for a transport assessment is an uncertain effect.	-1/?	The policy requires a suitable vehicular access and that no development should commence until necessary improvements to M5 Junction 28. Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities; overall a neutral effect is considered.	0/?

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon the traffic, put pressure on services and facilities and the current provision of infrastructure should be mitigated by the policy and supplementary policies which are promoted in the supporting text. Development could contribute towards traffic in the town with consequential impact on air quality within the town centre and capacity issues at Junction 28 of the M5. Overall the development of this site will help meet the housing needs of Cullompton and the district as a whole.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Once developed, development will be permanent. The site could come forward in the short-medium term, given that improvements to J28 are due to take place in the near future.
Spatial extent: (District wide / local)	Development would be focussed in Cullompton, the second town in the district with good connections to the M5 strategic road corridor, but the employment here could

	have a wider draw across the district and beyond.

Policy CU19: Town Centre Relief Road

A relief road providing traffic to the town centre will be provided subject to; public consultation on its proposed route, provision of replacement open space and sporting facilities within the Cullompton Community Association Fields and elsewhere, footpaths and cycle ways & Environmental measures.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The Town Centre Relief Road route is an integral part of the development strategy for Cullompton designed to relieve traffic through the town centre in conjunction with a road through the North West urban extension. The evidence in 2010 concluded that a new road to the east of the town centre is essential if the objectives of traffic, air quality improvements with town centre improvements are to be achieved. Careful consideration will be taken to finalise the route which could be located either side of the motorway. The aim will be to minimise impact on the CCA fields. The route of the Relief road could lead to the severance of wildlife corridors and wildlife networks, a negative effect. The CCA fields are also designated as a priority habitat, which may be negatively affected by the development, requiring mitigation or alternative provision.	-2	Criteria within the policy seek measures to protect and strengthen trees, hedgerows and other environmental features which contribute to the character and biodiversity, maintain wildlife networks within the site and surrounding countryside, although this is still considered to have an overall negative effect.	-2
B) Protection and promotion of a quality built and historic environment	Site option does not impact positively or negatively on the quality of the built or historic environment, a neutral effect.	0	The inclusion of a criterion within the policy for a public consultation exercise before the route is determined should help in the selection of the most appropriate design solution. Hence, a slight positive impact has been scored.	+1
C) Mitigating the effects of climate change	The proposed route of the Cullompton Town Centre Relief Road crosses a large part of flood zone 3, a negative effect. The site has been increased from the west side of the M5 to both sides of the M5 to provide more a greater option for locating the road and protecting as much of the CCA fields as possible. Road infrastructure is classed as essential infrastructure	-3	Policy S11 Cullompton supporting text acknowledges the Critical Drainage Area at Cullompton which provides mitigation. Policy's elsewhere in the Plan seek the	+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	and must pass the sequential test and exception test if in flood zone 3a or 3b. The site also may be impacted by fluvial overtopping of the Spratford Stream and an unnamed watercourse, a negative effect. One Critical Drainage Area is identified at Cullompton. A Flood Risk Assessment will be required at the planning application stage to determine specific recommendations for mitigation. Development on the site would increase surface water run-off without mitigation, a negative effect.		provision of sustainable urban drainage scheme to deal with all surface water from the development. The development has passed sequential and exception tests as Devon County Council confirms this is the only option that can deal with the air quality within the town. A positive effect.	
D) Safeguarding and minimising resource use	The land is greenfield, with some used for sports and recreation purposes. The agricultural classification is grade 4, some of the lowest quality, and its loss is therefore considered a slight negative effect.	-1		-1
E) Promoting economic growth and employment	Site option may, depending on where it is located, result in the loss of employment land, a negative effect. The Town Centre Relief Road is expected to provide traffic relief to the town centre, thereby allowing for environmental improvements, better facilities for pedestrians and economic benefits for business, a positive effect.	+2		+2
F) Supporting retail	Site option does not result in the loss or gain of retail development, a neutral effect. The Town Centre Relief Road is expected to provide traffic relief to the town centre, thereby allowing for environmental improvements, better facilities for pedestrians and economic benefits for business, a positive effect.	+2		+2
G) Meeting housing needs	Site option does not result in the loss or gain of residential land, a neutral effect	0		0
H) Ensuring community health and wellbeing	Cullompton is a declared Air Quality Management Area. It has an approved Air Quality Action Plan. The Action Plan identifies a number of measures to improve air quality, including the provision of a relief road. There are air quality problems through Nitrogen Dioxide in parts of Station Road, Higher	+1	Criteria within the policy seek provision of replacement open space and sporting facilities within Cullompton Community	+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	Street and Fore Street. The source of this is road traffic. The completion of the relief road system with associated traffic management measures will reduce the level below those that have an adverse effect. In addition it will provide traffic relief to the Town Centre, thereby allowing for environmental improvements, better facilities for pedestrians and economic benefits for business. The evidence in 2010 concluded that a new road to the east of the town centre is essential if the objectives of traffic relief, air quality improvement and with it town centre enhancement, are to be achieved. The Town Centre Relief Road is an integral part of the existing development strategy for Cullompton, designed to relieve traffic through the town centre in conjunction with a road through the North West Urban Extension to link Tiverton Road to Willand Road, a significant positive effect on air quality within the town centre. Careful consideration will be taken to finalise the route which could be located either side of the motorway. The construction of the road could have an impact on the area of open space and recreation value, a negative effect. Careful consideration will therefore need to be taken in finalising the route and the aim will be to cause minimum impact on the CCA fields.		Association Fields or elsewhere in Cullompton, enhancement of the existing footpath to form a shared use foot and cycleway and a public consultation exercise before the route is determined. Given the potential for impact on the CCA fields but the proposed mitigation measures and significant improvements to air quality, an overall positive effect is considered.	
l) Delivering the necessary infrastructure	The Town Centre Relief Road is an integral part of the existing development strategy for Cullompton, designed to relieve traffic through the town centre, a positive effect. The proposed route of the Town Centre Relief Road will likely have an impact on the area of open space and recreation value (Green Infrastructure). Additional housing development has now taken place at Knowle Lane and Tiverton Road, contributing to Junction 28 improvements and funding for the Town Centre Relief Road, but work on the Town Centre Relief Road has not yet commenced. The delivery of the road depends upon the delivery of the North West urban extension (Policy CU1). The Council will also seek external sources of funding to pay for the road. Overall the Town Centre Relief Road is a key piece of local infrastructure and its delivery will have a significant local impact.	+3		+3

Secondary/cumulative/synergistic effects:	This policy supports many of the other Cullompton policies and is a necessary piece of local infrastructure which is required to mitigate traffic and air quality impacts associated with existing and future developments in the town.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Development will only take place once sufficient Community Infrastructure Levy monies have been collected and therefore is not likely to happen in the short term. Once built out, development will be permanent.
Spatial extent: (District wide / local)	The Town Centre Relief Road will improve travel movements for Cullompton.

Policy CU20: Cullompton Infrastructure

The policy safeguards the Cullompton Railway Station and Car Park and seeks Community Infrastructure Levy (CIL) and planning obligations to deliver; the provision of the Town Centre Relief Road and other measures in the Cullompton Air Quality Action Plan, Mitigation to reduce traffic impacts on the Trunk and Local Road network in association with the East Cullompton Urban Extension, improvements to increased capacity at M5 Junction 28 and town centre regeneration and enhancement, Extra care housing provision, Expansion of library facilities, Primary and secondary education facilities; Bus service enhancements; Provision of railway and bus stations, Expansion of emergency fire and rescue services, Provision of healthcare facilities and Community facilities.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The Town Centre Relief Road route is an integral part of the development strategy for Cullompton designed to relieve traffic through the town centre in conjunction with a road through the North West urban extension. The evidence in 2010 concluded that a new road to the east of the town centre is essential if the objectives of traffic, air quality improvements with town centre improvements are to be achieved. Careful consideration will be taken to finalise the route which could be located either side of the motorway. The aim will be to minimise impact on the CCA fields. The route of the relief road could lead to the severance of wildlife corridors and wildlife networks, a negative effect. The proposed location of the train station is not anticipated to have a wildlife impact.	-2	Policy CU19 Town Centre Relief Road include measures to protect and strengthen trees, hedgerows and other environmental features which contribute to the character and biodiversity, maintaining a wildlife network within the site and lining to the surrounding countryside. Although there is still considered to be an overall negative effect.	-2
B) Protection	The town centre regeneration and enhancement measures are anticipated	0		+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
and promotion of a quality built and historic environment	to have a positive effect on the Cullompton Conservation Area. The policy will also seek funds to support the enhancement and regeneration of the town centre.			
C) Mitigating the effects of climate change	The proposed route of the Cullompton Town Centre Relief Road crosses flood zone 3, a negative effect. Road infrastructure is classed as essential infrastructure and must pass the sequential test and exception test if in flood zone 3a or 3b. The sequential and exception tests are passed as Devon County Council confirm this is the only option that can deal with Air Quality within the town. The reopening of a train station at this location, could enable local residents to commute to work by train, rather than by car – particularly to Exeter, where a large number of the town's residents work. This would have a significant impact on reducing carbon emissions and take a number of cars off the road network. The position of the train station is partly within flood zone 3 and overtopping of the Spratford Stream increased fluvial flood risk. A negative effect. One Critical Drainage Area is identified at Cullompton. A flood risk assessment will be required at the planning application stage to determine specific recommendations for mitigation.	-3	Policy CU19 Town Centre Relief Road is needed to deal with the Air Quality in Cullompton adequately. Provision of a sustainable urban drainage scheme would deal with all surface water from the development and arrangements for future maintenance. Policy S11 Cullompton supporting text acknowledges the Critical Drainage Area at Cullompton which provides mitigation. The provision of more sustainable means of transport (the reopening of the train station) would help to reduce carbon emissions through private travel, a positive impact.	+2
D) Safeguarding and minimising resource use	The site identified for the railway station is currently comprised of brownfield land, whilst the area of search for the Town Centre Relief Road is grade 4 agricultural land (low quality land). Overall, a slight positive impact has been assumed.	+1		+1
E) Promoting economic growth and employment	The Town Centre Relief Road is expected to provide traffic relief to the town centre, thereby allowing for environmental improvements, better facilities for pedestrians and economic benefits for business, a positive effect. Junction 28 of the M5 motorway to the east of Cullompton has been	+2		+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	identified as being at close to capacity during peak hours and therefore has limited capacity to accommodate additional development. The delivery of Junction improvements will unlock housing and employment capacity within Cullompton, a positive effect.			
F) Supporting retail	The Town Centre Relief Road is expected to provide traffic relief to the town centre, thereby allowing for environmental improvements, better facilities for pedestrians and economic benefits for business, a positive effect. The policy will also ensure funds are collected to go towards town centre regeneration and enhancement.	+2		+2
G) Meeting housing needs	Junction 28 of the M5 motorway to the east of Cullompton has been identified as being at close to capacity during peak hours and therefore has limited capacity to accommodate additional development. The delivery of Junction improvements will unlock housing capacity within Cullompton, a positive effect. The policy also supports Extra care housing provision.	+2		+2
H) Ensuring community health and wellbeing	The Town Centre Relief Road route is an integral part of the development strategy for Cullompton designed to relieve traffic through the town centre in conjunction with a road through the North West urban extension. Careful consideration will be taken to finalise the route which could be located either side of the motorway. The aim will be to minimise impact on the CCA fields. The construction of the road is likely to have an impact on the on the area of open space and recreation value, a negative effect. The Town Centre Relief Road is an integral part of the existing development strategy for Cullompton, designed to relieve traffic through the town centre in conjunction with a road through the North West Urban Extension to link Tiverton Road to Willand Road, a significant positive effect on air quality within the town centre. The policy supports the Expansion of library facilities, Primary and secondary education facilities; Bus service enhancements; Provision of railway and bus stations, Expansion of emergency fire and rescue services, Provision of healthcare facilities and Community facilities. Overall, there is a balancing act between these effects, a neutral effect has been assumed.	0	Policy CU19 Town Centre Relief Road includes provision of replacement open space and sporting facilities within the Cullompton Community Association fields and/or elsewhere in Cullompton. A neutral effect.	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
I) Delivering the necessary infrastructure	The Council plans to use the Community Infrastructure Levy to secure funding for offsite infrastructure delivery in the majority of cases, but there will be circumstances where it is still appropriate to use a planning obligation. The Council's strategic infrastructure policy is set out earlier in this document under Policy S8, but there are infrastructure requirements specific to Cullompton that are listed under Policy CU19. The Council will use the Community Infrastructure Levy and other sources of funding to deliver the infrastructure listed, and where planning obligations are sought, this policy will be the basis for negotiation. • The Local Transport Plan includes a long-term aspiration to reopen Cullompton Railway Station. A broad location north of Station Road is now identified as a possible site for the new station. The Local Plan Review protects land for a car park associated with any reopening of the station, a positive effect. • The Cullompton Air Quality Action Plan identifies a number of additional measures that will contribute towards improved Air Quality in the town centre. The Town Centre Relief Road is an integral part of the existing development strategy for Cullompton, designed to relieve traffic through the town centre, significant a positive effect. • Junction 28 of the M5 motorway to the east of Cullompton has been identified as being at close to capacity during peak hours and therefore has limited capacity to accommodate additional development. In consultation with Devon County Council, the Highways Agency has agreed a scheme for the improvement of the junction to increase its capacity, a significant positive effect. • The Cullompton Air Quality Action Plan (AQAP) and the Cullompton Conservation Area Management Plan (CAMP) identify a number of potential opportunities for the enhancement of the town centre, through their delivery a positive effect to the town centre is anticipated.	+3		+3

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	• The improvement to walking and cycling links are identified as action plan measures in the Cullompton Air Quality Action Plan. The provision of shared use surface between Honiton Road and Old Hill Road at Last Bridge has the potential to enhance access to employment opportunities. This improvement also aims to help to reduce car trips between the town and the major industrial area to the east of the M5 motorway, a positive effect. In combination this policy is considered to contribute towards an overall significant positive effect towards Cullompton's infrastructure requirements.			

Secondary/cumulative/synergistic effects:	This policy supports many of the other Cullompton policies and collects funds towards necessary pieces of local infrastructure. This infrastructure is required to mitigate traffic and air quality impacts associated with existing and future developments in the town, and provide opportunities to reduce carbon emissions by providing access to sustainable modes of transport.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	The policy will have impacts over the lifetime of the plan, as monies will be gathered during all periods with development only likely to take place in the longer term.
Spatial extent: (District wide / local)	The impacts of the policy are likely to be wider than just Cullompton – as they are likely to provide means to improve transportation infrastructure which will facilitate commuting within the district and across the district's boundary.

Policy CU21: Land at Colebrook (Contingency)

A site of 4.8 hectares is allocated for residential development, subject to; 100 dwellings (28% affordable), until the Town Centre relief road has been provided, upgrading of Colebrook Lane to accommodate additional traffic and two points of access from Siskins Chase, 1.1 ha of green infrastructure and retention of the land in the flood plain for open space, environmental measures, archaeological investigation, transport assessment and air quality improvements.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The central band of the site falls within the 'Sparsely settled farmed valley floors' landscape character area. This area is typified by the presence of rivers or streams and related flat or gently sloping valley bottoms within the low lying areas of the district. The north and south portions of the site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. The site is reasonably enclosed closer to Colebrook Lane, and is part of a rolling landscape. There is limited wider landscape impact, but a more localised impact if the site is developed.	-1	Criteria within the policy seek measures to protect and strengthen environmental features which contribute towards the character and biodiversity of the surrounding countryside and mitigation through 1.1ha of green infrastructure including the protection of amenity local space. Given the mitigation measures but localised impact a neutral effect is considered.	0
B) Protection and promotion of a quality built and historic environment	This site occupies a large area in a landscape with evidence of prehistoric and Roman activity in the vicinity. Any planning application for development here will need to be supported by the results an appropriate level of archaeological works to allow the significance of the heritage asset to be understood along with the impact of the development upon it.	-1/?	Criteria within the policy seek mitigation measures through archaeological investigation.	0/?
C) Mitigating the effects of climate change	Kia Ora Farm and fishing lakes to west of site. The Cole Brook runs from the west to the south of the site. The site has been greatly reduced in size, where the Cole Brook circled the bottom half of site, and was then parallel to boundary (on south east side). The north and eastern part of the site falls within flood zone 1.A small section of the site following Cole Brook is in the functional floodplain. Development on the site may increase surface water run-off. A negative effect. One Critical Drainage Area is identified at Cullompton. A Flood Risk Assessment will be required at the planning application stage to determine specific recommendations for mitigation. Taking into account flood risk and mitigation measures for climate change an overall negative effect is considered.	-2	Criteria within the policy seek mitigation measures through retention of land in the floodplain as informal amenity open space. A policy requirement in the Local Plan Review seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Policy S11 Cullompton supporting text acknowledges the Critical Drainage	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			Area at Cullompton which provides mitigation. Criteria within the policy seek carbon reduction and air quality improvements, this is required to minimise the overall carbon footprint of the development and ensure the impact of the site on air quality is acceptable, a slight positive effect.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land which would be lost if this site is developed. Policy would result in the loss of 0.2ha of grade 1 excellent quality agricultural land & 4.6ha of grade 3 good to moderate quality agricultural land, a negative effect. Grade 1 agricultural land in Mid Devon amounts to 32.4 square kilometres, only 3.5% of the district. Overall a negative impact.	-2		-2
E) Promoting economic growth and employment	Site option does not result in the loss or gain of employment land. Development of this scale may be a boost to local construction firms and associated trades who would benefit from being able to undertake contract work on the site. There would therefore be some positive impact.	+1		+1
F) Supporting retail	Option is located some distance from the town centre. The policy contains no retail proposals, however the high street could benefit from the custom of the residents from this development. There would be a slight positive effect.	+1		+1
G) Meeting housing needs	Option provides for 100 new dwellings of which 28% should be affordable a contribution towards future housing need, a significant positive effect. The mix of dwellings to be achieved on site is already specified within a supplementary planning document, and will be tailored to achieve the appropriate balance.	+3		+3
H) Ensuring community health and	The site is located some distance from the town centre. The option will have an impact on Cullompton Air Quality Management area which will require some mitigation. The option could contribute towards light and	-1	Criteria require the implementation of a Transport Plan and other measures to minimise	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
wellbeing	noise pollution, a slight negative effect. The site includes 1.1ha of informal open space, allowing opportunities for outdoor play. Balancing all factors, a slight negative impact has been assumed.		carbon footprint and air quality impacts.	
I) Delivering the necessary infrastructure	The width of Colebrook Lane from Swallow Way may present difficulties with access and would need to be substantially upgraded. Development in this location would increase traffic on Tiverton Road, so would not be permissible until a new road linking Tiverton Road to Willand Road has been provided under Policy CU1. The requirements for a transport assessment is an uncertain effect. The Mid Devon Community Infrastructure Evidence Report indicates that there is a pressing need for new primary places in Cullompton. The two schools in the town, St Andrews and Willowbank currently accept more pupils than their planned admission number for the size of school and facilities available there. There are two secondary schools located within this Local Learning Community, including Cullompton Community College which currently has 283 places spare capacity and Uffculme School, which currently admits 113 pupils more than its planned admission number. It will therefore be necessary to expand the secondary schools in the Local Learning community to provide roughly 334 places. Overall, therefore, the impact on infrastructure is considered to be slightly negative.	-1/?	Criteria within the policy seeks provision of two points of access from Siskins Close. Further mitigation criteria within the policy state that no development should occur until the Town Centre Relief Road has been provided. Given the mitigation measures set out in criteria within the policy and the fact that infrastructure would need to be in place prior to development beginning, an overall neutral impact has been assumed. Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities; overall a neutral effect is considered.	0/?

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site and the other possible options in the plan within Cullompton have the potential to impact upon traffic, put pressure on services and facilities. Development could contribute towards traffic in the town with consequential impact on air quality within the town centre and capacity issues at Junction 28 of the M5. Additional primary school capacity will be needed to accommodate the developments. This would be most suitably provided through a new 420 school at the North-West Cullompton site and a new school or schools providing for around 650 pupils within the East of Cullompton allocation. Additional secondary school

	capacity will need to be undertaken in consideration of the aspirations of the local schools and communities.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic increase within the town. However, as the site could only come forward once the Town Centre Relief Road is in place, development is only likely to take place in the medium-long term. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will significantly help provide housing for the district. Development would be focussed as an extension to the second town in the district.

Cullompton Alternative Site Options

Acklands, Cullompton

Option

A site of 1.4 hectares could be allocated for residential development, subject to; 45 dwellings (28% affordable), assessment demonstrating that the playing pitches are surplus to requirements, completion of the NW Cullompton link road, implementation of M5 improvements, transport assessment and air quality improvements, and archaeological investigation

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. To the north the views are of higher ground. To the east is modern housing, and more is planned for the northern area. The site is likely to be surrounded, a neutral effect.	0		0
B) Protection and promotion of a quality built and	The site lies in an area of known prehistoric activity, a slight negative effect. In accordance with the NPPF any planning application for development here should be supported by an appropriate programme of archaeological work to allow the significance of any below-ground heritage assets with an	-1/?	Archaeological mitigation in the form of a programme of archaeological work undertaken through the application of a	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
historic environment	archaeological interest to be understood along with the potential impact of any development upon them. This would allow any mitigation that may be required to be implemented in advance of construction.		standard worded archaeological condition on any consent granted may be required	
C) Mitigating the effects of climate change	The site is located in Flood zone 1 the lowest probability of flooding, a neutral effect. Development on the site may increase surface water run-off, a negative effect. One Critical Drainage Area is identified at Cullompton. A Flood Risk Assessment will be required at the planning application stage to determine the specific recommendations for mitigation.	-1	A policy requirement in the Local Plan Review seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance Policy S11 Cullompton supporting text acknowledges the Critical Drainage Area at Cullompton which provides mitigation. An overall neutral effect.	0
D) Safeguarding and minimising resource use	Development option is located on greenfield land. The site is located on Grade 1 agricultural land of the highest quality. Grade 1 agricultural land in Mid Devon amounts to 32.4 square kilometres, only 3.5% of the district. Given the loss of the highest grade agricultural land, a negative effect is considered.	-2		-2
E) Promoting economic growth and employment	Site option does not result in the loss or gain of employment land, a neutral effect.	0		0
F) Supporting retail	Option is located some distance from the town centre. The policy contains no retail proposals, however the high street could benefit from the custom of the residents from this development. There would be a minor positive effect.	+1		+1
G) Meeting housing needs	Option provides for 34 new dwellings of which 28% should be affordable a contribution towards future housing need, a positive effect.	+2		+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
H) Ensuring community health and wellbeing	The site is located 900 meters distance from the town centre, as the crow flies. Cullompton town centre has a wide range of services and facilities. The option will have an impact on Cullompton Air Quality Management area which will require some mitigation (which should been included within the policy). The site is agricultural land, but is used informally by the adjacent rugby club as practice space. The option could contribute towards light and noise pollution, a slight negative effect. Primary schools are at capacity and are both located on constrained sites making expansion either difficult or proportionally expensive. Balancing all factors, a slight negative impact has been assumed.	-1	Criteria in the policy seek submission of an assessment demonstrating that the playing pitches are surplus to requirements or demonstration that the loss is to be replaced by equivalent or better provision in a suitable, accessible location.	0
I) Delivering the necessary infrastructure	Current planned junction improvements to Junction 28 will cater for current allocated site and any additional development would provide for concerns over capacity. Suitable linkage to new distributor road would be required and Transport assessments as well as Travel planning is required. A requirement for a transport assessment in an uncertain effect. New school provision will be required early in the development. The secondary school is forecast to have capacity but may require additional infrastructure later in the planning period including land. There is a shortage of early year's provision in the town which will be exacerbated but further development. Given the need for further junction improvements at J28 of the M5 and school capacity issues within the town an overall negative effect is considered.	-2/?	No development should be allowed until suitable measures at Junction 28 or other mitigating works can be undertaken to the satisfaction of the Highway Authority and the Highways Agency. Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities; overall a neutral effect is considered.	0/?

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site and the other possible options in the plan within Cullompton have the potential to impact upon traffic, put pressure on services and facilities. Development could contribute towards traffic in the town with consequential impact on air quality within the town centre and capacity issues at Junction 28 of the M5. Additional primary school capacity will be needed to accommodate the developments. This would be most suitably provided through a new 420 school at the North-West Cullompton site and a new school or schools providing for around 650 pupils within the East of Cullompton allocation. Additional secondary school

	capacity will need to be undertaken in consideration of the aspirations of the local schools and communities.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic increase within the town. However, as the site could only come forward once the Town Centre Relief Road is in place, development is only likely to take place in the medium-long term. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will significantly help provide housing for the district. Development would be focussed as an extension to the second town in the district.

Tiverton Road, Cullompton
Option

A site of 1.9 hectares south of Tiverton Road is allocated for residential development, subject to; 45 dwellings (28% affordable), no development until a road linking Tiverton Road to Willand Road is provided (a requirement under policy CU1 'North West Cullompton), archaeological investigation, transport plan and air quality improvements and Sustainable Urban Drainage (SUD).

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. The site is fairly enclosed by hedgerows and the land at the bottom of the site rises, with the land beyond rising further. The site at present is viewable from some low distant ridges in the west, and developing it would raise the prominence of the built environment to the west of Cullompton. However, this will be mitigation by the adjacent allocations once built out. Given the small size of the site, its low visibility and mitigation of by the adjacent allocated sites, a neutral effect is anticipated	0		0
B) Protection and promotion of a quality built and	The St. Andrew's Hill roman fort (a scheduled ancient monument) lies to the east. The site lies in an area of archaeological potential to the west of the Roman fort at St Andrew's Hill and in an area where Roman finds have been recorded. Given the archaeological potential of the site, any planning	-1/?	Criteria within the policy seek archaeological investigation and mitigation, which should reduce the impact.	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
historic environment	application for development here must be supported by the results an appropriate level of archaeological works to allow the significance of the heritage asset to be understood along with the impact of any development upon it. A slight negative impact is considered.			
C) Mitigating the effects of climate change	Site is located within flood zone 1, the lower level of flood risk, a neutral effect. Development may result in surface water run-off which would need to be mitigated, a negative impact. One Critical Drainage Area is identified at Cullompton. A Flood Risk Assessment will be required at the planning application stage to determine specific recommendations for mitigation.	-1	Policy S11 Cullompton supporting text acknowledges the Critical Drainage Area at Cullompton which provides mitigation. Criteria within the policy seek the provision of a sustainable urban drainage scheme to deal with surface water from the development and arrangements for future maintenance, a neutral effect is considered.	0
D) Safeguarding and minimising resource use	Development option is located on greenfield land which would be lost if this site is developed. Option would result in the loss of Grade 1 high quality agricultural land, a negative effect. Grade 1 agricultural land in Mid Devon amounts to 32.4 square kilometres, only 3.5% of the district. Therefore, a negative impact of developing the site has been assumed, despite the small size of the site.	-2		-2
E) Promoting economic growth and employment	Site option does not result in the loss or gain of employment land, a neutral effect.	0		0
F) Supporting retail	Option is located some distance from the town centre. The policy contains no retail proposals, however the high street would benefit from the custom of the residents from this development. There would be a slight positive effect.	+1		+1
G) Meeting housing needs	Option is not currently well related to the existing built form at Cullompton, but could form an extension to other adjacent sites once they are built out.	+2		+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	The mix of dwellings to be achieved on site is already specified within a supplementary planning document, and will be tailored to achieve the appropriate balance. Option provides for 45 new dwellings of which 28% should be affordable - a contribution towards future housing need, a positive effect.			
H) Ensuring community health and wellbeing	Site option does not result in the loss or gain of community facilities or open space, a neutral effect. The option will have an impact on Cullompton Air Quality Management area which will require some mitigation, whilst there could be light and noise pollution impacts.	-1	The policy requires implementation of a transport plan and other measures to minimise air quality impacts.	0
I) Delivering the necessary infrastructure	The site has no suitable access to the highway, and the existing roads are not ideal at present as they are constricted, a negative effect. Widening of existing adjacent roads would be necessary. There are issues with Tiverton Road, however an adequate site access is achievable. The Mid Devon Community Infrastructure Evidence Report indicates that there is a pressing need for new primary places in Cullompton. The two schools in the town, St Andrews and Willowbank currently accept more pupils than their planned admission number for the size of school and facilities available there. There are two secondary schools located within this Local Learning Community, including Cullompton Community College which currently has 283 places spare capacity and Uffculme School, which currently admits 113 pupils more than its planned admission number. It will therefore be necessary to expand the secondary schools in the Local Learning community to provide roughly 334 places. Primary schools are at capacity and are both located on constrained sites making expansion either difficult or proportionally expensive. Given transport infrastructure constraints and education capacity a negative effect is considered.	-2	The policy has been written so that development should only come forward once local infrastructure being delivered by an adjacent site is completed. Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities; overall a neutral effect is considered.	0

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site and the other possible options in the plan within Cullompton have the potential to impact upon traffic, put pressure on services and facilities. Development could contribute towards traffic in the town with

	consequential impact on air quality within the town centre and capacity issues at Junction 28 of the M5.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	The impact of this site is likely to be medium-long term, given it cannot come forward before local infrastructure has been completed. Once developed, development will be permanent.
Spatial extent: (District wide / local)	This site option will help provide housing within Cullompton including for affordable housing. Development would be focussed in Cullompton, the second town in the district.

Court Farm, Cullompton

Option

A site of 1.4 hectares at Court Farm is allocated for residential development, subject to; 35 dwellings (28% affordable), transport plan, air quality improvements and Sustainable Urban Drainage (SUD).

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The remaining area is largely surrounded by existing development, visual and landscape impacts are considered minimal, a neutral effect. Much of the remaining area is previously developed, so impacts on biodiversity are expected to also be minimal. However, the Council will review existing species or habitats information held on previously allocated sites.	0		0
B) Protection and promotion of a quality built and historic environment	There are no listed buildings within or adjoining the site. The Cullompton Conservation Area adjoins the site to the south but there is no anticipated impact This site has already been subject to a programme of archaeological investigation and no further work is required on this site.. Most of the site is comprised of existing commercial buildings, in various states of use and repair. Redeveloping the site offers the opportunity to improve the local built environment. Therefore a positive impact is assumed.	+2		+2
C) Mitigating the effects of	There is a river and floodplain to the north of the northern section of this site while the southern portion of site is located in flood zone 1 the lowest	-2	Criteria within the policy seek the provision of a sustainable urban	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
climate change	probability of flooding, a neutral effect. There is potential fluvial flood risk from overtopping of the Spratford Stream and development on the site may result in surface water run-off. One Critical Drainage Area One Critical Drainage Area is identified at Cullompton. A Flood Risk Assessment will be required at the planning application stage to determine specific recommendations for mitigation.		drainage scheme to deal with surface water from the development and arrangements for future maintenance, a neutral effect is considered. Sustainable urban drainage scheme should also mitigate for overtopping of the Spratford Stream. S11 Cullompton supporting text acknowledges the Critical Drainage Area at Cullompton which provides mitigation.	
D) Safeguarding and minimising resource use	0.2ha is contaminated land as a result of textile manufacturing, whilst 0.4ha is from factory work a slight negative impact. Developing the site would require the remediation of the soil, which is considered to be a positive impact. The site is located on previously developed land and will not result in the loss of greenfield sites, which is also considered a positive effect. Because of site contamination overall a slight positive effect is considered.	+1	Remediation of contaminated land within the site.	+2
E) Promoting economic growth and employment	Redeveloping the site will result in the loss of a small number of employment units within the south west corner of the site, a negative effect. These are units which are used, but not of the highest quality. A minor negative impact is therefore associated with their loss.	-1		-1
F) Supporting retail	The site is located close to the town centre and Tesco supermarket. The policy contains no retail proposals, however the high street would benefit from the custom of the residents from this development. There would be a small positive effect.	+1		+1
G) Meeting housing needs	Option is well related to the existing built form being located within an existing built up area - positive effect. The option provides for 35 new dwellings of which 28% should be affordable a contribution towards future housing need, a further significant positive effect. The mix of dwellings to	0		+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	be achieved on site is already specified within a supplementary planning document, and will be tailored to achieve the appropriate balance.			
H) Ensuring community health and wellbeing	The site is located close to the town centre, a medical centre and Tesco superstore and there is pedestrian and cycle access to the site from Willand Road, a positive effect. Site option does not result in the loss or gain of community facilities or open space, a neutral effect. Developing the site could have an impact on Cullompton Air Quality Management area which will require some mitigation. Given the positive effect of the sites location near to local facilities, an overall neutral impact has been assumed.	0	The policy requires implementation of a transport plan and other measures to minimise air quality impacts.	+1
I) Delivering the necessary infrastructure	There is an existing access, however the multiple landowners would need to come forward together to see this delivered. This could hamper efforts to bring the site forward. The Mid Devon Community Infrastructure Evidence Report indicates that there is a pressing need for new primary places in Cullompton. The two schools in the town, St Andrews and Willowbank currently accept more pupils than their planned admission number for the size of school and facilities available there. There are two secondary schools located within this Local Learning Community, including Cullompton Community College which currently has 283 places spare capacity and Uffculme School, which currently admits 113 pupils more than its planned admission number. It will therefore be necessary to expand the secondary schools in the Local Learning community to provide roughly 334 places. Primary schools are at capacity and are both located on constrained sites making expansion either difficult or proportionally expensive. New school provision will be required early in the development. Potentially a slight negative effect.	-1	Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities; overall a neutral effect is considered.	0

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site and the other possible options in the plan within Cullompton have the potential to impact upon traffic, put pressure on services and facilities. Development could contribute towards traffic in the town with consequential impact on air quality within the town centre and capacity issues at

	Junction 28 of the M5.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Advice given to the Council suggests this site could take time to come forward, therefore the temporal impacts are likely to be medium to long-term. Once built the effects are permanent.
Spatial extent: (District wide / local)	This site option will help provide housing within Cullompton including for affordable housing. Development would be focussed in Cullompton, the second town in the district.

Bradninch Road, Cullompton
Option

A site of 1.1 hectares at Bradninch Road could be allocated for residential development, subject to; 25 dwellings (28% affordable), access from Exeter Road, archaeological investigation, transport plan, air quality improvements and Sustainable Urban Drainage (SUD).

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	This sites falls within the 'Upper farmed and wooded valley slopes' landscape character area. These areas are typified by having a steeply rolling landform, being a lush and fertile land which gives rise to extensive tracts of medium-scale fields of permanent pasture. The site slopes steeply and development would be very prominent, with large potential for visual impact.	-2	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan Review also provide some mitigation therefore a slightly negative impact is considered.	-1
B) Protection and promotion of a quality built and historic environment	This site lies in an area of archaeological potential with regard to known prehistoric and Roman activity in the vicinity. Archaeological mitigation in the form of a programme of archaeological work undertaken through the application of a standard worded condition on any consent granted may be required.	-1/?	Criteria within the policy seek mitigation measures through archaeological investigation.	0/?
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest probability of flooding, however, given the steeply sloping nature of the site there is the potential for surface water run-off to cause impacts elsewhere. One Critical Drainage Area is identified at Cullompton. A Flood Risk Assessment will be required at the planning application stage to determine specific recommendations for	-1	The policy includes sustainable urban drainage to mitigate any impact, therefore a neutral effect is anticipated. Policy S11 Cullompton supporting text acknowledges the	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	mitigation.		Critical Drainage Area at Cullompton which promotes mitigation.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land which would be lost if this site is developed. Option would result in the loss of grade 3 good to moderate quality agricultural land, a slight negative effect.	-1		-1
E) Promoting economic growth and employment	Site option does not result in the loss or gain of employment land, a neutral effect.	0		0
F) Supporting retail	Option is located some distance from the town centre. The policy contains no retail proposals, however the high street would benefit from the custom of the residents from this development. There would be a slight positive effect.	+1		+1
G) Meeting housing needs	Option provides for 35 new dwellings of which 28% should be affordable a contribution towards future housing need, a large positive effect. The mix of dwellings to be achieved on site is already specified within a supplementary planning document, and will be tailored to achieve the appropriate balance.	+2		+2
H) Ensuring community health and wellbeing	The site is located 800 metres from the town centre. Option will have an impact on Cullompton Air Quality Management area which will require some mitigation. The neighbouring use to the site is housing but at a lower level, therefore there may be some issues with overlooking. A frequent bus service is available nearby. Considering all impacts, a balanced (and therefore neutral) impact is considered.	0	The policy requires implementation of a transport plan and other measures to minimise air quality impacts. Development should reduce opportunities for overlooking of any adjacent residential properties.	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
I) Delivering the necessary infrastructure	Access to the site would only be possible through land at Exeter Road site CU7, which has access difficulties. The Mid Devon Community Infrastructure Evidence Report indicates that there is a pressing need for new primary places in Cullompton. The two schools in the town, St Andrews and Willowbank currently accept more pupils than their planned admission number for the size of school and facilities available there. There are two secondary schools located within this Local Learning Community, including Cullompton Community College which currently has 283 places spare capacity and Uffculme School, which currently admits 113 pupils more than its planned admission number. It will therefore be necessary to expand the secondary schools in the Local Learning community to provide roughly 334 places. Primary schools are at capacity and are both located on constrained sites making expansion either difficult or proportionally expensive. New school provision will be required early in the development. Overall a slight negative effect is possible.	-1	Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities; overall a neutral effect is considered.	0

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site and the other possible options in the plan within Cullompton have the potential to impact upon traffic, put pressure on services and facilities. Development could contribute towards traffic in the town with consequential impact on air quality within the town centre and capacity issues at Junction 28 of the M5.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	The estimated development time for this site is two years, and it could come forward in the short term. Once developed, development will be permanent.
Spatial extent: (District wide / local)	This site option will help provide housing within Cullompton including for affordable housing. Development would be focussed in Cullompton, the second town in the district.

Land adj Venndale, NW Long Moor Road

A site of 2.9 hectares could be allocated for employment development, subject to; a suitable amount of floorspace (potential for 6,090 sq metres of employment floorspace), vehicular access, no development until necessary improvements to M5 Junction 28, Sustainable Urban Drainage (SUD) and Green Infrastructure.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The sites falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. The site is flat and can only be viewed from very distant ridgelines, a slight negative effect.	-1	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan Review also provide some mitigation therefore a neutral effect is considered.	0
B) Protection and promotion of a quality built and historic environment	This sites lies in an area of archaeological potential Ground disturbance in this area may expose archaeological and palaeo-environmental deposits, a slight negative effect. The Historic Environment Team would therefore advise that any planning application for the development of this site should be conditional upon an appropriate programme of archaeological work being undertaken in mitigation for the impact of the development upon the heritage assets that may be affected by development within the site.	-1/?	Criteria within the policy option seek mitigation measures through archaeological investigation.	0/?
C) Mitigating the effects of climate change	The whole of the site is within flood zone 1. Development on the site may result in surface water run-off, a negative impact.	-1	Criteria within the policy seek the retention of area within the flood plain as green infrastructure. Policy S11 supporting text acknowledges the Critical Drainage Area at Cullompton which provides mitigation. A policy requirement in the Local Plan Review seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			maintenance. Development should be focussed in areas of least flood risk first and ensure any development in flood zone 2 and 3a are compatible with these flood zones, overall a neutral effect.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land which would be lost if this site is developed. The option would result in the loss of Grade 3 good to moderate quality agricultural land, a slight negative effect.	-1		-1
E) Promoting economic growth and employment	Proposed policy will help deliver 6,090 sqm of employment floorspace that will contribute towards bringing jobs into the area, a significant positive effect. Criteria within the policy seek a suitable amount of employment floor space, a positive effect. Development of this scale would be a boost to local construction firms and associated trades who would benefit from being able to undertake contract work on the site.	+3		+3
F) Supporting retail	Site option does not result in the loss or gain of retail development, a neutral effect.	0		0
G) Meeting housing needs	Site option does not result in the loss or gain of housing land, a neutral effect.	0		0
H) Ensuring community health and wellbeing	The site is located some distance from the main part of the town, which would reduce opportunities for walking to work. The option may have an impact on Cullompton Air Quality Management area which will require some mitigation not currently set out in a policy.	-2	The policy requires implementation of a transport plan and other measures to minimise air quality impacts.	-1
I) Delivering the necessary infrastructure	There are capacity issues at J28 however improvement works are planned. Suitable highways access is unknown.	-1	Criteria within the state that the development cannot come forward until improvement works to J28 have taken place. Policy S8 also provides mitigation by setting out that developers will be expected to	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			contribute to, or bear the full cost of, new or improved infrastructure and facilities; overall a neutral effect is considered.	

NW Kingsmill Industrial Estate, Cullompton

Option

A site of 5.9 hectares could be allocated for employment development, subject to; a suitable amount of floorspace (potential for 15,000 sq metres of employment floorspace), vehicular access, no development until necessary improvements to M5 Junction 28, Sustainable Urban Drainage (SUD), retaining of areas within flood plain and Green Infrastructure.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The sites falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. The site is flat and can only be viewed from very distant ridgelines, a slight negative effect.	-1	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan Review also provide some mitigation therefore a neutral effect is considered.	0
B) Protection and promotion of a quality built and historic environment	This sites lies in an area of archaeological potential and within a floodplain of the River Culm. Ground disturbance in this area may expose archaeological and palaeo-environmental deposits, a slight negative effect. The Historic Environment Team would therefore advise that any planning application for the development of this site should be conditional upon an appropriate programme of archaeological work being undertaken in mitigation for the impact of the development upon the heritage assets that may be affected by development within the site.	-1/?	Criteria within the policy option seek mitigation measures through archaeological investigation.	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
C) Mitigating the effects of climate change	Development in the area of floodplain should be avoided and in the northwest part of the site is flood zone 2 and flood zone 3. The remaining south western part of the site is located in flood zone 1. One Critical Drainage Area is identified at Cullompton. A Flood Risk Assessment will be required at the planning application stage to determine specific recommendations for mitigation. As the site is proposed for commercial development a number of uses could be classed as 'less vulnerable' development and would therefore be compatible with Flood Zones 1, 2 and 3a, therefore only a slight negative effect is considered. Development on the site may result in surface water run-off, a negative impact. The River Culm flows along the north and west boundaries which may result in fluvial flooding.	-2	Criteria within the policy seek the retention of area within the flood plain as green infrastructure. Policy S11 supporting text acknowledges the Critical Drainage Area at Cullompton which provides mitigation. A policy requirement in the Local Plan Review seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Development should be focussed in areas of least flood risk first and ensure any development in flood zone 2 and 3a are compatible with these flood zones, overall a neutral effect.	0
D) Safeguarding and minimising resource use	Development option is located on greenfield land which would be lost if this site is developed. The option would result in the loss of Grade 3 good to moderate quality agricultural land, a slight negative effect.	-1		-1
E) Promoting economic growth and employment	Proposed policy will help deliver 15,000 sqm of employment floorspace that will contribute towards bringing jobs into the area, a significant positive effect. Criteria within the policy seek a suitable amount of employment floor space, a positive effect. Development of this scale would be a boost to local construction firms and associated trades who would benefit from being able to undertake contract work on the site.	+3		+3
F) Supporting retail	Site option does not result in the loss or gain of retail development, a neutral effect.	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
G) Meeting housing needs	Site option does not result in the loss or gain of housing land, a neutral effect.	0		0
H) Ensuring community health and wellbeing	The site is located some distance from the main part of the town, which would reduce opportunities for walking to work. The option may have an impact on Cullompton Air Quality Management area which will require some mitigation not currently set out in a policy.	-2	The policy requires implementation of a transport plan and other measures to minimise air quality impacts.	-1
I) Delivering the necessary infrastructure	There are capacity issues at J28 however improvement works are planned. Suitable highways access is unknown.	-1	Criteria within the state that the development cannot come forward until improvement works to J28 have taken place. Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities; overall a neutral effect is considered.	0

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon the traffic, put pressure on services and facilities and the current provision of infrastructure should be mitigated by the policy and supplementary policies which are promoted in the supporting text. Development could contribute towards traffic in the town with consequential impact on air quality within the town centre and capacity issues at Junction 28 of the M5. Overall the development of this site will help meet the housing needs of Cullompton and the district as a whole.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Once developed, development will be permanent. The site could come forward in the short-medium term, given that improvements to J28 are due to take place in the near future.
Spatial extent: (District wide / local)	Development would be focussed in Cullompton, the second town in the district with good connections to the M5 strategic road corridor, but the employment here could have a wider draw across the district and beyond.

NE Part of Kings Mill, Cullompton

Option

A site of 3.3 hectares at Kings Mill Industrial Estate could be allocated for employment development, subject to; a suitable amount of floorspace (potential for 6,930 sq metres of employment floorspace), vehicular access, no development until necessary improvements to M5 Junction 28, Sustainable Urban Drainage (SUD), retaining of areas within flood plain and Green Infrastructure.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. There is a view from the distant ridgeline to the east, a slight negative effect.	-1	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan Review also provide some mitigation therefore a neutral effect is considered.	0
B) Protection and promotion of a quality built and historic environment	This site lies in an area of archaeological potential. Ground disturbance in this area may therefore expose archaeological deposits, a slight negative effect. The Historic Environment Team would therefore advise that any planning application for the development of this site should be conditional upon an appropriate programme of archaeological work being undertaken in mitigation for the impact of the development upon the heritage assets that may be affected by development within the site.	-1/?	Criteria within the policy seek mitigation measures through archaeological investigation.	0/?
C) Mitigating the effects of climate change	The south east boundary of the site is directly adjacent to flood zone 2 and 3. As the site is proposed for commercial development a number of uses could be classed as 'less vulnerable' development and would therefore be compatible with Flood Zones 1, 2 and 3a, therefore only a slight negative effect is considered. One Critical Drainage Area is identified at Cullompton. A Flood Risk Assessment will be required at the planning application stage to determine specific recommendations for mitigation. Development of the site may result in increased surface water run-off, a negative impact.	-2	A policy requirement in the Local Plan Review seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Policy S11 supporting text acknowledges the Critical Drainage Area at Cullompton which provides mitigation. Development should be focussed in areas of least flood risk	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			first and ensure any development in flood zone 2 and 3a are compatible with these flood zones, overall a neutral effect.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land which would be lost if this site is developed. The option would result in the loss of 3.3ha of Grade 3 good to moderate quality agricultural land, a negative effect.	-1		-1
E) Promoting economic growth and employment	This site has planning permission for B1, B2 and B8 uses, equating to 22,064 square metres of employment floorspace. One unit to the northwest (adjoining the site) has been built under a separate consent. Road access is in place but there are no serviced plots on the remaining land as yet. Proposed policy will help deliver 22,064 square metres of employment floorspace that will contribute towards bringing jobs into the area, a significant positive effect. Criteria within the policy seek a suitable amount of employment floor space, a positive effect.	+3		+3
F) Supporting retail	Site option does not result in the loss or gain of retail development, a neutral effect.	0		0
G) Meeting housing needs	Site option does not result in the loss or gain of housing land, a neutral effect.	0		0
H) Ensuring community health and wellbeing	The site is located some distance from the town centre but within walking distance of a bus route, a slight negative effect. Option will have an impact on Cullompton Air Quality Management area which will require some mitigation.	-2	The policy requires implementation of a transport plan and other measures to minimise air quality impacts.	-1
I) Delivering the necessary infrastructure	There are capacity issues at J28 however improvement works are planned. Suitable highways access is unknown.	-1	Criteria within the state that the development cannot come forward until improvement works to J28 have taken place. Policy S8 also provides mitigation by setting out	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities; overall a neutral effect is considered.	

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon the traffic, put pressure on services and facilities and the current provision of infrastructure should be mitigated by the policy and supplementary policies which are promoted in the supporting text. Development could contribute towards traffic in the town with consequential impact on air quality within the town centre and capacity issues at Junction 28 of the M5. Overall the development of this site will help meet the housing needs of Cullompton and the district as a whole.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Once developed, development will be permanent. The site could come forward in the short-medium term, given that improvements to J28 are due to take place in the near future.
Spatial extent: (District wide / local)	Development would be focussed in Cullompton, the second town in the district with good connections to the M5 strategic road corridor, but the employment here could have a wider draw across the district and beyond.

Land South of Springbourne, East of Exeter Road, Cullompton

Option

A site of 1.7 hectares at land south of Springbourne could be allocated for employment development, subject to; a suitable amount of floorspace (potential for 4,760 sq metres of employment floorspace), vehicular access, no development until necessary improvements to M5 Junction 28, Sustainable Urban Drainage (SUD), retaining of areas within flood plain and Green Infrastructure.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural	This sites falls within the 'Upper farmed and wooded valley slopes' landscape character area. These areas are typified by having a steeply	-2	The topography of the site would result in the need for sensitively	-2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
environment	rolling landform, being a lush and fertile land which gives rise to extensive tracts of medium-scale fields of permanent pasture. The site slopes steeply from the west to the east and contains a number of mature trees around the edge of the site. The site overlooks an adjacent property and it broken up into two agricultural fields. The site can be viewed from the west and the east and has a high visual impact, a negative effect.		located development. Introduce measures to protect and strengthen trees, hedgerows and other environmental features which contribute to the character and biodiversity, maintaining a wildlife network. A negative effect is anticipated.	
B) Protection and promotion of a quality built and historic environment	There is no anticipated archaeological impact, a neutral effect.	0		0
C) Mitigating the effects of climate change	The site is located in Flood zone 1 the lowest probability of flooding, a neutral effect. Development on the site may result in increased surface water run-off. A negative impact. One Critical Drainage Area is identified at Cullompton. A Flood Risk Assessment will be required at the planning application stage to determine specific recommendations for mitigation.	-1	Policy S11 supporting text acknowledges the Critical Drainage Area at Cullompton which provides mitigation. Criteria within the policy seek the provision of sustainable urban drainage schemes to deal with all surface water the development and arrangement of future maintenance, an overall neutral effect.	0
D) Safeguarding and minimising	Development option is located on greenfield land which would be lost if this site is developed. Option would result in the loss of 1.7ha of Grade 3 good to moderate quality agricultural land, a slight negative effect.	-1		-1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
resource use				
E) Promoting economic growth and employment	Proposed policy will help deliver 4,760 square meters of employment floorspace that will contribute towards bringing jobs into the area, a positive effect.	+2		+2
F) Supporting retail	Site option does not result in the loss or gain of retail development, a neutral effect.	0		0
G) Meeting housing needs	Site option does not result in the loss or gain of housing land, a neutral effect.	0		0
H) Ensuring community health and wellbeing	The site is located adjacent to the Cullompton Bowling Club however there is no anticipated loss of this facility, a neutral effect. The site does not have access to a designated foot/cycle path and is located some distance from the town centre, a slight negative effect. Option will have an impact on Cullompton Air Quality Management area which will require some mitigation, and there are concerns that certain types of employment in this location could draw additional HGVs through the town centre.	-2	The policy requires implementation of a transport plan and other measures to minimise air quality impacts.	-1
I) Delivering the necessary infrastructure	Suitable highways access is unknown, hence inclusion of criteria within the policy which seek a suitable vehicular access.	-1/?	Criteria within the state that the development cannot come forward until improvement works to J28 have taken place. Extension of the existing footpath along the B3181 to connect up to the site. Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities; overall a neutral effect is considered.	0/?

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon

	the traffic, put pressure on services and facilities and the current provision of infrastructure should be mitigated by the policy and supplementary policies which are promoted in the supporting text. Development could contribute towards traffic in the town with consequential impact on air quality within the town centre and capacity issues at Junction 28 of the M5. Overall the development of this site will help meet the housing needs of Cullompton and the district as a whole.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Once developed, development will be permanent. The site could come forward in the short-medium term, given that improvements to J28 are due to take place in the near future.
Spatial extent: (District wide / local)	Development would be focussed in Cullompton, the second town in the district with good connections to the M5 strategic road corridor, but the employment here could have a wider draw across the district and beyond.

Crediton Preferred Site Allocations

Policy CRE1: Wellparks

A site of 22.9 hectares at Wellparks, A377, is allocated for residential development, subject to; 185 dwellings, with 28% affordable housing, 2,220 sq of commercial floor space, 15 hectares of green infrastructure, landscaping which reflects the sloping and visible nature of the site and which protects the setting of Downes Historic Park and Garden. A site design brief should be included within any planning application.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site falls within the 'Lowland plains' landscape character area which is typified by being open, low lying and agriculturally prosperous. The site sits on a slope, rising to the north away from the A377. Development of the site would result in the loss of the agricultural fields which are visible on the right when approaching Crediton from the Exeter direction. The presence of existing buildings on the south east part of the site, which are to be re-used, would mitigate some of the impact, as would the presence of recent development to the south of the site. Some impacts would be expected	-2	Criteria within the policy requires layout, design and landscaping that reflects the sloping, visible nature of the site and and makes provision for 15 hectares of Green Infrastructure on the upper slopes of the site. The northern area of the site is designated as green	-1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	however. The existing and disused buildings could harbour protected species (bats and or owls are known to make use of abandoned buildings). However, at this stage, the Council is not aware of the presence of protected species or habitats (a phase 1 habitat survey undertaken when the site was allocated did not note the presence of protected species).The more northerly parts of the site are most elevated, and therefore are most sensitive to development. In terms of wider landscape impacts, the adjoining development to the south will provide a degree of mitigation. A negative impact on the natural environment is anticipated as a result of developing this site.		infrastructure within the policy, and is not proposed for development.	
B) Protection and promotion of a quality built and historic environment	The site sits between the Crediton Conservation Area (to the west) and the local historic park and garden of the Downes Estate (to the east). A large part of the site is formed of the 'Wellparks' grade II farmhouse and farmstead complex. The setting of this site has traditionally been rural, given its separation from the town. However, urban encroachment has already begun to bring the site within the semi-urban fringe, particularly with the recent supermarket development to the south. A number of listed buildings also adjoin the south east corner of the site. Whilst the conservation area lies to the west, the site is largely screened from views from within the conservation area by the steep topography immediately to the west of the site. The development of the site would further impact on the historic value of the buildings. To the east of the site lies the historic estate of Downes. It is not anticipated that development of this site will impact on Downes given the topography which separates the sites. The impact on the built and historic environment is considered to be a negative effect.	-2	The policy contains provisions that development should respect the setting of Downes. Development is subject to layout, design and landscaping that reflects the sloping, visible nature of the site, locally distinctive design and the need to protect the setting of Downes Historic Park and Garden and respect the character and setting of the listed buildings at Wellparks and Downes House.	0
C) Mitigating the effects of climate change	The entirety of the site falls within flood zone 1, being the area of least flood risk but is in close proximity to the floodplain. The sloping nature of the site means that surface water run-off could be problematic once the site is developed.	-1	A policy requirement in the Local Plan Review seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			run-off and arrangements for future maintenance. Overall, the inclusion of a Sustainable Urban Drainage (SUD) scheme is thought to mitigate any negative impacts on local flood risk. This development is proposed as a mixed-use proposal and such schemes give residents the opportunity to live in close proximity to their place of work, thereby reducing the reliance on travel to further places of employment, reducing carbon emissions as a result. A positive impact.	
D) Safeguarding and minimising resource use	This is a greenfield site which is currently within an agricultural use. The whole site is grade 3 agricultural land, which would be lost if the site was developed. Though not the highest quality agricultural land, development of the site would have a negative impact on this indicator. The south east corner the location of the employment is a previously developed site, consisting of a number of existing farm buildings. Though some new buildings are proposed, the re-use of the existing buildings minimises the need for significant new building, and reduction of resources needed for their construction.	-2		-2
E) Promoting economic growth and employment	Crediton has had limited employment development within recent years, and this site could meet a large proportion of the town's employment needs and creating local jobs. Proposed policy will help deliver 2,220 square metres of commercial floorspace that will contribute towards bringing jobs into the area, a significant positive effect. Criteria within the policy seek a suitable amount of employment floor space, a positive effect.	+2		+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	Development of this scale would be a boost to local construction firms and associated trades who would benefit from being able to undertake contract work on the site. There would therefore be some positive impact.			
F) Supporting retail	The policy contains no retail proposals; however, retail does fall within the overall definition of commercial development. It is possible, therefore, that retail proposals could come forward on these sites if allocated. The supermarket and high street are both in relative close proximity to the site, and would benefit from the custom of the residents from this development. There would be a positive effect.	+1	Any such proposals would also need to be considered against sequential test set down in the 'Development outside town centres' policy. This should mitigate any harmful impacts against existing retail.	+1
G) Meeting housing needs	Crediton is a town with challenging topography, with few sites likely to be able to contribute towards meeting the housing need. This site would be able to meet a large proportion of Crediton's estimated housing need over the plan period. The policy also includes provision for 28% affordable housing, thereby providing a significant proportion of new housing within the town for those unable to access housing via other means. Overall, the impact of the policy is very positive.	+3		+3
H) Ensuring community health and wellbeing	Crediton has a wide variety of services, including doctor's surgeries, schools and a non-emergency hospital. Crediton is currently designated as an Air Quality Management Area, due to poor air quality within the town centre. The site is located off the A377, and adjacent to the new link road. Employment traffic generated by the site will be able to make use of the link road (when heading towards Tiverton), or via the A377 direct to Exeter, only needing to drive through the town centre when heading west along the A377. There will likely be some negative off-site air quality impacts as a result however. Option will contribute towards light and noise pollution, a slight negative effect although this is likely to be considerably alleviated now the new link road is complete. This housing site will be accessed via the link road, with residents bound for Tiverton or Exeter not needing to drive through the town centre. Development of the site is therefore unlikely to have a negative impact on existing air quality within the town	-1	The delivery of green infrastructure as part of the site will be accessible by residents, and could include a mixture of play equipment, footpaths amongst other features and could therefore be considered to have a slight positive impact on the health of residents.	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	centre.			
I) Delivering the necessary infrastructure	The provision of the Crediton Link Road represents a significant upgrade to the local road network. It directs traffic away from the town centre and the canyon-like Exeter Road. The Mid Devon Community Infrastructure Evidence Report has incorporated pupil generation impacts of developments which have already secured permission but not yet been built, such as Wellparks. These pupils have been included in the projected number on roll for Spring 2017, to reflect anticipated future pupil numbers. Developer contributions will be required in order to fund these improvements. Overall, the infrastructure is already in place, or nearing completion. Given that the site will be accessed via the new link road. The delivery of this site may put the primary schools under short-term pressure, but the development could support their longer-term expansion. The overall impact is therefore considered to be neutral.	0	Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities; overall a neutral effect is considered.	0

Secondary/cumulative/synergistic effects:	The development will help meet the economic and housing needs in Crediton including affordable housing. Development of the relief road contributes towards reducing traffic in the town with a consequential positive impact on air quality within the town centre.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic increase within the town. The estimated development time for this site is 4 years. Once developed, development will be permanent.
Spatial extent: (District wide / local)	This site option will help provide housing and economic land within Crediton including for affordable housing. Development would be focussed in Crediton, the third town in the district.

Policy CRE2: Red Hill Cross, Exhibition Road

A site of 3.1 hectares at Red Hill Cross is allocated for residential development, including provision of 135 dwellings (of which 28% are to be affordable), landscaping to reflect the sloping nature of the site, a footpath link to Old Tiverton Road, extension to the cemetery.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site sits on the border of two landscape character areas, the 'Lowland plains', and 'Sparsely settled valley floors'. This reflects the site's position above but in relatively close proximity to the flood zone around the River Creedy. It is on rising land, and is visible when approaching Crediton along the A3072. There will be a visual impact when heading into the settlement, as only a limited amount of housing is visible, when heading in this direction at present. Therefore a slight negative impact has been scored.	-1	The policy seeks a layout, design and landscaping that reflect the local distinctiveness, the visibility of the site and its sloping nature.	0
B) Protection and promotion of a quality built and historic environment	There are no heritage designations in close proximity to this site. A neutral impact is therefore anticipated.	0		0
C) Mitigating the effects of climate change	The site is located in flood zone 1, but is in very close proximity to the floodplain. Its elevated nature means that it is unlikely to be at risk of flooding, but surface water run-off from the site could exacerbate periodic flooding of the nearby River Creedy.	-1	A policy requirement in the Local Plan Review seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Overall, the inclusion of a Sustainable Urban Drainage (SUD) scheme is considered to mitigate any negative impacts on flood risk, and therefore a neutral impact has been anticipated.	0
D) Safeguarding and minimising resource use	The site is grade 2 land, being high quality agricultural land. Approximately only 11% of land within the district is within the grade 2 category. Therefore, the loss of this land has a negative impact on this indicator.	-2		-2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
E) Promoting economic growth and employment	The policy contains no commercial development proposals, however, there is an economic benefit associated with the delivery of sites for housing. Development of this scale would be a boost to local construction firms and associated trades who would benefit from being able to undertake contract work on the site. There would therefore be some positive impact.	+1		+1
F) Supporting retail	The policy contains no retail proposals. Future residents of the site may undertake their shopping within the town centre, providing it with an additional customer base. The town centre is walkable, but is some distance from the site. Whilst there may be some positive benefit to local retail.	+1		+1
G) Meeting housing needs	This site makes a significant contribution towards meeting the housing needs of the population of Crediton. The policy contains a requirement for 28% affordable housing. The mix of dwellings to be achieved on site is already specified within a supplementary planning document, and will be tailored to achieve the appropriate balance. The site sits adjacent to existing bus routes ensuring that residents who do not own a car can access services and facilities within the town.	+3		+3
H) Ensuring community health and wellbeing	Crediton has a wide variety of services, including doctors surgeries, schools and a non-emergency hospital. Crediton is currently designated as an Air Quality Management Area, due to poor air quality within the town centre. This is likely to be considerably alleviated now that the new link road is complete. Residents living at the new development will not be required to drive through the town centre when accessing Exeter or Tiverton, thereby minimising any potential negative impact on local air quality. Overall, the impact is considered to be neutral.	0		0
I) Delivering the necessary infrastructure	The provision of the Crediton Link Road represents a significant upgrade to the local road network. It directs traffic away from the town centre and the canyon-like Exeter Road. The Mid Devon Community Infrastructure Evidence Report has incorporated pupil generation impacts of developments which have already secured permission but not yet been	0	Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	built, such as Red Hill Cross. These pupils have been included in the projected number on roll for Spring 2017, to reflect anticipated future pupil numbers. Developer contributions will be required in order to fund these improvements. Overall, the infrastructure is already in place, or nearing completion. The delivery of this site may put the primary schools under short-term pressure, but the development could support their longer-term expansion. The overall impact is therefore considered to be neutral.		facilities; overall a neutral effect is considered.	

Secondary/cumulative/synergistic effects:	At present the extent of the built environment is relatively well contained within the landscape and is not often visually prominent. Allocation of edge of town of sites will help to meet Crediton's housing need but would likely have landscape impacts given the surrounding steep local topography. The development will help meet the housing needs in Crediton including affordable housing. Development could contribute towards traffic in the town with consequential impact on air quality within the town centre.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic increase within the town. The estimated development time for this site is 4 years. Once developed, development will be permanent.
Spatial extent: (District wide / local)	This site option will help provide housing within Crediton including for affordable housing. Development would be focussed in Crediton, the third town in the district.

Policy CRE3: Cromwells Meadow

A site of 1.3 hectares at Cromwells Meadow is allocated for residential development including provision of 35 dwellings (of which 28% are to be affordable).

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site sits on the border of two landscape character areas, the 'Lowland plains', and 'Sparsely settled valley floors'. This reflects the site's position above but in relatively close proximity to the flood zone around the River Creedy. It is on higher ground than the nearby floodplain, and is partially	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	visible when approaching Crediton along the A3072. There will be some visual impact when heading into the settlement, but some housing is already visible from the existing Cromwells Meadow estate, which is on higher ground than the proposed site, and which thereby mitigates against any impact.			
B) Protection and promotion of a quality built and historic environment	There are no heritage designations in close proximity to this site. A neutral impact is therefore anticipated.	0		0
C) Mitigating the effects of climate change	The site is located in flood zone 1 with 3% of the site along the eastern boundary being within flood zone 2. The site boundary was amended to make the site smaller taking out the majority of the flood zones 2 and 3. The majority of the site is on rising ground and is unlikely to be at risk of flooding, but surface water run-off from the site could exacerbate periodic flooding of the nearby River Creedy. There are no specific criteria within the policy regarding the inclusion of renewable energy developments. Development on the site may increase surface water run-off, a negative impact.	-2	A policy requirement in the Local Plan Review seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Overall, the inclusion of a Sustainable Urban Drainage (SUD) scheme is considered to mitigate any negative impacts on flood risk or surface water run-off, and therefore a neutral impact has been anticipated.	0
D) Safeguarding and minimising resource use	Almost all the site (97%) is grade 3 agricultural land, which is the most common grade found throughout the district (approximately 64% of all land within the district is classed as grade 3). The loss of this land, which is not the most productive, is not considered to have a large negative impact.	-1		-1
E) Promoting economic	The policy contains no commercial development proposals, however, there is an economic benefit associated with the delivery of sites for housing.	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
growth and employment	Development of this scale would be a boost to local construction firms and associated trades who would benefit from being able to undertake contract work on the site. However, this is a small scale proposal, and therefore only a neutral impact on this indicator has been scored.			
F) Supporting retail	The policy contains no retail proposals. Future residents of the site may undertake their shopping within the town centre, providing it with an additional customer base. The town centre is walkable, but is some distance from the site, but buses do pass by the adjoining main road. Whilst there may be some small positive benefit to local retail.	+1		+1
G) Meeting housing needs	This site makes a large contribution towards meeting the housing needs of the population of Crediton. The policy contains a requirement for 28% affordable housing. The mix of dwellings to be achieved on site is already specified within a supplementary planning document, and will be tailored to achieve the appropriate balance. The site sits adjacent to existing bus routes ensuring that residents who do not own a car can access services and facilities within the town.	+2		+2
H) Ensuring community health and wellbeing	Crediton has a wide variety of services, including doctor surgeries, schools and a non-emergency hospital. The town services are walkable, but some are a distance from the site. Crediton is currently designated as an Air Quality Management Area, due to poor air quality within the town centre. The recent opening of the Crediton link road is expected to alleviate air quality issues.	-1	The recent opening of the Crediton link road will allow residents living at the new development will not be required to drive through the town centre when accessing Exeter or Tiverton, as other routes will be available, thereby minimising any potential negative impact on local air quality. Overall, the impact is considered to be neutral.	0
I) Delivering the necessary infrastructure	The opening of the Crediton Link Road represents a significant upgrade to the local road network. It directs traffic away from the town centre and the canyon-like Exeter Road. The Mid Devon Community Infrastructure Evidence Report indicates that there is a pressing need for primary education expansion in the town of Crediton itself, with the two primary	0	Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	schools there, being Hayward's and Landscore both admitting more than their planned admission number. In order to support the demographic and housing growth both local schools need to expand to 420 places thus creating an additional 240 places across the towns which will need to be supported by developer contributions/CIL. It should be noted that both schools are on constrained sites which are expensive to expand and may require additional land and buildings to expand across all year groups. The Queen Elizabeth's Academy School is currently forecast to have approximately 297 places available in the medium term. There should be sufficient pupil capacity at Queen Elizabeth's to accommodate the development allocated within it's catchment area. Overall, the infrastructure is already in place, or nearing completion. The delivery of this site may put the primary schools under short-term pressure, but the development could support their longer-term expansion. The overall impact is therefore considered to be neutral.		facilities; overall a neutral effect is considered.	

Secondary/cumulative/synergistic effects:	At present the extent of the built environment is relatively well contained within the landscape and is not often visually prominent. Allocation of edge of town of sites will help to meet Crediton's housing need but would likely have landscape impacts given the surrounding steep local topography. The development will help meet the housing needs in Crediton including affordable housing. Development could contribute towards traffic in the town with consequential impact on air quality within the town centre.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic increase within the town. The estimated development time for this site is 2 years. Once developed, development will be permanent.
Spatial extent: (District wide / local)	This site option will help provide housing within Crediton including for affordable housing. Development would be focussed in Crediton, the third town in the district.

Policy CRE4: The Woods Group, Exeter Road

A site of 0.17 hectares is allocated for eight residential dwellings, with mitigation for air quality issues, development that respects the character and setting of adjoining listed buildings and Conservation Area.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site lies within the settlement, within an already developed central location. There will be no landscape impacts. Given its highly urbanised nature, it is not anticipated that developing the site will have any negative impact on the natural environment.	0		0
B) Protection and promotion of a quality built and historic environment	There is a listed building to the north of the site, and the whole site is within the conservation area. The site at present is run-down, and detracts from the quality of some of the nearby older buildings. Generally, redevelopment of the site has the potential to enhance the local street scene and positively impact on the quality of the conservation area.	+1	Criteria seeks development that respects the character and setting of adjoining listed buildings and Conservation Area.	+1
C) Mitigating the effects of climate change	The site is located in flood zone 1, and is not in close proximity to the floodplain. Potential impact from surface water, a negative impact.	-1	The mitigating effect as a result of the inclusion of a Sustainable Urban Drainage (SUD) scheme has led to a neutral scoring.	0
D) Safeguarding and minimising resource use	This is a previously developed site, consisting of a number of low quality buildings. Redevelopment of this site is considered a positive outcome (even though the number of potential dwellings is low), reducing the reliance on the release of green field sites elsewhere.	+2	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance.	+2
E) Promoting economic growth and employment	The policy contains no commercial development proposals, however, there is an economic benefit associated with the delivery of sites for housing. Housing development can boost local construction firms and associated trades who would benefit from being able to undertake contract work on the site. However, this is a small scale proposal, and therefore only a	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	neutral impact on this indicator has been scored.			
F) Supporting retail	The policy contains no retail proposals. Future residents of the site may undertake their shopping within the town centre, providing it with an additional customer base. The town centre is in close proximity, as is the supermarket at the southern end of the town. However, this is a small site, and whilst there may be some positive benefits.	+1		+1
G) Meeting housing needs	This site makes a contribution towards meeting the housing needs of the population of Crediton. The mix of dwellings to be achieved on site is already specified within a supplementary planning document, and will be tailored to achieve the appropriate balance. It is only a small scale proposal, therefore only a minor positive score has been proposed.	+1		+1
H) Ensuring community health and wellbeing	Crediton has a wide variety of services, including doctor's surgeries, schools and a non-emergency hospital. The site is located near the centre of Crediton, within easy walking distance of the town centre. A positive impact. Crediton is currently designated as an Air Quality Management Area, due to poor air quality within the town centre. The site is located on Exeter Road, which is one of the areas of highest air quality concern. The location of the site would mean that residents travelling to the site would not use the new link road if they were coming from the Tiverton direction, Exeter direction and through the centre of the town from the west. A negative impact. The site has a positive and negative impact, resulting in a neutral impact overall.	0		0
I) Delivering the necessary infrastructure	The provision of the Crediton Link Road represents a significant upgrade to the local road network. Access from Park Road only. Exeter road will require local widening and the raised footpath lowering to improve junction visibility. The Mid Devon Community Infrastructure Evidence Report indicates that there is a pressing need for primary education expansion in the town of Crediton itself, with the two primary schools there, being Hayward's and Landscore both admitting more than their planned admission number. In order to support the demographic and housing growth both local schools need to expand to 420 places thus creating an	0	Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities; overall a neutral effect is considered.	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	additional 240 places across the towns which will need to be supported by developer contributions/CIL. It should be noted that both schools are on constrained sites which are expensive to expand and may require additional land and buildings to expand across all year groups. The Queen Elizabeth's Academy School is currently forecast to have approximately 297 places available in the medium term. There should be sufficient pupil capacity at Queen Elizabeth's to accommodate the development allocated within it's catchment area. Overall, the infrastructure is already in place, or nearing completion. The delivery of a site of this size is unlikely to have a large impact on school places. The overall impact is therefore considered to be neutral.			

Secondary/cumulative/synergistic effects:	The development will help meet the housing needs in Crediton including affordable housing. Development could contribute towards traffic in the town with consequential impact on air quality within the town centre. .
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic increase within the town. The estimated development time for this site is 1 year. Once developed, development will be permanent.
Spatial extent: (District wide / local)	This site option will help provide housing within Crediton including for affordable housing. Development would be focussed in Crediton, the third town in the district.

Policy CRE5: Pedlerspool, Exhibition Road

A site of 21 hectares at Pedlerspool could be allocated for 200 dwellings (including 28% affordable housing and at least five gypsy and traveller pitches), extra care housing comprising at least 25 dwellings, relocation of Crediton Rugby Club, a phasing strategy to ensure extra care housing and site for the sports pitch come forward broadly in set with housing, layout and design that reflects local distinctiveness, protect the setting of the Creedy Historic Park and garden and wider area, facilitation of access to local bus routes via sustainable travel modes, protection of TPO's and archaeological investigation.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site sits astride the boundary of two landscape character areas. The south western part falls within the 'lowland plains' area which is typified as being open, low lying, flat and agriculturally prosperous. The north east falls within the 'sparsely settled farmed valley floors' an area typified by the presence of rivers or streams and related flat or gently sloping valley bottoms. Development of the whole site would have a large impact on the landscape character of the area. Views to the site from the north and east are far reaching. A significant amount of landscaping and green infrastructure is proposed as part of the policy, in order to protect the upper slopes and shield parts of the site from inward views. The part of the site closest to the river is also designated as a priority habitat, being 'coastal and floodplain grazing marsh'. The site would also extend the built area of Crediton further to the north and east. At present the north-eastern boundary of the site is relatively well contained, shielding the built environment from being visible to the north and east. A number of protected trees are sited within the centre of the site.	-2	To mitigate the impacts on the landscape the policy includes provision for a significant amount of landscaping, with protection afforded for the most elevated and visible slopes to the south west of the site. Nevertheless, it is acknowledged that there will be impacts as a result of developing this site.	-1
B) Protection and promotion of a quality built and historic environment	The site sits to the east of Creedy Country Park, a locally important historic park and garden. The park shares a boundary running north-east to south-west with this site. The further to the north east, where the site is flatter, the park is already well screened from views from the east due to the presence of walls and continual tree cover along the boundary. To the south west of the boundary, the landscape is more open, and much more elevated. The potential impact along this section is therefore greater.	-2	The policy contains provisions that the setting of the upper slopes should be used for landscaping and green infrastructure accordingly. It is possible, however, that there may still be an impact on the adjoining park. The policy seeks layout, design and landscaping, including planting on the riverside that reflects the local distinctiveness and its sloping nature.	-1
C) Mitigating the effects of climate change	A small section along the north eastern boundary is within flood zone 2 and 3, and the remaining area of the site is within flood zone 1. Surface water run-off from the site could exacerbate periodic flooding of the River Creedy	-2	The policy requires the inclusion of a sustainable urban drainage scheme to ensure retention of all	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	to the north east of the site.		surface water from the site, to avoid increasing the risk of flooding. The inclusion of a Sustainable Urban Drainage (SUD) scheme is considered to mitigate an increase in flood risk, therefore an overall neutral impact has been scored.	
D) Safeguarding and minimising resource use	This is a large greenfield site, which is currently made up of a mixture of grade 2 and 3 agricultural land, of which 10.1ha is grade 2. Much of the farmland within the district is grade 3, however only approximately 11% of land falls with grade 2. The loss of the 10.1 hectares of productive land is a negative outcome of developing the site.	-2		-2
E) Promoting economic growth and employment	The policy contains no commercial development proposals, however, there is an economic benefit associated with the delivery of sites for housing. Development of this scale would be a boost to local construction firms and associated trades who would benefit from being able to undertake contract work on the site. There would therefore be some positive impact.	+1		+1
F) Supporting retail	The policy contains no retail proposals. Future residents of the site may undertake their shopping within the town centre, providing it with an additional customer base. Residents may make use of the town centre and supermarkets, thereby providing an added boost to local shopping. A positive impact is anticipated as a result.	+2		+2
G) Meeting housing needs	This site would make a significant contribution towards meeting the housing needs of the population of Crediton. The policy contains a requirement for 28% affordable housing and would also meet the needs of gypsies and travellers by providing at least five pitches. The mix of dwellings to be achieved on site is already specified within a supplementary planning document, and will be tailored to achieve the appropriate balance. It is a large scale proposal, and scores highly as a result.	+3		+3
H) Ensuring	Crediton has a wide variety of services, including doctor surgeries, schools	-1	The policy also contains provision	+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
community health and wellbeing	and a non-emergency hospital. Crediton is currently designated as an Air Quality Management Area, due to poor air quality within the town centre. The opening of the Crediton Link Road represents a significant upgrade to the local road network. It directs traffic away from the town centre and the canyon-like Exeter Road.		for the relocation of the rugby club, and open space and other sports provision as part of the green infrastructure. This is considered to be a positive outcome.	
I) Delivering the necessary infrastructure	The opening of the Crediton Link Road represents a significant upgrade to the local road network. The Mid Devon Community Infrastructure Evidence Report indicates that there is a pressing need for primary education expansion in the town of Crediton itself, with the two primary schools there, being Hayward's and Landscore both admitting more than their planned admission number. In order to support the demographic and housing growth both local schools need to expand to 420 places thus creating an additional 240 places across the towns which will need to be supported by developer contributions/CIL. It should be noted that both schools are on constrained sites which are expensive to expand and may require additional land and buildings to expand across all year groups. The Queen Elizabeth's Academy School is currently forecast to have approximately 297 places available in the medium term. There should be sufficient pupil capacity at Queen Elizabeth's to accommodate the development allocated within it's catchment area. The delivery of this site may put the primary schools under short-term pressure, but the development could support their longer-term expansion. The overall impact is therefore considered to be neutral.	0	Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities; overall a neutral effect is considered.	0

Secondary/cumulative/synergistic effects:	At present the extent of the built environment is relatively well contained within the landscape and is not often visually prominent. Allocation of edge of town of sites will help to meet Crediton's housing need but would likely have landscape impacts given the surrounding steep local topography. The development will help meet the housing needs in Crediton including affordable housing. Development could contribute towards

	traffic in the town with consequential impact on air quality within the town centre.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic increase within the town. The estimated development time for this site is 4 years. Once developed, development will be permanent.
Spatial extent: (District wide / local)	This site option will help provide housing within Crediton including for affordable housing. Development would be focussed in Crediton, the third town in the district.

Policy CRE6: Sports Fields, Exhibition Road

A site of 5.5 hectares at the sports field on Exhibition Road is allocated for 120 dwellings (including 28% affordable housing). The proposal would include relocation of the rugby club and associated pitches, archaeological investigation and implementation of a transport assessment.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	This is a site that lies within the settlement, and therefore any impact on landscape character would be minimal. There are no known priority habitats or records of protected species nearby. The impact on the natural environment is likely to be neutral.	0		0
B) Protection and promotion of a quality built and historic environment	There are no known heritage assets in close proximity however the site does lie within an area of archaeological potential. Archaeological investigation could reveal more about the history of this site, though the subsequent development of the site would result in the permanent loss of any undiscovered archaeological remains.	-1/?	The policy requires archaeological mitigation prior to development of the site, in order to better understand the significance of the site's heritage. Overall, the application of this mitigation has resulted in impact on the historic environment.	0/?
C) Mitigating the effects of climate change	The site is located in flood zone 1, and is not in close proximity to the floodplain. Surface water may increase due to development. A negative impact.	-1	A policy requirement in the Local Plan Review seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. A neutral	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			impact has been scored.	
D) Safeguarding and minimising resource use	Though this site is used for recreational purposes, notionally it is a green field site, with potential to be used for agricultural purposes. Approximately 36% of the site falls within the grade 2 category, therefore being quality agricultural land. The remainder of the site is not categorised. Though notionally grade 2 in part, such a site, separated from other farmland, is unlikely to return to farming use unless there are significant demand changes within the industry. A negative outcome is therefore anticipated.	-2		-2
E) Promoting economic growth and employment	The policy contains no commercial development proposals, however, there is an economic benefit associated with the delivery of sites for housing. Housing development can boost local construction firms and associated trades who would benefit from being able to undertake contract work on the site. However, a site of this size would have some positive impact on local building trades, and therefore a minor positive impact on this indicator has been scored.	+1		+1
F) Supporting retail	The policy contains no retail proposals. Future residents of the site may undertake their shopping within the town centre, providing it with an additional customer base. The town centre is in close proximity. However, this is a medium sized site, and whilst there may be some positive benefits to retail, overall the site has been scored as positive for this indicator.	+2		+2
G) Meeting housing needs	This site makes a contribution towards meeting the housing needs of the population of Crediton. The policy contains a requirement for 28% affordable housing. The mix of dwellings to be achieved on site is already specified within a supplementary planning document, and will be tailored to achieve the appropriate balance.	+3		+3
H) Ensuring community health and wellbeing	Crediton has a wide variety of services, including doctor's surgeries, schools and a non-emergency hospital. The town services are walkable, but some are a distance from the site. Crediton is currently designated as an Air Quality Management Area, due to poor air quality within the town centre. This is likely to be considerably alleviated now the new link road is	-1	The policy does stipulate the requirement for the implementation of a Transport Plan to minimise air quality impacts. Development of this site will only	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	complete. Therefore, it is anticipated that there is a slight negative impact associated with developing the site until the air quality of Crediton is re-assessed.		be able to take place once the rugby club (who currently make use of the site) have been relocated. This is stipulated within the policy, to ensure that there is no net loss to sports provision within the town.	
I) Delivering the necessary infrastructure	The provision of the Crediton Link Road represents a significant upgrade to the local road network. The requirement for a transport assessment is an uncertain effect. The Mid Devon Community Infrastructure Evidence Report indicates that there is a pressing need for primary education expansion in the town of Crediton itself, with the two primary schools there, being Hayward's and Landscore both admitting more than their planned admission number. In order to support the demographic and housing growth both local schools need to expand to 420 places thus creating an additional 240 places across the towns which will need to be supported by developer contributions/CIL. It should be noted that both schools are on constrained sites which are expensive to expand and may require additional land and buildings to expand across all year groups. The Queen Elizabeth's Academy School is currently forecast to have approximately 297 places available in the medium term. There should be sufficient pupil capacity at Queen Elizabeth's to accommodate the development allocated within it's catchment area. Overall, the infrastructure is already in place, or nearing completion. The delivery of a site of this size may have some impact on school places in the short term, but should be able to fund their longer-term expansion. The overall impact is therefore considered to be neutral.	0/?	Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities; overall a neutral effect is considered.	0/?

Secondary/cumulative/synergistic effects:	The development will help meet the housing needs in Crediton including affordable housing. Development could contribute towards traffic in the town with consequential

	impact on air quality within the town centre. .
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic increase within the town. The estimated development time for this site is 4 years. Once developed, development will be permanent.
Spatial extent: (District wide / local)	This site option will help provide housing within Crediton including for affordable housing. Development would be focussed in Crediton, the third town in the district.

Policy CRE7: Stonewall Lane

A site of 3.2 hectares at Stonewall Lane Playing Field is allocated for 50 dwellings (including 28% affordable housing). The policy requires the relocation of the playing fields to an alternative site, access requirements and highway alterations, archaeological investigation and the provision of a sustainable urban drainage system and arrangements for future maintenance.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site lies within the settlement, but is located in an elevated position along the town's northern boundary. It falls within the 'lowland plains' landscape character area, which is normally typified by being an open, low lying, flat and agriculturally prosperous area. The elevated nature of the site means there are wide views to be obtained looking south from the playing field. There would also be some landscape impacts when looking north towards the site. It is shielded by the woods to the north from views from that direction. The site is surrounding on three sides by housing, which would mitigate any impacts, though some may still arise.	-1	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan Review also provide some mitigation therefore a neutral effect is considered.	0
B) Protection and promotion of a quality built and historic environment	The site is located adjacent to Creedy Park listed on the local register of Historic Parks and Gardens. The site lies in an area of archaeological potential and in prominent position in the landscape where prehistoric activity is known from an enclosure site to the west. Any planning application for development here would need to be supported by a programme of archaeological work to allow an understanding of the significance of heritage assets that may be present here.	-2/?	Criteria within the policy seek mitigation measures through archaeological investigation.	0/?
C) Mitigating the effects of	The site is located in flood zone 1, and is not in close proximity to the floodplain. Development on the site may lead to surface water run-off, a	-1	The policy requires the inclusion of a sustainable urban drainage	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
climate change	negative impact.		scheme to reduce the impact of surface water run-off. This is considered to mitigate any flood risk that may arise.	
D) Safeguarding and minimising resource use	Though this site is used for recreational purposes, notionally it is a green field site, with potential to be used for agricultural purposes (though no agricultural grade exists for the site). Such a site, separated from other farmland, is unlikely to return to farming use unless there are significant demand changes within the industry. Given the loss of the land, a minor negative outcome is indicated.	-1		-1
E) Promoting economic growth and employment	The policy contains no commercial development proposals, however, there is an economic benefit associated with the delivery of sites for housing. Housing development can boost local construction firms and associated trades who would benefit from being able to undertake contract work on the site. As a small scale proposal it is considered to have a neutral effect.	0		0
F) Supporting retail	The policy contains no retail proposals. Future residents of the site may undertake their shopping within the town centre, providing it with an additional customer base. Whilst there may be some positive benefits for retail, overall the site has been scored as minor positive for this indicator.	+1		+1
G) Meeting housing needs	This site makes a contribution towards meeting the housing needs of the population of Crediton. The policy contains a requirement for 28% affordable housing. The mix of dwellings to be achieved on site is already specified within a supplementary planning document, and will be tailored to achieve the appropriate balance. It is a medium scale proposal, therefore a positive score has been proposed.	+2		+2
H) Ensuring community health and wellbeing	Crediton has a wide variety of services, including doctors surgeries, schools and a non-emergency hospital. The town services are walkable, but some are a distance from the site. Crediton is currently designated as an Air Quality Management Area, due to poor air quality within the town centre. Now the link road is complete it is anticipated that air quality within the town centre will improve, overall the outcome of developing in this location	-1	Policy requires the relocation of the playing field to a suitable alternative site. Therefore, it is anticipated that there will be no overall negative impact associated with developing the site.	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	could slightly negatively impact on air quality levels. Development of the site would result in the loss of the playing fields.			
I) Delivering the necessary infrastructure	The provision of the new Crediton Link Road represents a significant upgrade to the local road network. There are existing houses located to the south and west of the site. The only possible access points would be along the northern boundary which contains hedgerows and is bounded by a narrow single width track. The Mid Devon Community Infrastructure Evidence Report indicates that there is a pressing need for primary education expansion in the town of Crediton itself, with the two primary schools there, being Hayward's and Landscore both admitting more than their planned admission number. In order to support the demographic and housing growth both local schools need to expand to 420 places thus creating an additional 240 places across the towns which will need to be supported by developer contributions/CIL. It should be noted that both schools are on constrained sites which are expensive to expand and may require additional land and buildings to expand across all year groups. The Queen Elizabeth's Academy School is currently forecast to have approximately 297 places available in the medium term. There should be sufficient pupil capacity at Queen Elizabeth's to accommodate the development allocated within its catchment area. Overall a slight negative effect is possible.	-2	Access should be from Jockey Hill and diversion of Stonewall Lane through the site. Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities; overall a neutral effect is considered.	0

Secondary/cumulative/synergistic effects:	At present the extent of the built environment is relatively well contained within the landscape and is not often visually prominent. Allocation of edge of town of sites will help to meet Crediton's housing need but would likely have landscape impacts given the surrounding steep local topography. The development will help meet the housing needs in Crediton including affordable housing. Development could contribute towards traffic in the town with consequential impact on air quality within the town centre.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic increase within the town. The estimated development time

	for this site is 2 years. Once developed, development will be permanent.
Spatial extent: (District wide / local)	This site option will help provide housing within Crediton including for affordable housing. Development would be focussed in Crediton, the third town in the district.

Policy CRE8: Land at Barn Park

A site of 1.64 hectares at Hunniver's Lane is allocated for 20 dwellings, including 28% affordable housing, with vehicular access being off Barn Park. For reference, this site was known as 'Land at Hunnivers Lane' in the 2013 SHLAA Report.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	This site lies adjacent to the south west side of the settlement. It falls within the 'lowland plains' landscape character area which is typified as being open, low lying, flat and agriculturally prosperous. The site abuts the existing built development off Barn Park, but the land slopes away to the south west offering wide views. However, this is a small development which would be mitigated by the adjacent housing, and landscape impacts therefore are considered to be minimal.	0		0
B) Protection and promotion of a quality built and historic environment	There are no known heritage designations in close proximity. Overall, impact against this indicator is neutral.	0		0
C) Mitigating the effects of climate change	The site is located in flood zone 1, and is not in close proximity to the floodplain. The site also lies within very close proximity to the lower school, which may permit some children to walk to school, thereby lowering vehicular trip rates. Therefore, a slight positive impact has been assumed. Development may increase surface water flooding, a negative effect. Overall a neutral effect. Development on the site may increase surface water run-off. A negative effect.	-1	A policy requirement in the Local Plan Review seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance.	+1
D)	The site is located on existing farmland, which currently does not have an	-1/?		-1/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
Safeguarding and minimising resource use	agricultural land grade classification, an unknown impact. Development of the site would result in the permanent loss of the farmland and though this is a relatively small site, this would still be a minor negative impact.			
E) Promoting economic growth and employment	The policy contains no commercial development proposals, however, there is an economic benefit associated with the delivery of sites for housing. Housing development can boost local construction firms and associated trades who would benefit from being able to undertake contract work on the site. However, this is a small scale proposal, and therefore only a neutral impact on this indicator has been scored.	0		0
F) Supporting retail	The policy contains no retail proposals. Future residents of the site may undertake their shopping within the town centre, providing it with an additional customer base. However, this is a small site, and whilst there may be some positive benefits, overall the site has been scored.	+1		+1
G) Meeting housing needs	This site makes a contribution towards meeting the housing needs of the population of Crediton. The policy contains a requirement for 28% affordable housing. The mix of dwellings to be achieved on site is already specified within a supplementary planning document, and will be tailored to achieve the appropriate balance. It is only a small scale proposal, therefore only a minor positive score has been proposed.	+1		+1
H) Ensuring community health and wellbeing	Crediton has a wide variety of services, including doctor's surgeries, schools and a non-emergency hospital. The town services are walkable, but some are a distance from the site. The Lower School is in close proximity to the site, which should enable children to walk to school. Crediton is currently designated as an Air Quality Management Area, due to poor air quality within the town centre. This is likely to be considerably alleviated now the new link road is complete. The close proximity of the site will enable children to walk to the lower school, and access other services offered on site. Therefore, it is anticipated that there will be no negative impact associated with developing the site.	0		0
I) Delivering the necessary	The provision of the Crediton Link Road represents a significant upgrade to the local road network. The Mid Devon Community Infrastructure Evidence	0	Policy requires a vehicular access coming off Barn Park. Policy S8 also	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
infrastructure	Report indicates that there is a pressing need for primary education expansion in the town of Crediton itself, with the two primary schools there, being Hayward's and Landscore both admitting more than their planned admission number. In order to support the demographic and housing growth both local schools need to expand to 420 places thus creating an additional 240 places across the towns which will need to be supported by developer contributions/CIL. It should be noted that both schools are on constrained sites which are expensive to expand and may require additional land and buildings to expand across all year groups. The Queen Elizabeth's Academy School is currently forecast to have approximately 297 places available in the medium term. There should be sufficient pupil capacity at Queen Elizabeth's to accommodate the development allocated within it's catchment area. Overall, the infrastructure is already in place, or nearing completion. The delivery of a site of this size is unlikely to have a large impact on school places. The local road infrastructure has limited capacity for additional development, therefore only a maximum of 20 dwellings have been specified for the site. The overall impact is therefore considered to be neutral.		provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities; overall a neutral effect is considered.	

Secondary/cumulative/synergistic effects:	At present the extent of the built environment is relatively well contained within the landscape and is not often visually prominent. Allocation of edge of town of sites will help to meet Crediton's housing need but would likely have landscape impacts given the surrounding steep local topography. The development will help meet the housing needs in Crediton including affordable housing. Development could contribute towards traffic in the town with consequential impact on air quality within the town centre.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic increase within the town. The estimated development time for this site is 1 year. Once developed, development will be permanent.
Spatial extent: (District wide / local)	This site option will help provide housing within Crediton including for affordable housing. Development would be focussed in Crediton, the third town in the district.

Policy CRE9: Land at Alexandra Close

A site of 0.63 hectares at Land at Alexander Close is allocated for fifteen residential dwellings, including 28% affordable housing.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site lies within the settlement, and is surrounded by existing residential development (largely built in the 1960s/70s). It is not considered that there will be any landscape impacts as a result of developing the site. At this stage, the Council is not aware of the presence of protected species or habitats. A neutral impact is currently being assumed.	0		0
B) Protection and promotion of a quality built and historic environment	There are no heritage assets within the vicinity, nor is there evidence of any archaeological impacts from developing the site. Overall the outcome is therefore considered to be neutral.	0		0
C) Mitigating the effects of climate change	The site is located in flood zone 1, and is not in close proximity to the floodplain. Development on the site may increase surface water flooding, a negative impact.	-1	A policy requirement in the Local Plan Review seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance.	0
D) Safeguarding and minimising resource use	This is a greenfield site located within the settlement. It is currently used for grazing sheep. Approximately half of the site is agricultural grade 2, the other half is graded 'urban' (and effectively has no grade). Grade 2 land is limited in Mid Devon (only 11% of land is grade 2), however the loss of 0.3ha is not considered to be significant. Given it is a greenfield site (though small in size), a slight negative impact has been assumed.	-2		-2
E) Promoting	The policy contains no commercial development proposals, however, there	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
economic growth and employment	is an economic benefit associated with the delivery of sites for housing. Housing development can boost local construction firms and associated trades who would benefit from being able to undertake contract work on the site. However, this is a small scale proposal, and therefore only a neutral impact on this indicator has been scored.			
F) Supporting retail	The policy contains no retail proposals. Future residents of the site may undertake their shopping within the town centre, providing it with an additional customer base (the town centre is in relatively close proximity). However, this is a small site, and whilst there may be some positive benefits for retail, overall the site has been scored as minor positivefor this indicator.	+1		+1
G) Meeting housing needs	This site makes a contribution towards meeting the housing needs of the population of Crediton. The policy contains a requirement for 28% affordable housing. The mix of dwellings to be achieved on site is already specified within a supplementary planning document, and will be tailored to achieve the appropriate balance. It is only a small scale proposal, therefore only a minor positive score has been proposed.	+1		+1
H) Ensuring community health and wellbeing	Crediton has a wide variety of services, including doctors surgeries, schools and a non-emergency hospital. The town services are walkable, but some are a distance from the site. The Upper School is in close proximity to the site, which should enable children to walk to school. Crediton is currently designated as an Air Quality Management Area, due to poor air quality within the town centre. The site is located on the west of Crediton, and any traffic accessing the high street, or heading for Tiverton, Exeter or beyond will need to drive through the town centre, thereby potentially having a low but negative impact on air quality. However, given the small size of the development, this impact is likely to be very low. Overall, it is anticipated that there will be no negative impact associated with developing the site.	0		0
I) Delivering the necessary infrastructure	The provision of the Crediton Link Road represents a significant upgrade to the local road network. The Mid Devon Community Infrastructure Evidence Report indicates that there is a pressing need for primary education	0	Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	expansion in the town of Crediton itself, with the two primary schools there, being Hayward's and Landscore both admitting more than their planned admission number. In order to support the demographic and housing growth both local schools need to expand to 420 places thus creating an additional 240 places across the towns which will need to be supported by developer contributions/CIL. It should be noted that both schools are on constrained sites which are expensive to expand and may require additional land and buildings to expand across all year groups. The Queen Elizabeth's Academy School is currently forecast to have approximately 297 places available in the medium term. There should be sufficient pupil capacity at Queen Elizabeth's to accommodate the development allocated within it's catchment area. Overall, the infrastructure is already in place, or nearing completion. The delivery of a site of this size is unlikely to have a large impact on school places. The overall impact is therefore considered to be neutral.		bear the full cost of, new or improved infrastructure and facilities; overall a neutral effect is considered.	

Secondary/cumulative/synergistic effects:	The development will help meet the housing needs in Crediton including affordable housing. Development could contribute towards traffic in the town with consequential impact on air quality within the town centre.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic increase within the town. The estimated development time for this site is 1 year. Once developed, development will be permanent.
Spatial extent: (District wide / local)	This site option will help provide housing within Crediton including for affordable housing. Development would be focussed in Crediton, the third town in the district.

Policy CRE10: Land south of A377

A site of 1.9 hectares south of the A377 could be allocated for 7,600 square metres of commercial floorspace.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site lies on the southern edge of the settlement, falling within the 'sparsely settled and farmed valley floors' landscape character area, being an area typified by the presence of streams or rivers. The site is largely flat, reflecting its proximity to the floodplain to the south. Development of the site would be visible on the approach into Crediton along the A377, and from the higher ground to the south. The flat nature of the site could allow it to be well-screened to mitigate some of the impact. In terms of biodiversity, some of the site (particularly the southern element) has the potential to be a priority habitat, being floodplain grazing marsh.	-1	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan Review also provide some mitigation therefore a neutral effect is considered.	0
B) Protection and promotion of a quality built and historic environment	This area has already been subject to a programme of archaeological investigation and any further development would not have any impact. The historic estate of Downes lies to the north east of the site though the intervening topography screens the park from any potential impact as a result of developing this site. No impact is anticipated.	0		0
C) Mitigating the effects of climate change	The site is located in close proximity to the flood zones associated with the River Yeo. Flood zone 3 lies to the south of the site, whilst zone 2, crosses over a small part of the sites south eastern boundary. The SFRA (2014) shows surface water problems running through the central part of the site from the east to near the western edge of the site where an unnamed watercourse provides potential flooding which adds to the uncertainty of the impact. Overall a slight negative effect is considered.	-1/?	A policy requirement in the Local Plan Review seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. This is considered to mitigate any negative flood risk impact associated with developing the site.	0/?
D) Safeguarding and minimising resource use	This is a greenfield site which is agricultural grade 3. This is the most common grade found throughout the district, accounting for approximately 64% of all land. Though of reasonable quality, its loss is only considered to be a slight negative impact.	-1		-1
E) Promoting	The policy contains provision for over 5,820 square metres of employment	+2		+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
economic growth and employment	floorspace. Crediton has had limited employment development within recent years, and this site could meet a large proportion of the town's employment needs and creating local jobs.			
F) Supporting retail	The policy contains no specific retail proposals, however, retail does fall within the overall definition of commercial development. It is possible, therefore, that retail proposals could come forward on these sites if allocated. However, the any such proposals would also need to be considered against the sequential test set down in the 'Development outside town centres' policy. This should mitigate any harmful impacts against existing retail.	0		0
G) Meeting housing needs	The policy contains no housing proposals. No impact is anticipated.	0		0
H) Ensuring community health and wellbeing	Crediton is currently designated as an Air Quality Management Area, due to poor air quality within the town centre. Option will contribute towards light and noise pollution, a slight negative effect. The site is located off the A377, in close proximity to the newly opened link road. Employment traffic generated by the site will be able to make use of the link road (when heading towards Tiverton), or via the A377 direct to Exeter, only needing to drive through the town centre when heading west along the A377. There will likely be some negative off-site air quality impacts as a result however.	-1		-1
I) Delivering the necessary infrastructure	The new provision of the Crediton Link Road represents a significant upgrade to the local road network. Overall, the infrastructure is already in place, or nearing completion.	0	Policy S8 provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities; overall a neutral effect is considered.	0

Secondary/cumulative/synergistic effects:	The development will help meet the employment needs in Crediton. Development could contribute towards traffic in the town with consequential impact on air quality within the town centre.
Temporary/permanent effects: Timescale: Short (1-5 years),	Within the short term, construction traffic associated with the development will

Medium (6-15 years) Long (15+ years)	contribute towards traffic increase within the town. Once developed, development will be permanent.
Spatial extent: (District wide / local)	This site option will help provide employment within Crediton. Development would be focussed in Crediton, the third town in the district.

Policy CRE11: Crediton Infrastructure

The Council will use CIL and planning obligations and where appropriate external sources of funding to deliver the following infrastructure; enhanced pedestrian and cycle facilities to serve development, bus service enhancements, air quality improvements, and expansion of primary and secondary education, emergency fire and rescue services, library reconfiguration to provide Devon Centre, extra care housing and community facilities.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	No anticipated effects.	0		0
B) Protection and promotion of a quality built and historic environment	No anticipated effects.	0		0
C) Mitigating the effects of climate change	The policy will support enhanced pedestrian and cycle facilities to serve development, a positive effect.	+2		+2
D) Safeguarding and minimising resource use	No anticipated effects.	0		0
E) Promoting economic growth and employment	No anticipated effects.	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
F) Supporting retail	No anticipated effects.	0		0
G) Meeting housing needs	The policy supports the provision of extra care housing, a positive effect.	+2		+2
H) Ensuring community health and wellbeing	The Council will use CIL and planning obligations and where appropriate external sources of funding to deliver the following infrastructure; enhanced pedestrian and cycle facilities to serve development, air quality improvements, emergency fire and rescue services, library reconfiguration to provide Devon Centre and community facilities (children / youth). This is all infrastructure required to ensure Crediton's community health and wellbeing over the course of the Plan period, a significant positive effect.	+3		+3
I) Delivering the necessary infrastructure	The Council will use CIL and planning obligations and where appropriate external sources of funding to deliver the following infrastructure; enhanced pedestrian and cycle facilities to serve development, bus service enhancements and expansion of primary and secondary education. This is all infrastructure required to deliver Tiverton's strategic growth over the course of the Plan period, a significant positive effect.	+3		+3

Secondary/cumulative/synergistic effects:	This policy supports many of the other Tiverton policies and collects funds towards necessary pieces of local infrastructure. This infrastructure is required to mitigate traffic impacts associated with existing and future developments in the town.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	The policy will have impacts over the lifetime of the plan, as monies will be gathered during all periods with development only likely to take place in the longer term.
Spatial extent: (District wide / local)	The impacts of the policy are likely to be wider than just Tiverton – as improvements to Tiverton's infrastructure / community facilities will serve a wider rural catchment.

Crediton Alternative Site Options

Land at Westwood Farm, Crediton

Option

A site of 3.5 hectares at Westwood Farm could be allocated for 50 dwellings (including 28% affordable housing). Access would either be from Westernlea, or direct from the A377, and the site would need to be subject to archaeological mitigation and the inclusion of a sustainable urban drainage scheme.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site lies on the western edge of the town and falls within the 'lowland plains' landscape character area. These areas are typified by being low lying, generally flat and agriculturally prosperous. This site is quite steeply sloping, and there is the possibility of wider landscape impacts by expanding the town further to the west. This could be particularly felt given the elevated nature of the site in comparison with the adjoining housing to the east. The site is at a lower level than then A377 which runs along the northern boundary, with limited views in when approaching along the main road. Nevertheless, given the sloping nature of the site, there will be some impact on the surrounding landscape.	-1	Appropriate landscaping to mitigate visual impacts associated with developing the site and protection of the upper slopes to reduce visual impact.	0
B) Protection and promotion of a quality built and historic environment	There are no known heritage assets in close proximity; however the site does lie within an area of archaeological potential. Archaeological investigation could reveal more about the history of this site, though the subsequent development of the site would result in the permanent loss of any undiscovered archaeological remains.	-1/?	The policy therefore requires archaeological mitigation prior to development of the site, in order to better understand the significance of the site's heritage. Overall, the application of this mitigation has resulted in a reduced but neutral impact on the historic environment.	0/?
C) Mitigating the effects of climate change	The site is mainly located in flood zone 1, with a small portion of the site in the east in flood zone 3. A negative impact. Development on the site may increase surface water run-off without mitigation, a negative impact. An unnamed watercourse flows through the site which may cause flooding, an	-2/?	The policy requires the inclusion of a sustainable urban drainage scheme to reduce the impact of surface water run-off. This is	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	uncertain impact.		considered to mitigate any flood risk that may arise.	
D) Safeguarding and minimising resource use	This is an agricultural site, all of which is categorised as grade 3 land. The majority of agricultural land within the district falls within this category. Therefore, a slight negative impact has been assumed given the potential loss of this land.	-1		-1
E) Promoting economic growth and employment	The policy contains no commercial development proposals, however, there is an economic benefit associated with the delivery of sites for housing. Housing development can boost local construction firms and associated trades who would benefit from being able to undertake contract work on the site. As a small scale proposal it is considered to have a neutral effect.	0		0
F) Supporting retail	The policy contains no retail proposals. Future residents of the site may undertake their shopping within the town centre, providing it with an additional customer base. The town centre is in relatively close proximity, however, whilst there may be some positive benefits, overall the site has been scored as minor positive for this indicator.	+1		+1
G) Meeting housing needs	This site makes a contribution towards meeting the housing needs of the population of Crediton. The policy contains a requirement for 28% affordable housing. The mix of dwellings to be achieved on site is already specified within a supplementary planning document, and will be tailored to achieve the appropriate balance. It is a medium scale proposal, therefore a positive score has been proposed.	+2		+2
H) Ensuring community health and wellbeing	Crediton has a wide variety of services, including doctors surgeries, schools and a non-emergency hospital. The Upper School is in relative close proximity to the site, which should enable children to walk to school. Crediton is currently designated as an Air Quality Management Area, due to poor air quality within the town centre. The site is located on the west side of the town, and any traffic generated by the site travelling to Tiverton, Exeter or the M5 would pass through the High Street, thereby potentially further exacerbating existing air quality issues. Now the link road is complete it is anticipated that air quality within the town centre will	-1		-1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	improve, overall the outcome of developing in this location could slightly negatively impact on air quality levels.			
I) Delivering the necessary infrastructure	The provision of the new Crediton Link Road represents a significant upgrade to the local road network. The Mid Devon Community Infrastructure Evidence Report indicates that there is a pressing need for primary education expansion in the town of Crediton itself, with the two primary schools there, being Hayward's and Landscore both admitting more than their planned admission number. In order to support the demographic and housing growth both local schools need to expand to 420 places thus creating an additional 240 places across the towns which will need to be supported by developer contributions/CIL. It should be noted that both schools are on constrained sites which are expensive to expand and may require additional land and buildings to expand across all year groups. The Queen Elizabeth's Academy School is currently forecast to have approximately 297 places available in the medium term. There should be sufficient pupil capacity at Queen Elizabeth's to accommodate the development allocated within its catchment area. Overall a slight negative effect is possible.	-1	Access from Westernlea via Threshers, or direct from A377. The total number of dwellings for the site has been limited to take account of the capacity of the existing road infrastructure. The overall impact is therefore considered to be neutral. Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities; overall a neutral effect is considered.	0

Secondary/cumulative/synergistic effects:	The development will help meet the housing needs in Crediton including affordable housing. Development could contribute towards traffic in the town with consequential impact on air quality within the town centre. At present the extent of the built environment is relatively well contained within the landscape and is not often visually prominent. Allocation of edge of town of sites will help to meet Crediton's housing need but would likely have landscape impacts given the surrounding steep local topography.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic increase within the town. The estimated development time for this site is 2 years. Once developed, development will be permanent.
Spatial extent: (District wide / local)	This site option will help provide housing within Crediton including for affordable housing. Development would be focussed in Crediton, the third town in the district.

Land at Chapel Down Farm, Crediton

Option

A site of 10 hectares could be allocated for 120 dwellings (of which 28% would be affordable). The policy contains a requirement for substantial improvements to the local road network, archaeological investigation and provision of a sustainable urban drainage scheme.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	This is a prominent site lying on the western boundary of the town. It is steeply sloping, with the northern element being considerably higher than the southern part of the site. The site falls within the 'lowland plains' landscape character area, being characterised by being part of a generally low lying, agricultural landscape. When viewing the town from further to the west, views of the existing built environment are limited by the topography, with the most westerly development, Queen Elizabeth Drive, being partly screened from view by its location within a fold in the landscape. This site is more prominent, and would visibly extend the built environment, with the potential for it to be seen from distant viewpoints. A lower density of housing has been assumed, which could ensure that the development is focused away from the most prominent elements. Generally though, there would be a large landscape impact as a result of developing this site.	-2	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan Review also provide some mitigation therefore a slightly negative effect is considered.	-1
B) Protection and promotion of a quality built and historic environment	Chapel Downs Farmhouse is a listed building which sits adjacent to the site. The farm complex would once have been more separate from the town, but over the years residential growth has brought the site within Crediton's urban fringe. Development of the surrounding agricultural land will further impact on the setting of the building, with the potential to reduce its significance. The site also contains a probable prehistoric enclosure, which requires further archaeological investigation.	-2/?	Protection of the setting of the listed Chapel Downs Farmhouse. The policy therefore requires appropriate archaeological investigation prior to any development taking place. Overall, however, development of the site has the potential to slightly negatively impact on the historic environment.	-1/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
C) Mitigating the effects of climate change	The site is located in flood zone 1, a neutral impact. The steep topography combined with development of the site could lead to potential off-site impacts due to surface water run-off.	-1	The policy therefore includes a sustainable urban drainage scheme to retain all on-site water. This is considered to mitigate any potential impact and therefore a neutral score has been assumed.	0
D) Safeguarding and minimising resource use	This is a greenfield site on the edge of the settlement. The northern portion of the site is agricultural grade 2, whilst the southern (and larger) portion is grade 3. Only 11% of land within the district is grade 2. The loss of several hectares of this valuable land is a sustainability concern for the long-term retention of quality agricultural land within the district. A negative outcome has therefore been scored.	-2		-2
E) Promoting economic growth and employment	The policy contains no commercial development proposals, however, there is an economic benefit associated with the delivery of sites for housing. Housing development can boost local construction firms and associated trades who would benefit from being able to undertake contract work on the site. However, this is a large proposal, and therefore a positive knock-on effect on local construction could be anticipated.	+1		+1
F) Supporting retail	The policy contains no retail proposals. Future residents of the site may undertake their shopping within the town centre, providing it with an additional customer base. The town centre is in relatively close proximity, and would be walkable. Given the number of dwellings on site it could be assumed that there would be an associated retail boost for the high street and local supermarkets.	+2		+2
G) Meeting housing needs	This site would make a large contribution towards meeting the housing needs of the population of Crediton. The policy contains a requirement for 28% affordable housing. The mix of dwellings to be achieved on site is already specified within a supplementary planning document, and will be tailored to achieve the appropriate balance. It is a large scale proposal, therefore a high positive score has been proposed.	+3		+3
H) Ensuring	Crediton has a wide variety of services, including doctors surgeries, schools	0	Sensitive location of dwellings to	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
community health and wellbeing	and a non-emergency hospital. The town services are walkable, but some are a distance from the site. The Upper School is in relatively close proximity to the site, which should enable children to walk to school. Crediton is currently designated as an Air Quality Management Area, due to poor air quality within the town centre. The site is located on the west side of the town, and any traffic generated by the site travelling to Tiverton , Exeter or the M5 would pass through the High Street, thereby potentially further exacerbating existing air quality issues. Now the link road is completed it is anticipated that air quality within the town centre will improve, overall the outcome of developing in this location could negatively impact on air quality levels. There are some positive and negative impacts, however on balance a neutral impact has been assumed.		reduce overlooking of the existing adjacent properties on Queen Elizabeth Drive.	
I) Delivering the necessary infrastructure	The new Crediton Link Road represents a significant upgrade to the local road network. The policy includes provisions for substantial upgrades to Higher Road. The Mid Devon Community Infrastructure Evidence Report indicates that there is a pressing need for primary education expansion in the town of Crediton itself, with the two primary schools there, being Hayward's and Landscore both admitting more than their planned admission number. In order to support the demographic and housing growth both local schools need to expand to 420 places thus creating an additional 240 places across the towns which will need to be supported by developer contributions/CIL. It should be noted that both schools are on constrained sites which are expensive to expand and may require additional land and buildings to expand across all year groups. The Queen Elizabeth's Academy School is currently forecast to have approximately 297 places available in the medium term. There should be sufficient pupil capacity at Queen Elizabeth's to accommodate the development allocated within its catchment area. Overall a negative effect is possible.	-2	Criteria require access to the eastern part of the site to include substantial improvements to High Road, and access onto the A377 to include improvements to provide pedestrian facilities connecting the site to the town. Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities; overall a neutral effect is considered.	0

Secondary/cumulative/synergistic effects:	The development will help meet the housing needs in Crediton including affordable housing. Development could contribute towards traffic in the town with consequential

	impact on air quality within the town centre. At present the extent of the built environment is relatively well contained within the landscape and is not often visually prominent. Allocation of edge of town of sites will help to meet Crediton's housing need but would likely have landscape impacts given the surrounding steep local topography.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic increase within the town. The estimated development time for this site is 3 years. Once developed, development will be permanent.
Spatial extent: (District wide / local)	This site option will help provide housing within Crediton including for affordable housing. Development would be focussed in Crediton, the third town in the district.

Barnfield, Crediton

Option

A site of 0.25 hectares could be allocated for six residential dwellings. The policy stipulates that access would need to come via Town Park, and that development would need to include a sustainable urban drainage scheme.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site lies within the settlement and currently comprises a strip of land which is under-used, being located at the rear of properties on Barnfield, within an area which already has nearby existing residential development. Though the site is visible given its elevated location, the adjoining housing to the west and south (which is higher up the hillside) would mitigate any landscape impacts. Given the site is generally unused and overgrown land, there is the potential for the presence of a variety of species, including potentially protected species. A neutral impact is considered.	0		0
B) Protection and promotion of a quality built and historic environment	The site sits to the south of the Crediton Conservation Area, with a number of listed buildings along the high street. There is existing development adjacent to the site. The development of a small number of dwellings in this location is unlikely to affect the setting of these buildings, given the widespread development that has already taken place on the south side of the high street, and up the slopes of the hillside. The site is located in an	-2/?	Include requirement for archaeological investigation to take place prior to development of the site.	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	area of archaeological potential, with the rear of the plots along the high street, being within the historic core of the town. Therefore, the impact is considered to be negative, as developing the site could result in the loss of the archaeological features.			
C) Mitigating the effects of climate change	The site is located in flood zone 1, and is not in close proximity to the floodplain. Development may cause surface water flooding, a negative impact.	-1	The policy requires the inclusion of a sustainable urban drainage scheme to reduce the impact of surface water run-off. This is considered to mitigate any flood risk that may arise.	0
D) Safeguarding and minimising resource use	Whilst not a previously developed site, this is an area with no agricultural land classification an unknown impact. It is an under-utilised area of land adjacent to Town Park and on the southern side of the High Street. Use of such sites for housing will reduce the need to allocate greenfield sites elsewhere. Therefore, a small positive impact has been assumed.	+1/?		+1/?
E) Promoting economic growth and employment	The policy contains no commercial development proposals, however, there is an economic benefit associated with the delivery of sites for housing. Housing development can boost local construction firms and associated trades who would benefit from being able to undertake contract work on the site. However, this is a small scale proposal, and therefore only a neutral impact on this indicator has been scored.	0		0
F) Supporting retail	The policy contains no retail proposals. Future residents of the site may undertake their shopping within the town centre, providing it with an additional customer base, especially given the close proximity of the site. However, this is a small site, and whilst there may be some positive benefits, overall the site has been scored as slightly positive for this indicator.	+1		+1
G) Meeting housing needs	This site makes a contribution towards meeting the housing needs of the population of Crediton. The mix of dwellings to be achieved on site is already specified within a supplementary planning document, and will be tailored to achieve the appropriate balance. It is only a small scale	+1		+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	proposal, therefore only a minor positive score has been proposed.			
H) Ensuring community health and wellbeing	Crediton has a wide variety of services, including doctor surgeries, schools and a non-emergency hospital. Both schools are in close proximity to the site, which should enable children to walk to school. Crediton is currently designated as an Air Quality Management Area, due to poor air quality within the town centre. Now the link road is completed it is anticipated that air quality within the town centre will improve, overall the outcome of developing in this location could negatively impact on air quality levels. Traffic generated by the site would need to drive through the town centre if travelling on to Exeter, Tiverton or further afield. However, many services and facilities are within walking distance of the site, which is considered a positive impact.	+1		+1
I) Delivering the necessary infrastructure	The new Crediton Link Road represents a significant upgrade to the local road network. The site should be accessed from Town Park. The Mid Devon Community Infrastructure Evidence Report indicates that there is a pressing need for primary education expansion in the town of Crediton itself, with the two primary schools there, being Hayward's and Landscore both admitting more than their planned admission number. In order to support the demographic and housing growth both local schools need to expand to 420 places thus creating an additional 240 places across the towns which will need to be supported by developer contributions/CIL. It should be noted that both schools are on constrained sites which are expensive to expand and may require additional land and buildings to expand across all year groups. The Queen Elizabeth's Academy School is currently forecast to have approximately 297 places available in the medium term. There should be sufficient pupil capacity at Queen Elizabeth's to accommodate the development allocated within it's catchment area. Overall a slight negative effect is possible.	-1	Site is subject to a suitable vehicular access being achievable. Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities; overall a neutral effect is considered.	0

Secondary/cumulative/synergistic effects:	The development will help meet the housing needs in Crediton including affordable housing. Development could contribute towards traffic in the town with consequential

	impact on air quality within the town centre.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic increase within the town. The estimated development time for this site is 1 year. Once developed, development will be permanent.
Spatial extent: (District wide / local)	This site option will help provide housing within Crediton including for affordable housing. Development would be focussed in Crediton, the third town in the district.

Land south of Commonmarsh Lane, Crediton

Option

A site of 2.74 hectares could be allocated for 5,740 square metres of commercial floorspace. The policy would require there to be suitable vehicular access, provision of a sustainable urban drainage scheme and retention of areas within the floodplain as green infrastructure.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site lies on the eastern edge of Crediton, and falls within the 'lowland plains' landscape character area which is typified by generally being low lying, flat and agriculturally prosperous. The site slopes upwards towards the south, and would extend the area covered by the existing industrial estate further up the hillside. There would be a landscape impact when viewing the site from the north, as the hillside, and particularly the upper slopes, are visible from afar. Biodiversity records state that there may be the presence of badgers on part of the site. Given the potential landscape and biodiversity impacts, a negative score has been assumed.	-2	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan Review also provide some mitigation. A slight negative impact is considered post mitigation.	-1
B) Protection and promotion of a quality built and historic environment	Within or near to the site lies a possible pre-historic or Romano-British enclosure, with the potential for further deposits to be found in the area. The Downes estate, a locally important historic park and garden which includes a grade II* farmhouse lies adjacent to the site to the south. The intervening topography between the site and the estate should protect the setting of the park and garden, which lies behind the ridge line to the south of the site. A negative impact has been assumed given the potential disturbance of the archaeological remains in the area and the possibility of an impact on the Downes Estate.	-2/?	Include requirement for archaeological investigation to take place prior to development of the site. Include requirement for any development to ensure the protection of the setting of Downes estate. However due to the uncertainty of archaeological remains and visual impacts on	-1/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			heritage assets, a slight negative but uncertain impact is considered.	
C) Mitigating the effects of climate change	The site is located in flood zone 1 on elevated land. The floodplain of the River Creedy lies to the east. The increase in surface water run-off as a result of developing the site could have off-site impacts.	-1	The policy therefore requires the inclusion of a sustainable urban drainage scheme to reduce the impact of surface water run-off. This is considered to mitigateany negative impact.	0
D) Safeguarding and minimising resource use	This is a greenfield site which falls within agricultural land grade 2. Approximately only 11% of land within the district is this grade (grade 2 is high quality agricultural land). Though not a particularly large site, the loss of land of this quality is a negative impact of developing this site.	-2		-2
E) Promoting economic growth and employment	The policy contains provision for over 5,740 square metres of employment floorspace. Crediton has had limited employment development within recent years, and this site could meet a large proportion of the town's employment needs and creating local jobs.	+2		+2
F) Supporting retail	The policy contains no specific retail proposals, however, retail does fall within the overall definition of commercial development. It is possible, therefore, that retail proposals could come forward on these sites if allocated. However, the any such proposals would also need to be considered against sequential test set down in the 'Development outside town centres' policy. This should mitigate any harmful impacts against existing retail.	0		0
G) Meeting housing needs	The policy contains no housing proposals. No impact is anticipated.	0		0
H) Ensuring community health and wellbeing	Crediton is currently designated as an Air Quality Management Area, due to poor air quality within the town centre. The site is located adjacent to the existing industrial estate and in close proximity to the new link road. Employment traffic generated by the site will be able to make use of the	-1		-1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	link road (when heading towards Tiverton), or via the A377 direct to Exeter, only needing to drive through the town centre when heading west along the A377. There will likely be some negative off-site air quality impacts as a result however.			
l) Delivering the necessary infrastructure	The provision of the Crediton Link Road represents a significant upgrade to the local road network. Overall, the infrastructure is already in place, or nearing completion.	0	Site is subject to a suitable vehicular access being achievable. Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities; overall a neutral effect is considered.	0

Secondary/cumulative/synergistic effects:	At present the extent of the built environment is relatively well contained within the landscape and is not often visually prominent. Allocation of edge of town of sites will help to meet Crediton's employment need but would likely have landscape impacts given the surrounding steep local topography. The development will help meet the employment needs in Crediton. Development could contribute towards traffic in the town with consequential impact on air quality within the town centre.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic increase within the town. Once developed, development will be permanent.
Spatial extent: (District wide / local)	This site option will help provide employment within Crediton. Development would be focussed in Crediton, the third town in the district.

Land east of Exeter Road, Crediton

Option

A site of 5.3 hectares could be allocated for 11,130 square metres of commercial floorspace. The policy would require there to be suitable vehicular access, provision of a sustainable urban drainage scheme and retention of areas within the floodplain as green infrastructure.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site lies on the eastern edge of Crediton, and falls within the 'lowland plains' landscape character area which is typified by generally being low lying, flat and agriculturally prosperous. The site is steeply sloping, particularly within the south west. It is highly visible from the south west, but is bounded by hedgerows to the east. Generally the site is elevated, and there would be landscape impacts as a result of seeing it developed. There are no natural environment designations within or in close proximity to the site. A negative impact is considered based on the potential impact on the wider landscape.	-2	Requirement for landscaping along the western boundary to protect setting of the conservation area and the listed Fair Park House. The site will still have slight negative impact post mitigation.	-1
B) Protection and promotion of a quality built and historic environment	There is no known archaeological significance attached to this site. The site does lie adjacent to the conservation area to the west, which contains a number of listed buildings, including the house and walled garden of Fair Park immediately adjacent. The elevated nature of the site means there is potential for development to impact on the historic setting of the adjacent buildings along Exeter Road.	-1		-1
C) Mitigating the effects of climate change	The site is located in flood zone 1 on elevated land. The floodplain of the River Creedy lies further to the east, whilst the River Yeo is some distance to the south. The increase in surface water run-off as a result of developing the site could have off-site impacts.	-1	The policy therefore requires the inclusion of a sustainable urban drainage scheme to reduce the impact of surface water run-off. This is considered to mitigate any negative impact.	0
D) Safeguarding and minimising resource use	This is a greenfield site. Only part of the site has been classified with an agricultural grade, an unknown impact. The southern element of the site, comprising 3.4 hectares is agricultural grade 3. This is the most common grade found throughout the district, accounting for approximately 64% of all land. Though of reasonable quality, its loss is only considered to be a minor negative impact.	-1/?		-1/?
E) Promoting economic growth and	The policy contains provision for over 11,130 square metres of employment floorspace. Crediton has had limited employment development within recent years, and this site could meet a large proportion of the town's	+3		+3

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
employment	employment needs and creating local jobs.			
F) Supporting retail	The policy contains no specific retail proposals; however, retail does fall within the overall definition of commercial development. It is possible, therefore, that retail proposals could come forward on these sites if allocated. However, the any such proposals would also need to be considered against sequential test set down in the 'Development outside town centres' policy. This should mitigate any harmful impacts against existing retail.	0		0
G) Meeting housing needs	The policy contains no housing proposals. No impact is anticipated.	0		0
H) Ensuring community health and wellbeing	Crediton is currently designated as an Air Quality Management Area, due to poor air quality within the town centre. The site is located adjacent to the existing industrial estate and in close proximity to the new link. Employment traffic generated by the site will be able to make use of the link road (when heading towards Tiverton), or via the A377 direct to Exeter, only needing to drive through the town centre when heading west along the A377. There will likely be some negative off-site air quality impacts as a result however.	-1		-1
I) Delivering the necessary infrastructure	The provision of the Crediton Link Road represents a significant upgrade to the local road network. Overall, the infrastructure is already in place, or nearing completion.	0	Site is subject to a suitable vehicular access being achievable. Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities; overall a neutral effect is considered.	0

Secondary/cumulative/synergistic effects:	At present the extent of the built environment is relatively well contained within the landscape and is not often visually prominent. Allocation of edge of town of sites will help to meet Crediton's employment need but would likely have landscape impacts

	given the surrounding steep local topography. The development will help meet the employment needs in Crediton. Development could contribute towards traffic in the town with consequential impact on air quality within the town centre.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic increase within the town. Once developed, development will be permanent.
Spatial extent: (District wide / local)	This site option will help provide employment within Crediton. Development would be focussed in Crediton, the third town in the district.

Fairpark House, Crediton

Option

A site of 1.2 hectares could be allocated for 48 dwellings (of which 28% are to be affordable).

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site lies within the settlement limit of Crediton and is bounded on the western boundary be existing development. There is potential for landscape issues as the site is on a slope facing west, however it is currently well screened by a hedgerow. A slight negative impact is considered.	-1	To mitigate the impacts on the landscape the policy includes provision for a significant amount of landscaping, with protection afforded for the most elevated and visible slopes to the south west of the site.	0
B) Protection and promotion of a quality built and historic environment	The site is located within the Crediton Conservation Area. Fairpark House and Gardens, as well as the Yard Wall are Grade II Listed and development would need to consider the setting of these heritage assets and other Listed buildings to the west of the site along Exeter Road. The impact on the built environment would depend on the design of the development and therefore a level of uncertainty remains.	-2/?	The policy contains provisions that development should respect the setting of Fairpark House. Development is subject to layout, design and landscaping that reflects the sloping, visible nature of the site, locally distinctive design and the need to protect the setting and character of the Crediton conservation area and the nearby	-1/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			Listed Buildings. Given the position of the development a slight negative impact is considered. An uncertain effect remains as this impact will depend on the design.	
C) Mitigating the effects of climate change	The site is located in flood zone 1 and is not in close proximity to the floodplain. A neutral effect. Development on the site may increase surface water run-off. A negative effect. Crediton has a good bus and train links. A positive effect.	+1	A policy requirement in the Local Plan Review seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance.	+2
D) Safeguarding and minimising resource use	The site is currently a greenfield site with 25% classed as Grade 3 and the remainder of the site not having an agricultural land grade. The loss of the Grade 3 land, although not the highest quality of agricultural land, would have a negative impact on this indicator. The unknown grade of agricultural land for the remainder of the site provides an unknown impact.	-1/?		-1/?
E) Promoting economic growth and employment	The policy contains no commercial development proposals, however, there is an economic benefit associated with the delivery of sites for housing. Development of this scale would be a boost to local construction firms and associated trades who would benefit from being able to undertake contract work on the site. There would therefore be some positive impact.	+1		+1
F) Supporting retail	The policy contains no retail proposals. Future residents of the site may undertake their shopping within the town centre, providing it with an additional customer base. The town centre is walkable, but is some distance from the site. A positive impact.	+1		+1
G) Meeting housing needs	This site makes a contribution towards meeting the housing needs of the population of Crediton. The policy contains a requirement for 28% affordable housing. The mix of dwellings to be achieved on site is already specified within a supplementary planning document, and will be tailored to achieve the appropriate balance. The site sits adjacent to existing bus	+2		+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	routes ensuring that residents who do not own a car can access services and facilities within the town.			
H) Ensuring community health and wellbeing	Crediton has a wide variety of services, including doctors surgeries, schools and a non-emergency hospital. The site is located quite close to the town centre, within easy walking distance to services. A positive impact. Crediton is currently designated as an Air Quality Management Area, due to poor air quality within the town centre. This is likely to be considerably alleviated now that the new link road is complete. Residents living at the new development coming from the west or Tiverton may not use the link road, adding to the air pollution in Crediton. A negative impact. Overall, the impact is considered to be neutral.	0		0
I) Delivering the necessary infrastructure	The provision of the Crediton Link Road represents a significant upgrade to the local road network. The Mid Devon Community Infrastructure Evidence Report indicates that there is a pressing need for primary education expansion in the town of Crediton itself, with the two primary schools there, being Hayward's and Landscore both admitting more than their planned admission number. In order to support the demographic and housing growth both local schools need to expand to 420 places thus creating an additional 240 places across the town which will need to be supported by developer contributions/CIL. It should be noted that both schools are on constrained sites which are expensive to expand and may require additional land and buildings to expand across all year groups. The Queen Elizabeth's Academy School is currently forecast to have approximately 297 places available in the medium term. There should be sufficient pupil capacity at Queen Elizabeth's to accommodate the development allocated within its catchment area. Overall, the infrastructure is already in place, or nearing completion. The delivery of a site of this size is unlikely to have a large impact on school places. The overall impact is therefore considered to be neutral.	0		0

Secondary/cumulative/synergistic effects:	The development will help to meet the housing need within Crediton including

	affordable housing. Development could contribute towards traffic in the town with consequential impact on air quality within the town centre.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic increase within the town. Once developed, development will be permanent.
Spatial extent: (District wide / local)	This site option will help provide housing within Crediton including for affordable housing. Development would be focussed in Crediton, the third town in the district.

Higher Road, Crediton

Option

A site of 0.9 hectares could be allocated for 36 dwellings (of which 28% are to be affordable).

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site is a greenfield with no agricultural land classification. The site is located in to the north of Crediton on a rise of land. Part of the site would be opposite an open green field to the south and the whole site is adjacent ancient woodland to the north. Overall a slight negative impact.	-1	To mitigate the impacts on the landscape the policy includes provision for a significant amount of landscaping, with protection afforded for the most elevated and visible slopes to the south west of the site.	0
B) Protection and promotion of a quality built and historic environment	The site lies to the north of the settlement limit of Crediton. Development in this location would lead to the built environment to the north of Higher Road, a negative impact is considered. Currently there is limited development on this side of the road and nearby development is low density. The development would not have much of a visual impact due to the lay of the land. A neutral impact. Overall a slight negative impact.	-1	Policy DM1 will ensure the development is subject to layout, design and landscaping which would reduce the impact of the site. A neutral impact.	0
C) Mitigating the effects of climate change	The site is located in flood zone 1 and is not in close proximity to the floodplain. A neutral effect. Development on the site may increase surface water run-off. A slightly negative effect. Crediton has a good bus and train links. A positive effect.	+1	A policy requirement in the Local Plan Review seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water	+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			run-off and arrangements for future maintenance.	
D) Safeguarding and minimising resource use	The site is a greenfield, however there is not agricultural class associated with the site. A negative or unknown impact.	-1/?		-1/?
E) Promoting economic growth and employment	The policy contains no commercial development proposals, however, there is an economic benefit associated with the delivery of sites for housing. Development of this scale would be a boost to local construction firms and associated trades who would benefit from being able to undertake contract work on the site. There would therefore be some positive impact.	+1		+1
F) Supporting retail	The policy contains no retail proposals. Future residents of the site may undertake their shopping within the town centre, providing it with an additional customer base. The town centre is walkable, but is some distance from the site. A positive impact.	+1		+1
G) Meeting housing needs	This site makes a contribution towards meeting the housing needs of the population of Crediton. The policy contains a requirement for 28% affordable housing. The mix of dwellings to be achieved on site is already specified within a supplementary planning document, and will be tailored to achieve the appropriate balance.	+1		+1
H) Ensuring community health and wellbeing	Crediton has a wide variety of services, including doctors surgeries, schools and a non-emergency hospital. The site is located quite far from the town centre but is considered to be within a walkable distance. A positive impact. Crediton is currently designated as an Air Quality Management Area, due to poor air quality within the town centre. This is likely to be considerably alleviated now that the new link road is complete and residents travelling to and from Exeter could use this route. The location of the site would result in residents not driving through the centre of the town when travelling to the west or to Tiverton. There will likely be some negative off-site air quality impacts as a result however. Overall a neutral impact.	0		0
I) Delivering	The provision of the Crediton Link Road represents a significant upgrade to	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
the necessary infrastructure	the local road network. The Mid Devon Community Infrastructure Evidence Report indicates that there is a pressing need for primary education expansion in the town of Crediton itself, with the two primary schools there, being Hayward's and Landscore both admitting more than their planned admission number. In order to support the demographic and housing growth both local schools need to expand to 420 places thus creating an additional 240 places across the town which will need to be supported by developer contributions/CIL. It should be noted that both schools are on constrained sites which are expensive to expand and may require additional land and buildings to expand across all year groups. The Queen Elizabeth's Academy School is currently forecast to have approximately 297 places available in the medium term. There should be sufficient pupil capacity at Queen Elizabeth's to accommodate the development allocated within its catchment area. Overall, the infrastructure is already in place, or nearing completion. The delivery of a site of this size is unlikely to have a large impact on school places. The overall impact is therefore considered to be neutral.			

Secondary/cumulative/synergistic effects:	The development will help to meet the housing need within Crediton including affordable housing. Development could contribute towards traffic in the town with consequential impact on air quality within the town centre.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic increase within the town. Once developed, development will be permanent.
Spatial extent: (District wide / local)	This site option will help provide housing within Crediton including for affordable housing. Development would be focussed in Crediton, the third town in the district.

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Villages: Preferred Site Allocations and Alternative Site Options

Bampton

Policy BA1: Newton Square, Bampton

Land with a gross site area of 0.25 (ha) at Newton Square, Bampton is proposed for 5 dwellings with 30% affordable housing.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site is within the centre of a settlement and there is likely to be no impact on landscape character, a neutral effect.	0		0
B) Protection and promotion of a quality built and historic environment	There are many listed buildings within the centre of Bampton, though these are not likely to be affected by developing this site. The site area in an area of archaeological potential within the historic core of Bampton and Bampton Conservation Area. Overall negative and uncertain effect is considered.	-2/?	A criterion within the policy seeks design which respects and enhances the character and appearance of the Conservation Area. The policy also requires archaeological investigation and appropriate mitigation, overall a neutral effect although this remains uncertain as the impact will depend on the results of the investigation.	0/?
C) Mitigating the effects of climate change	Of the original site area, 0.2 ha (67% South West) of the site is located in flood zone 1 and 0.1ha (33% North East) of the site is located in flood zone 2 and 3. The site boundary has been amended and now the whole of the site is in flood zone 1. In close proximity to the northern boundary is an area of	-1	The site area has been amended to remove the area in flood zone 2 and 3. A policy requirement in the Local Plan seeks mitigation	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	flood zone 2 and 3. The site could contribute to surface water run off without appropriate mitigation measures. Bampton has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around flooding but the benefit of a bus service overall a slight negative effect is considered.		measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Overall a neutral effect. Given the mitigation of flood risk a slight positive effect is considered as there is the benefit of a bus service.	
D) Safeguarding and minimising resource use	Development option is located on brownfield land, a positive effect.	+2		+2
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact	0	The policy makes provision for the parking of delivery vehicles serving the convenience store at 4-6 Newton Square, overall a positive effect.	+2
G) Meeting housing needs	Option provides for 5 new dwellings with 30% affordable housing, a contribution towards future housing need, a slight positive effect.	+1		+1
H) Ensuring community health and wellbeing	Bampton is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect.	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
I) Delivering the necessary infrastructure	Site access is achievable from Newton Court. The Mid Devon Community Infrastructure Evidence Report indicates that the primary school can accommodate additional pupils arising from this development without expansion. Given the small scale of development it is anticipated that this development will not as an individual site put pressure on the local secondary schools. Overall a neutral effect is considered.	0		0

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Bampton. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing needs.

Policy BA2: Stone Crushing Works (Scotts Quarry), Bampton

Land with a gross site area of 0.45 (ha) at Stone Crushing Works (Scotts Quarry), Bampton is proposed for a mixed use of 18 residential dwellings with 30% affordable housing and 355 sqm commercial floorspace.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site is within the settlement limit and is screened from the surrounding area. The presence of the existing development on the adjoining employment and housing development already provides a level of mitigation against any impact. The site is very enclosed by the boundary trees with only short views into and from the site permitted. The impact would be very limited. As there may be some loss of trees a slight negative impact is considered.	-1	The policy requires the protection of mature trees within the site. Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan also provide some mitigation therefore a neutral effect is considered.	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
B) Protection and promotion of a quality built and historic environment	No impact.	0		0
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures. Groundwater flooding maps also shows up to 25% chance of groundwater emergence within the site boundary. Bampton has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around flooding but the benefit of a bus service overall a slight negative effect is considered.	-1	Based on recommendations provided by Devon County Council, groundwater monitoring is not required for this site, provided that necessary details are submitted with a drainage strategy. A policy requirement in the Local Plan seeks the provision of a sustainable urban drainage scheme to deal with all surface water from the development. Given the mitigation of flood risk a slight positive effect is considered as there is the benefit of a bus service.	+1
D) Safeguarding and minimising resource use	The site is on grade 4 poor agricultural land. The remainder of the site is a spoil heap. The history of quarrying at the site highlights the possibility of the presence of contaminated land a negative effect overall.	-2	The policy requires the removal of the spoil heap and the assessment of land contamination and remediation where appropriate. Overall a positive effect.	+2
E) Promoting economic growth and employment	The policy provides for 355 sqm of commercial floorspace a positive impact.	+2		+2
F) Supporting	No impact.	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
retail				
G) Meeting housing needs	Option provides for 18 new dwellings with 30% affordable housing a contribution towards future housing need, a slight positive effect.	+1		+1
H) Ensuring community health and wellbeing	Bampton is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development. There may be concerns with locating housing the other side of the existing employment site, where the amenity of residents could be affected by employment activities, e.g. noise levels, deliveries etc. HGVs accessing the site and driving through the centre of the village could also potentially affect air quality. Overall a slight negative effect.	-1	DM4 Pollution provides mitigation for the potential impact of HGVs therefore a neutral effect is considered.	0
I) Delivering the necessary infrastructure	The site has an existing access. The Mid Devon Community Infrastructure Evidence Report indicates that there is sufficient capacity in the local schools. Given that a road access is in place and provision of education capacity is possible an overall neutral effect is considered.	0		0

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site have the potential to impact upon traffic congestion. Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Bampton. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing and employment needs.

Policy BA3: Ashleigh Park, Bampton

Land with a gross site area of 0.3 (ha) at Ashleigh Park, Bampton is proposed for 7 residential dwellings with 30% affordable housing.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site falls within the 'Upper farmed and wooded valley slopes' landscape character area. The majority of this type of landscape drains into the Exe Valley and is characterised by lush and fertile land giving rise to extensive tracts of medium scale fields of permanent pasture however the site is located within the fold of the hill and development here would have minimal impact, a neutral effect. The site is close to Kersdown Quarry SSSI but is not adjoining therefore no impact on the geodiversity of this site is considered.	0		0
B) Protection and promotion of a quality built and historic environment	The development site is not within or near the Bampton Conservation Area and development is unlikely to impact upon any listed buildings, a neutral effect.	0		0
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect. Bampton has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issue around surface water run off but the benefit of a bus service on balance a neutral effect is considered.	0	A policy requirement in the Local Plan seeks the provision of a sustainable urban drainage scheme to deal with all surface water from the development and arrangements for future maintenance, overall a neutral effect. Given the mitigation of surface water run off a slight positive effect is considered as there is the benefit of a bus service.	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
D) Safeguarding and minimising resource use	The site is located in the Minerals Consultation Zone for Kersdown Quarry. The site is on Grade 3 and 4 agricultural land (good/moderate to poor quality agricultural land). Given the small scale of the site but the fact that the site is located in a Minerals Consultation Zone and is on Grade 3 and 4 agricultural land an overall negative effect is considered.	-2	This site has planning permission and therefore the Minerals Consultation Zone has been considered as part of the planning application process. A slight negative effect remains as the site is on Grade 3 and 4 agricultural land.	-1
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 7 new dwellings with 30% affordable housing a contribution towards future housing need, a slight positive effect.	+1		+1
H) Ensuring community health and wellbeing	Bampton is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect.	0		0
I) Delivering the necessary infrastructure	An adequate site access is achievable, a neutral effect. The Mid Devon Community Infrastructure Evidence Report indicates that there is sufficient capacity in the local schools. As access is achievable and the provision of education is possible a neutral effect is considered.	0		0

Secondary/cumulative/synergistic effects:	The cumulative impact of the development of this site has the potential to impact upon traffic congestion. Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the

	local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Bampton. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meeting housing needs.

South Molton Road, Bampton
Option

Land with a gross site area of 4 (ha) at South Molton Road, Bampton is proposed for 80 dwellings.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	There are a number of important trees within the site, of which 17 are covered by TPOs (all of these are within the eastern field), a negative effect. The site falls within the 'River valley slopes and coombes' landscape character area, which are defined as having steeped, often wooded sides. In the upper valleys, such sites have a strong sense of enclosure. This site would be highly visible from the ridge to the south west and the ridge to the north west due to the steep sloping nature of the site. Development within this site would also be visible from South Molton Road. Overall a negative effect is considered given the impact on trees and the landscape.	-2	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide mitigation for both the impact on the landscape and the natural environment. However given the high number of TPOs on the site, the potential for a TPO to be affected still remains, a slight negative but uncertain effect is considered as the impact will depend on the layout of any development.	-1/?
B) Protection and promotion of a quality built and historic	No impact.	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
environment				
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures. Bampton has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around surface water run off but the benefit of a bus service on balance a neutral effect is considered.	0	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Given the mitigation of surface water run off a slight positive effect is considered as there is the benefit of a bus service.	+1
D) Safeguarding and minimising resource use	Development option is located on greenfield land. Site is located on Grade 3 good / moderate quality agricultural land; given the relatively small area of the site a slight negative effect is considered.	-1		-1
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 80 new dwellings a contribution towards future housing need, a positive effect.	+2		+2
H) Ensuring community health and wellbeing	Bampton is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development. Footway provision and widening will be required, overall a slight negative effect.	-1	The provision of footway and widening would result in a neutral effect.	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
I) Delivering the necessary infrastructure	Accesses from the B3227 and High Street/C796 are achievable, but the site is steep which would limit suitable access points and highway layout, a slight negative effect. Bampton Primary School only has limited capacity and would not have enough capacity to accommodate the number of pupils arising from this individual allocation. Tiverton High School however does have capacity to meet the requirements of this individual allocation. Given a road access is achievable but steep and the education requirement, an overall negative effect is considered.	-2	Policy S8 provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities although the impact remains uncertain given the limited capacity for the school to expand within the current site. Footpath provision and widening to allow easy access to the village centre would benefit access to and from the site, however as the topography of the site is difficult to mitigate this will limits suitable access points and highway layout. Overall a slight negative and uncertain effect is considered given the topography of the site is difficult to mitigate and the uncertainty over education provision.	-1/?

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development of this site in combination with other development in the

	local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Bampton. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing needs.

Land at Ball Hill, Bampton

Option

Land with a gross site area of 0.5 (ha) at Land at Ball Hill, Bampton is proposed for 16 dwellings.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site is not classed as a landscape character area, falling with the 'main cities and towns' area. The site in part is largely shielded by its high hedges and trees. The southern part lies on the western slope of the Batherm Valley and would be open to some views from the south, with landscape impacts expected as a result. Overall a slight negative effect is considered.	-1	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide mitigation, a neutral effect is therefore considered.	0
B) Protection and promotion of a quality built and historic environment	No impact.	0		0
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures. Bampton has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around surface water run off but the benefit of a bus service on balance a neutral effect is considered.	0	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Given the mitigation of surface water run off a slight positive effect is considered	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			as there is the benefit of a bus service.	
D) Safeguarding and minimising resource use	Site is located on Grade 4 poor quality agricultural land; given the small scale of the site a neutral effect is considered.	0		0
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 16 new dwellings a contribution towards future housing need, a slight positive effect.	+1		+1
H) Ensuring community health and wellbeing	Bampton is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development. The site is adjacent to sewerage works and there will be concerns of the impact of odours on residential amenity. Overall a slight negative effect.	-1	Given the proximity of the site to the sewerage works there are limited mitigation measures to respond to the impact of odours on residential amenity, a slight negative effect remains.	-1
I) Delivering the necessary infrastructure	West Street is of limited width but would be subject to improvement should the site south of Bampton School be developed. The site access is achievable off the existing highway. There is existing capacity in the local schools to accommodate development from this individual site. Overall a neutral effect is considered.	0		0

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Bampton. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing needs.

Bourchier Close, Bampton

Option

Land with a gross site area of 2.4 (ha) at Bourchier Close, Bampton is proposed for 40 dwellings & 4,000 sqm floor space.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	There are no environmental designations within or adjacent the site, although the area is defined by Devon Biodiversity Record Centre as being of wildlife interest as a result of the site being comprised of 'semi-improved natural grassland/unimproved marshy grassland'. The site falls within the 'Upper farmed and wooded valley slopes' landscape character area, characterised by lush and fertile land giving rise to extensive tracts of medium scale fields of permanent pasture. The element of the site adjoining the road would have a lesser impact than the western site, which is much more steeply sloping. The Inspector's Report in 2010 noted that the development of the whole site would cause visual impact into the countryside outside the existing settlement although this would be contained by topography and potential screen planting, and concluded that allocating the site was justified. As the site is relatively small but could have an impact on biodiversity, and potentially the landscape without mitigation an overall negative effect is considered.	-2	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide mitigation for both the impact on the landscape and the natural environment a neutral effect is considered. Further mitigation would be provided if development was contained within the western site.	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
B) Protection and promotion of a quality built and historic environment	No impact.	0		0
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures. Bampton has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around surface water run off but the benefit of a bus service on balance a neutral effect is considered.	0	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Given the mitigation of surface water run off a slight positive effect is considered as there is the benefit of a bus service.	+1
D) Safeguarding and minimising resource use	Development option is located on greenfield land. 1.1ha (73% eastern part) of the site is located on Grade 3 good / moderate quality agricultural land, 0.4ha (27% western part) is located on Grade 4, poor quality agricultural land, overall a slight negative effect is considered as the site is relatively small but includes some Grade 3 agricultural land.	-1		-1
E) Promoting economic growth and employment	Option provides 4,000 sqm of commercial floorspace helping to diversify the economy and encourage inward investment, a positive effect.	+2		+2
F) Supporting retail	No impact.	0		0
G) Meeting	Option provides for 40 new dwellings a contribution towards future housing	+2		+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
housing needs	need, a positive effect.			
H) Ensuring community health and wellbeing	Bampton is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development. The existing pedestrian access to the town centre is poor, with no continuous pedestrian footpath along either the B3190 or Frog Street. Frog Street is relatively lightly trafficked and provides a direct route to the town centre from the site and is therefore the preferred pedestrian route. Frog Street is narrow with many dwellings directly fronting the highway. The upper part of the street is bounded by mature hedging which would not be desirable to lose. These factors make the widening of Frog Street difficult. The allocation of commercial land within Bampton could decrease air quality within the settlement through increased traffic movement and in particular HGV movements. Given the potential safety issues with pedestrian movement along Frog Street and potential harm to air quality a negative effect is considered.	-2	Development should include measures that discourage additional vehicular use of Frog Street whist at the same time making the highway safer for use. Improvements to cycling and pedestrian safety to the town centre along Frog Street should also be required. DM4 Pollution also provides some mitigation. Given the mitigation measures a neutral effect is considered.	0
I) Delivering the necessary infrastructure	Site will require measures to discourage additional vehicular use of Frog Street. There is existing capacity in the local schools to accommodate development from this individual site. Given the road impact on Frog Street an overall slight negative effect is considered.	-1	If transport measures are undertaken to discourage additional vehicular use of Frog Street a neutral effect can be considered.	0

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Bampton. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing & employment needs.

Bickleigh

Land south of Glen View, Bickleigh

Option

Land with a gross site area of 1.42 (ha) at Land south of Glen View, Bickleigh is proposed for 45 dwellings.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site falls within the 'River valley slopes and coombes' landscape character area. These areas are typified by their close proximity to the River Exe, and are largely comprised of steep, wooded valley sides, often with a strong sense of enclosure. Developing this site would change the context of the landscape, particularly when viewed from the west. However the site is surrounded by development and a main road which provides some mitigation. Overall a slight negative effect is considered.	-1	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide mitigation, a neutral effect is considered.	0
B) Protection and promotion of a quality built and historic environment	The site is within the Bickleigh Conservation Area and there are a number of listed buildings within close proximity to the site. Development on this site would be visible from Bickleigh Castle. Overall as there is potential impact on the Conservation Area, a number of listed buildings and Bickleigh Castle a negative effect is therefore considered.	-2	Where design and layout which respects the character and setting of the Conservation Area, relevant listed buildings and Bickleigh Castle a neutral effect is considered.	0
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures. There are also unnamed watercourses flowing through the north and south of the site, the impact of which is not yet known. Bickleigh has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around surface water run off and potential flood risk but the benefit of a bus service on balance a slight negative and uncertain effect is considered.	-1/?	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. A Flood Risk Assessment would be required to determine the impact of the	+1/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			unnamed watercourses. If development avoided areas of flood risk this would mitigate any impact. Given the mitigation of surface water run off and flood risk a slight positive effect is considered as there is the benefit of a bus service. Uncertainty remains as the impact of the unnamed watercourse is not yet known.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land. 1.35 ha (96% East) is located on Grade 3 good / moderate quality agricultural land and 0.05ha (4% West) is located on Grade 4 poor quality agricultural land. Given the size of the site area, a slight negative effect is considered.	-1		-1
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 45 new dwellings a contribution towards future housing need, a positive effect.	+2		+2
H) Ensuring community health and wellbeing	Bickleigh does not meet the criteria checklist to be designated a village in the Local Plan which is based on the physical characteristics of the settlement and the availability of three essential services (educational facility, convenience store and transport service). There is a bus stop in Bickleigh, which is walkable, but quite far with an hourly or greater bus service on the A396. It therefore scores a slight negative impact.	-1		-1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
I) Delivering the necessary infrastructure	With careful location an adequate site access from the A396 is achievable. Access is only feasible from the East lane, and access would result in the loss of part of the hedgerows. The C103 is narrow and has restrictive alignments. Bickleigh Primary School only has limited capacity and would not have enough capacity to accommodate the number of pupils arising from this individual allocation. Tiverton High School however does have capacity to meet the requirements of this individual allocation. Overall a negative effect is considered given access difficulties and school capacity.	-2	If the development provided access from the East lane, access would be achievable. Policy S8 provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities although the impact remains uncertain given the limited capacity for the school to expand within the current site. Overall a neutral and uncertain effect is considered given the potential for access and school capacity to be provided for but the uncertainty around expanding the school within its existing site.	0/?

Secondary/cumulative/synergistic effects:	Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Bampton. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing needs.

Bow

Policy BO1: Land adjacent to Hollywell, Bow

Land with a gross site area of 1.2(ha) at Land adjacent Hollywell, Bow is proposed for 20 dwellings with 30% affordable housing.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape that is intensively farmed. The site is flat and the boundary hedges provide a significant amount of screening. Despite the gently rolling nature of the farmland to the southern side of the village, there are only limited opportunities for views into the site from the west, east and south due to the screening effect of the existing boundary. However as there may be some loss of hedges and if lost this would impact on the landscape, but the site is relatively small a slight negative effect is considered	-1	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide some mitigation therefore a neutral effect is considered.	0
B) Protection and promotion of a quality built and historic environment	This site lies in an area of archaeological potential, with prehistoric settlement and funerary activity recorded in the vicinity, a slight negative and uncertain effect is considered.	-1/?	The policy requires archaeological investigation and appropriate mitigation, overall a neutral effect is considered although this remains uncertain as the impact will depend on the results of the investigation.	0/?
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect. Bow has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issue around surface water run off but the benefit of a bus service on balance a neutral effect is considered.	0	A policy requirement in the Local Plan seeks the provision of a sustainable urban drainage scheme to deal with all surface water from the development and arrangements for future maintenance. Given the mitigation	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			of surface water run off a slight positive effect is considered as there is the benefit of a bus service.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land. The site is located on Grade 2 very good quality agricultural land, as the site is relatively small a negative effect is considered.	-2		-2
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 20 new dwellings with 30% affordable housing a contribution towards future housing need. Option would require the demolition of one house in the south west corner to make an access onto Station Road. Given the overall net gain of 19 new dwellings a slight positive effect is considered.	+1		+1
H) Ensuring community health and wellbeing	Bow is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect	0		0
I) Delivering the necessary infrastructure	The Mid Devon Community Infrastructure Evidence Report indicates that primary and secondary school pupils can be accommodated without expansion. Access is possible but would require the demolition of the 'Hollywell' building. Given access will be required through a building a slight negative effect is considered.	-1	The allocation allows for 20 new dwellings and requires site access to come off Station Road via north west corner through the 'Hollywell'	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			building a neutral effect is therefore considered.	

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Bow. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will meet housing needs.

Policy BO2: West of Godfrey Gardens, Bow

Land with a gross site area of 0.23 (ha) West of Godfrey Gardens, Bow is allocated for 6 affordable dwellings.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site is within the 'Lower rolling farmed and settled valley slopes' character area, which is characterised by being a gently rolling and strongly undulating landscape which is intensively farmed. The site is largely shielded from views from the south due to existing hedgerows. The steep topography to the north also reduces views from that direction. There is medium housing to the East, and low density housing located to the West of the site. However as there may be some loss of hedges and if lost this would impact on the landscape, but the site is relatively small a slight negative effect is considered	-1	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide some mitigation therefore a neutral effect is considered.	0
B) Protection and promotion of	This site lies in an area of archaeological potential, with prehistoric settlement and funerary activity recorded in the vicinity, an overall slight negative and uncertain effect is considered.	-1/?	The policy requires archaeological investigations and appropriate mitigation measures, overall a	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
a quality built and historic environment			neutral effect is considered although this remains uncertain as the impact will depend on the results of the investigation.	
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect. Bow has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issue around surface water run off but the benefit of a bus service on balance a neutral effect is considered.	0	A policy requirement in the Local Plan seeks the provision of a sustainable urban drainage scheme to deal with all surface water from the development and arrangements for future maintenance. Given the mitigation of surface water run off a slight positive effect is considered as there is the benefit of a bus service.	0
D) Safeguarding and minimising resource use	Development option is located on greenfield land. The site is located on Grade 3 good / moderate quality agricultural, a slight negative effect as the site is relatively small.	-1		-1
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 6 new affordable dwellings a contribution towards future housing need, a slight positive effect.	+1		+1
H) Ensuring community	Bow is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited	0	The policy requires the provision of	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
health and wellbeing	level of development, a neutral effect		a pedestrian route linking Godfrey Gardens with Bow Mill Lane, overall a slight positive effect.	
I) Delivering the necessary infrastructure	The site is presently accessed from Bow Mill Lane which is a quite narrow, one vehicle width lane. Access from Godfrey Gardens only as Bow Mill Lane has restrictive alignment and width. The Mid Devon Community Infrastructure Evidence Report indicates that primary and secondary school pupils can be accommodated without expansion. Given access difficulties if development was to be access through Bow Mill Lane a slight negative effect is considered.	-1	The policy requires access from Godfrey Gardens, overall a neutral effect.	0

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Bow. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing needs

Land adjacent Bow Mill Lane, Bow

Option

Land with a gross site area of 2.17 (ha) at Land adjacent Bow Mill Lane, Bow is proposed for 52 dwellings.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural	There is a tree preservation order on one tree in the northern part, and another along the eastern boundary. The site is within the 'Lower rolling	-2	Policy S9 'Environment' and DM1	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
environment	farmed and settled valley slopes' landscape character area, which is characterised by being a gently rolling and strongly undulating landscape which is intensively farmed. The south end of the site is largely shielded from views further to the south, west and north with high boundary hedging. The northern part of the site slopes steeply and would be more prominent in the landscape. Housing on this part would be visible from the south, north and west. The adjacent housing to the east would provide some level of mitigation. Although there is a backdrop of development as the north of the site slopes steeply there could be some landscape impact, there could also be an impact on important trees therefore a negative effect overall is considered.		'High Quality Design' in the Local Plan provide mitigation for both the impact on the landscape and the natural environment a neutral effect is considered. Further mitigation would be provided if development was focussed on the southern part of the site avoiding the northern more prominent location.	
B) Protection and promotion of a quality built and historic environment	This site occupies a large area in a landscape where prehistoric settlement and funerary activity is recorded in the vicinity. There may also be an impact of the development upon the setting of the Scheduled Monuments to the west. Given the potential of archaeological impact and potential impact on the setting of the Scheduled Monuments, an overall negative and uncertain effect is considered.	-2/?	If archaeological investigation and mitigation is provided for, and design and layout which respects the character and setting of the Scheduled Monuments is considered a neutral effect is viewed. Although an uncertain effect remains as the impact on the prehistoric settlement and funerary activity will depend on the results of the investigation	0/?
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures. Bow has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around surface water run off but the benefit of a bus service on balance a neutral effect is considered.	0	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			future maintenance. Given the mitigation of surface water run off a slight positive effect is considered as there is the benefit of a bus service.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land. The site is located on Grade 3 good / moderate quality agricultural. Given the relatively small scale of the development a slight negative effect is considered	-1		-1
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 52 new dwellings a contribution towards future housing need, a positive effect.	+2		+2
H) Ensuring community health and wellbeing	Bow is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect.	0		0
I) Delivering the necessary infrastructure	The site is presently accessed from Bow Mill Lane which is a quite narrow, one vehicle width lane. Access from Godfrey Gardens only as Mill Lane has restrictive alignment and width, a slight negative effect. There is existing capacity in the local schools to accommodate development from this individual site. Given access difficulties through a restrictive alignment and road width a slight negative effect is considered.	-1	If development provides access from Godfrey Gardens a neutral effect is considered.	0

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Bow. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing needs of Bow.

East Langford Farm, Bow
Option

Land with a gross site area of 1.3 (ha) at East Langford Farm, Bow is proposed for 25 dwellings.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site is classified as 'Lower rolling farmed and settled valley slopes', which is characterised by being a gently rolling and strongly undulating landscape which is intensively farmed. The site may be viewed from the South however the existing development provides some mitigation, given the mitigation of the existing development and the relatively small scale of the site overall a neutral effect is considered.	0		0
B) Protection and promotion of a quality built and historic environment	This site occupies an area in a landscape where prehistoric settlement and funerary activity is recorded in the vicinity. The development would also be an illogical and unusual extension to the built environment. Overall a negative and uncertain effect.	-2/?	If archaeological investigation and mitigation is provided for this would improve the impact score although this remain uncertain as the impact will depend on the results of the investigation. A slight negative remains as the	-1/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			development of this site would be an illogical and unusual extension to the built environment.	
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures. Bow has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around surface water run off but the benefit of a bus service on balance a neutral effect is considered.	0	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Given the mitigation of surface water run off a slight positive effect is considered as there is the benefit of a bus service.	+1
D) Safeguarding and minimising resource use	Development option is located on greenfield land. The site is located on Grade 2 very good quality agricultural. Given the relatively small site area a negative effect is considered.	-2		-2
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 25 new dwellings a contribution towards future housing need. Option would require the demolition of two homes to make an access onto Tree Park however an overall net gain of 23 new dwellings would be provided, therefore a positive effect is considered.	+2		+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
H) Ensuring community health and wellbeing	Bow is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect.	0		0
I) Delivering the necessary infrastructure	Highways Authority visited Iter Close and has concluded that the site could be accessed from there for a small number of dwellings however it would be dependent on land in the control of both number 1 and 2 in the south west corner. This solution would only serve a small increase of up to 25 dwellings. Existing estate has issues with parking particularly on the bend to the north of the play area which causes a restriction, therefore a suitable level of parking need to be imposed. Option would require the demolition of two homes to make an access onto Tree Park. There is existing capacity in the local schools to accommodate development from this individual site. Given access and parking difficulties a slight negative effect is considered.	-1	If the development provided access from Iter Cross and access onto Tree Park, and provided appropriate parking a neutral effect is considered.	0

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Bow. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing needs.

Land adjacent Jackman Car Park, Bow
Option

Land with a gross site area of 1 (ha) at Land adjacent Jackman Car Park, Bow is proposed for 32 dwellings.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. The site is open in nature, and slopes steeply down the hillside towards the north. The southern part of the site forms part of the ridge on which the main road through the village lies. There are wide views from the site out towards the wide ridge to the north. The site would also be visible from the ridge, however some level of mitigation would be provided by the existing built development line which spans along this side of the road. Given the small size of the site a neutral effect is considered.	0		0
B) Protection and promotion of a quality built and historic environment	0.3ha of site is within the Conservation Area of Bow (30%, the southern part of site). There are many listed buildings within the centre of Bow, a number of which are located in close proximity to the site, particularly on the south side of the main street further west along the road. The proposed development lies within an area of archaeological potential, in an area enclosed in the medieval period and in an area where prehistoric activity has been recorded. The site is also steeply sloping, falling sharply to the north. Development of this site would extend the built environment on the north side of the main road which is currently arranged in a linear fashion hugging the line of A3072. Given the potential impact on the Conservation Area, listed buildings, area of archaeological potential and extension of the built environment on the north side of the main road an overall significant negative and uncertain effect is considered.	-3/?	If the following aspects are considered by development this would provide some mitigation. • Design and layout which respects the character and setting of Conservation Area and listed buildings. • Archaeological investigation and appropriate mitigation measures. Although an uncertain effect remains as the impact on the area of archaeological potential will	-1/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			depend on the results of the investigation. A slight negative impact is considered as the development would extend the built environment on the north side of the main which is generally arranged in a linear fashion hugging the line of the A3072.	
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures. Bow has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around surface water run-off but the benefit of a bus service on balance a neutral effect is considered.	0	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance Given the mitigation of surface water run off a slight positive effect is considered as there is the benefit of a bus service.	+1
D) Safeguarding and minimising resource use	Development option is located on greenfield land. The site is located on Grade 3 good / moderate quality agricultural land, given the relatively small size of the site, only a slight negative effect is considered.	-1		-1
E) Promoting economic	No impact.	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
growth and employment				
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 32 new dwellings a contribution towards future housing need, a positive effect.	+2		+2
H) Ensuring community health and wellbeing	Bow is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect.	0		0
I) Delivering the necessary infrastructure	High level differentials between the main road and the site may restrict access, which may need to cross the existing car park. There is a requirement for a frontage footway. There is existing capacity in the local schools to accommodate development from this individual site. Given access difficulties a slight negative effect is considered.	-1	If access is required through the existing car park, the provision of replacement car parking would ensure no net loss of infrastructure and therefore a neutral effect is considered.	0

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Bow. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing needs.

South of Iter Cross, Bow (Commercial) Option

Land with a gross site area of 0.5 (ha) at South of Iter, Bow is proposed for 1,700 sqm commercial floor space.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site is currently part of an open agricultural field which is highly visible from the south, although adjacent development will mitigate some impact. This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. Overall a slight negative effect is considered given the potential impact on the landscape from the south but mitigation is provided by existing development and the site is relatively small.	-1	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide some mitigation, a neutral effect is therefore considered.	0
B) Protection and promotion of a quality built and historic environment	The site contains evidence of prehistoric activity and within a landscape that contains a concentration of prehistoric sites identified by aerial photography, overall slight negative and uncertain effect.	-1/?	If archaeological investigation and mitigation is provided for a neutral effect is viewed, although this remains uncertain as the impact will depend on the results of the investigation	0/?
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures. Bow has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around surface water run off but the benefit of a bus service on balance a neutral effect is considered.	0	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Given the mitigation of surface water run off a slight positive effect is considered as there is the benefit of a bus	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			service.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land. The site is located on Grade 2 Excellent quality agricultural land. Given the relatively small scale of the site a negative effect is considered.	-2		-2
E) Promoting economic growth and employment	Option provides 1,700 sqm of commercial floorspace helping to diversify the economy, provide opportunities for local employees, reduce out-commuting and encourage inward investment, a positive effect	+2		+2
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	No impact.	0		0
H) Ensuring community health and wellbeing	Bow is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development. The allocation of commercial land within Bow could decrease air quality within the settlement through increased traffic movement and in particular HGV movements. Given the potential for harm to air quality an overall slight negative effect is considered.	-1	DM4 Pollution will provide mitigation, a neutral effect overall.	0
I) Delivering the necessary infrastructure	The site is already allocated and there are no known issues with infrastructure.	0		0

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic congestion.
Temporary/permanent effects: Timescale: Short (1-5 years),	Within the short term, construction traffic associated with the development will

Medium (6-15 years) Long (15+ years)	increase traffic within Bow. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet employment needs.

South West of Junction Road, Bow (Commercial) Option

Land with a gross site area of 0.6 (ha) at South west of Junction Road, Bow is proposed for 2,100 sqm commercial floor space.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site would be highly visible from the south, although adjacent development will mitigate some impact. This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. Given the site is relatively small but there may be some landscape impact from the south overall a slight negative effect is considered.	-1	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide some mitigation, a neutral effect is therefore considered.	0
B) Protection and promotion of a quality built and historic environment	The site lies near evidence of prehistoric activity and within a landscape that contains a concentration of prehistoric sites identified by aerial photography, overall a slight negative and uncertain effect.	-1/?	If archaeological investigation and mitigation is provided for a neutral effect is viewed, although this remains uncertain as the impact will depend on the results of the investigation	0/?
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures. Bow has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around surface water run off but the benefit of a bus service on balance a neutral effect is considered.	0	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Given the	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			mitigation of surface water run off a slight positive effect is considered as there is the benefit of a bus service.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land. The site is located on Grade 2 excellent quality agricultural land. Given the relatively small size of the site a negative effect is considered.	-2		-2
E) Promoting economic growth and employment	Option provides 2,100 sqm of commercial floorspace helping to diversify the economy, provide opportunities for local employees, reduce out-commuting and encourage inward investment, a positive effect	+2		+2
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	No impact.	0		0
H) Ensuring community health and wellbeing	Bow is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development. The allocation of commercial land within Bow could decrease air quality within the settlement through increased traffic movement and in particular HGV movements. Given the potential for harm to air quality an overall slight negative effect is considered.	-1	DM4 Pollution will provide mitigation, a neutral effect overall.	0
I) Delivering the necessary infrastructure	There is a potential access through the employment site directly to the north, otherwise access would be difficult, a slight negative effect.	-1	If access was provided to the north a neutral effect is considered.	0

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic congestion.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Bow. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet employment needs.

Bradninch

Policy BR1: Hele Road, Bradninch

Land with a gross site area of 0.3 (ha) at Hele Road, Bradninch is proposed for 7 dwellings with 30% affordable.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. These areas are typified by having a gently rolling and strongly undulating landscape which is intensively farmed. The site is an open field, and slopes from the north west to the south east. The site can be viewed from some distance, particularly from the ridge line to the south east effect. However, the existing adjoining housing already provides a backdrop of built development and would provide a level of mitigation should the site be used for housing. As there could be a slight negative impact on landscape as it can be viewed from some distance from the ridge line to the south east a slight negative effect is considered.	-1	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide mitigation a neutral effect is therefore considered.	0
B) Protection and promotion of a quality built and historic environment	The site lies in an area of archaeological potential demonstrated by the presence of prehistoric sites identified through aerial photography, an overall slight negative and uncertain effect is considered.	-1/?	The policy requires archaeological investigations and appropriate mitigation measures, overall a neutral effect although this remains uncertain as the impact will depend on the results of the	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			investigation.	
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect. Bradninch has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issue around surface water run off but the benefit of a bus service on balance a neutral effect is considered.	0	A policy requirement in the Local Plan seeks the provision of a sustainable urban drainage scheme to deal with all surface water from the development and arrangements for future maintenance. Given the mitigation of surface water run off a slight positive effect is considered as there is the benefit of a bus service.	0
D) Safeguarding and minimising resource use	Development option is located on greenfield land, Grade 3 good / moderate quality agricultural land, a slight negative effect given the small scale of the site.	-1		-1
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 7 new dwellings with 30% affordable, a contribution towards future housing need, a slight positive effect.	+1		+1
H) Ensuring community health and wellbeing	Bradninch is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
I) Delivering the necessary infrastructure	An adequate access is achievable to the north of the site. The Mid Devon Community Infrastructure Evidence Report indicates that pupils can be accommodated without expansion. Overall a neutral effect is considered.	0	The policy requires the access point to be located on the northern part of the site frontage on to Hele Road, overall a neutral effect.	0

Secondary/cumulative/synergistic effects:	Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Bradninch. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing needs.

Burlescombe

Churchyard Field, Burlescombe

Option

Land with a gross site area of 0.6 (ha) at Churchyard Filed, Burlescombe is proposed for 10 dwellings.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. To the west the land drops away and offers wide views, which reciprocally when viewed into the site would be seen with the church in the background, a slight negative effect.	-1	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide some mitigation, a neutral effect is therefore considered.	0
B) Protection	The site lies in an area of archaeological potential in proximity to the parish	-2/?	If the following aspects are	-1/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
and promotion of a quality built and historic environment	church, which is likely to have been the focus of the early settlement at Burlescombe. The site is located in close proximity to the listed church (to the east), and development of the site may negatively impact upon the setting of the building whilst also reducing the openness of the village centre. Given the potential of archaeological disturbance and impact on the setting of the listed church, an overall negative and uncertain effect is considered.		considered by development a neutral effect is considered. • Design and layout which respects the character and setting of Conservation Area and listed buildings. • Archaeological investigation and appropriate mitigation measures. Although an uncertain effect remains as the impact on the area of archaeological potential will depend on the results of the investigation	
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures. Evidence in the SFRA suggests that the site may also have some residual flood risk from the Grand Western Canal or Wimbleball Reservoir. Burlescombe has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around surface water run off and potential flood risk but the benefit of a bus service on balance a slight negative effect is considered.	-1	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Appropriate mitigation measures should be incorporated into the design of development to respond to the flood risk from the Grand Western Canal or Wimbleball Reservoir.	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			Given the mitigation of surface water run off and flood risk a slight positive effect is considered as there is the benefit of a bus service.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land. There is contaminated land to the east of the church. The site is located on Grade 3 good / moderate quality agricultural land. A negative effect is considered given the presence of contaminated land and Grade 3 agricultural land.	-2	Site contamination assessment and remediation should be undertaken where required. However as the site is still on Grade 3 agricultural land a slight negative effect is still considered.	-1
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 10 new dwellings a contribution towards future housing need, a slight positive effect.	+1		+1
H) Ensuring community health and wellbeing	Burlescombe does not meet the criteria checklist to be designated a village in the Local Plan which is based on the physical characteristics of the settlement and the availability of three essential services (educational facility, convenience store and transport service). Burlescombe is remote from services/facilities and has a less than daily bus service, therefore a slight negative effect is considered.	-1		-1
I) Delivering	There is poor access to the site, with a telephone wire crossing from the	-1	If access is re-graded a neutral	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
the necessary infrastructure	east to west in the northern part of the site and a public right of way on the site as well, which may constrain development. An adequate access is achievable however the access would need to be re-graded. There is existing capacity in the local schools to accommodate development from this individual site. Overall a slight negative effect is considered.		effect is considered.	

Secondary/cumulative/synergistic effects:	Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Burlescombe. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing needs.

Butterleigh

North West of Homefield, Butterleigh

Option

Land with a gross site area of 0.7 (ha) at North West of Homefield, Butterleigh is proposed for 10 dwellings.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	This sites falls within the 'Upper farmed and wooded valley slopes' landscape character area. These areas are typified by having a steeply rolling landform, being a lush and fertile land which gives rise to extensive tracts of medium-scale fields of permanent pasture. There would be an	-1	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide mitigation, a neutral effect is considered.	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	impact on the landscape character if the site was developed, as views of the site from the south and west are far reaching. There would also be little mitigation provided by the existing built development, as there are only a small number of dwellings at this part of the village. A slight negative effect is considered.			
B) Protection and promotion of a quality built and historic environment	No impact.	0		0
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures. Butterleigh does not have access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around surface water run off but the lack of a bus service overall a negative effect is considered.	-2	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Given the mitigation of surface water run off a slight positive effect is considered as there is the benefit of a bus service.	+1
D) Safeguarding and minimising resource use	Development option is located on greenfield land. The site is located on Grade 2 very good quality agricultural land. Given the relatively small size of the site a negative effect is considered.	-2		-2
E) Promoting economic growth and	No impact.	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
employment				
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 10 new dwellings a contribution towards future housing need, a slight positive effect.	+1		+1
H) Ensuring community health and wellbeing	Butterleigh does not meet the criteria checklist to be designated a village in the draft Local Plan which is based on the physical characteristics of the settlement and the availability of three essential services (educational facility, convenience store and transport service). Butterleigh is remote from services/facilities and there is no bus service provided, a slight negative effect.	-1		-1
I) Delivering the necessary infrastructure	The local highway network consists of narrow roads having restrictive alignments although an adequate access is achievable from the C31 to the east of the site. The unclassified road to the west is unsuitable for access to the site. No immediate local school, development will increase the home to school transport costs as no schools are within a safe walking distance. Given site access difficulties and issues around home to school transport costs a negative effect is considered.	-2	If access is provided from the C31 to the east of the site this would help minimise the impact of delivering the necessary infrastructure. However due to the lack of school a slight negative effect is still considered.	-1

Secondary/cumulative/synergistic effects:	Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Butterleigh. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing needs.

Chawleigh

Policy CH1: Barton, Chawleigh

Land with a gross site area of 1.25 (ha) at Barton, Chawleigh is proposed for 20 dwellings with 30% affordable.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site falls within the 'Upper farmed and wooded valley slopes' landscape character area. This area is typified by a steeply rolling landform, being a lush and fertile land which gives rise to extensive tracts of medium-scale fields of permanent pasture. The original site area of 4.9ha would encroach into the open countryside and would create some loss of views from the northern part of the village that spreads as far as Chawleigh Barton Wood to the north, overall a negative impact. Restricting development to the south western portion of the site would limit any impact.	-2	The site has been reduced in size from 4.9ha to 1.25ha and limits development to the south western portion of the site which limits any impact, a neutral effect.	0
B) Protection and promotion of a quality built and historic environment	The proposed development site lies in an area of archaeological potential with findspots of prehistoric tools and settlement site located in the wider landscape. The HER also records the presence of a prehistoric burial mound somewhere within the proposed development site. The original site area was larger and abutted the Conservation Area and tree lined avenue to the east. Overall this site would have scored negatively although an element of uncertainty would remain.	-2/?	The site area has been reduced and no longer abuts the Conservation Area or tree lined avenue to the east. The policy requires archaeological investigation and appropriate mitigation measures, overall a neutral effect although this remains uncertain as the impact will depend on the results of the investigation.	0/?
C) Mitigating the effects of climate change	The original site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site has been reduced in size and remains within flood zone 1. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect. Chawleigh has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issue around surface water run off but	0	A policy requirement in the Local Plan seeks the provision of a sustainable urban drainage scheme to deal with all surface water from the development and arrangements for future	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	the benefit of a bus service on balance a neutral effect is considered.		maintenance. Given the mitigation of surface water run off a slight positive effect is considered as there is the benefit of a bus service.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land, Grade 3 good / moderate agricultural land. Given the relatively small scale of development on this site a slight negative impact is considered.	-1		-1
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 20 new dwellings with 30% affordable housing, a contribution towards future housing need, overall a positive effect.	+2		+2
H) Ensuring community health and wellbeing	Chawleigh is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect	0		0
I) Delivering the necessary infrastructure	The original site area of 4.9ha would have required access to be taken from the unclassified road at the south east corner of the site. The Mid Devon Community Infrastructure Evidence Report indicates that primary and secondary school pupils can be accommodated without expansion. Overall a slight negative effect and uncertain effect is considered given the limitations of the unclassified road.	-1/?	A smaller site area of 1.25 ha is now considered to accommodate 20 dwellings. The policy requires access to be achieved of School Close. The lower development level proposed reduces issues around	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			road capacity and therefore a neutral effect is considered.	

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Chawleigh. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing needs.

Tower Meadow, Chawleigh
Option

Land with a gross site area of 0.4 (ha) at North West of Tower Meadow, Chawleigh is proposed for 16 dwellings.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site falls within the 'Upper farmed and wooded valley slopes' landscape character area. This character area is typified by its steeply rolling landform and lush and fertile land which gives rise to extensive tracts of medium-scale fields. Developing this site would not have a significant impact upon the character of the surrounding landscape as it is enclosed by development, a neutral effect.	0		0
B) Protection and promotion of	The site is located within the Chawleigh Conservation Area where a number of listed buildings lie immediately to the east, including the Church of St James (Grade I). The proposed development lies within an apparent	-3/?	The following aspects could provide some mitigation:	-2/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
a quality built and historic environment	enclosed area centred on the church of St James and similar types of enclosed areas elsewhere in the county have been interpreted as the early settlement boundary and, as such, may date to the Saxon or earlier period. Appeal decisions on the site have been dismissed due to serious harm on the character and appearance of the Conservation Area. Given the potential impact on an area of archaeological potential, the potential impact on the Chawleigh Conservation area and Grade I listed building an overall significant negative and uncertain effect is considered.		• Design and layout which respects the character and setting of Conservation Area and listed buildings. • Archaeological investigation and appropriate mitigation measures. An uncertain effect remains as the impact on the area of archaeological potential will depend on the results of the investigation. A negative effect is still considered given the appeal decisions on the site which set out concerns over serious harm on the character and appearance of the Conservation Area.	
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures. Chawleigh has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around surface water run off but the benefit of a bus service on balance a neutral effect is considered.	0	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Given the mitigation of surface water run off a slight positive effect is considered as there is the benefit of a bus	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			service.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land used for growing Christmas Trees. The site is located on Grade 3 good / moderate agricultural land, a slight negative effect as the site is relatively small.	-1		-1
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 16 new dwellings a contribution towards future housing need, a slight positive effect.	+1		+1
H) Ensuring community health and wellbeing	Chawleigh is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect.	0		0
I) Delivering the necessary infrastructure	Access to the site would need to be taken from the unclassified road at the east of the site and is considered achievable. There is capacity in the local schools to accommodate this level of development in Chawleigh, a neutral effect overall.	0		0

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.

Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Chawleigh. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing needs.

Cheriton Bishop

Policy CB1: Land off Church Lane, Cheriton Bishop

Land with a gross site area of 1.9 (ha) at Land off Church Lane, Cheriton Bishop is proposed for 30 dwellings with 30% affordable housing. For reference, this site was known as 'Land north of Brakes View' in the 2013 SHLAA Report.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The land gently undulates, dropping away further to the east. This area is typified by its strong cultural association with Dartmoor National Park, forming part of the setting of the moor and is very important to its value and appreciation. Landscape impacts are likely to be low as there is existing housing along the southern and western boundaries and the site is relatively small. Given the relatively small size of the site and backdrop of development which provides mitigation, but the proximity to Dartmoor National Park a slight negative effect is considered.	-1	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide mitigation for any potential impact on Dartmoor National Park, overall a neutral effect.	0
B) Protection and promotion of a quality built and historic environment	This site has the benefit of linking two parts of the village together, a slight positive effect.	+1		+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
C) Mitigating the effects of climate change	The site has been considerably reduced in size. There is a small watercourse along the southern boundary of the site. The site is located in flood zone 1 the lowest level of flood risk. The site could contribute to surface water run off without appropriate mitigation measures. Cheriton Bishop has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around flooding but the benefit of a bus service on balance a slight negative effect is considered. This remains uncertain as the impact of the small watercourse is unknown.	-1/?	A policy requirement in the Local Plan seeks the provision of a sustainable urban drainage scheme to deal with all surface water from development and arrangements for future maintenance. The supporting text also makes note of the watercourse along the boundary of the site and states that a flood risk assessment will need to consider the potential for flooding. Given the mitigation of flood risk a slight positive effect is considered as there is the benefit of a bus service. This remains uncertain as the impact of the small watercourse is unknown.	+1/?
D) Safeguarding and minimising resource use	Development option is located on greenfield land. Site is located on Grade 3 good / moderate agricultural land. Given the relatively small scale a slight negative impact is considered.	-1		-1
E) Promoting economic growth and employment		0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 30 new dwellings with 30% affordable housing, a contribution towards future housing need, a positive effect.	+2		+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
H) Ensuring community health and wellbeing	Cheriton Bishop is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development. The development option presents the opportunity to integrate the two distinct parts of the village into a single community improving community cohesion a slight positive effect is therefore considered.	+1	The policy requires the widening of Church Lane and provision of a footpath along the site frontage which in this case will be beneficial for those in the wider community as well as the development itself. This improvement would reduce the need to walk in the road when heading towards the school from the southern part of the village. Overall a positive effect is considered.	+2
I) Delivering the necessary infrastructure	The Mid Devon Community Infrastructure Evidence Report indicates that primary and secondary school pupils can be accommodated without expansion. Access is achievable from Church Lane but will require road widening and footway construction over site frontage. Junction with C50 (main road running west-east) should be assessed for maximum capacities and yields should be determined from these or junction improvements undertaken to cater for increases. Given the potential junction capacity issues and the need for road widening and footway construction a slight negative and uncertain effect is considered.	-1/?	The policy requires the assessment of the capacity of the junction Church Lane and the main road (C50). It also requires the widening of Church Lane and provision of a footpath along the site frontage. Overall a neutral effect although some uncertainty remains as mitigation depends on the results of the assessment.	0/?

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact

	upon traffic, put pressure on services and facilities and the current provision of infrastructure. The cumulative impact of development at Cheriton Bishop could also impact upon the setting of Dartmoor National Park to the south. Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Cheriton Bishop. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing needs.

Cheriton Bishop Glebe, Cheriton Bishop Option

Land with a gross site area of 0.9 (ha) at Cheriton Bishop Glebe, Cheriton Bishop is proposed for 29 dwellings.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site falls within the 'Inland elevated undulating land' landscape character area. This area is typified by its strong cultural association with Dartmoor National Park, forming part of the setting of the moor and is very important to its value and appreciation. The proposed use of the site for housing would be a small extension to the village and therefore would have little impact on the landscape character of the area, and will not be seen in the wider context of the landscape. However given its proximity to Dartmoor National Park a slight negative effect is considered.	-1	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide mitigation for any potential impact on Dartmoor National Park, overall a neutral effect.	0
B) Protection and promotion of a quality built and historic environment	No impact.	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk. The site could contribute to surface water run off without appropriate mitigation measures. A stream runs parallel to the northern boundary of the site and the impact of development on the water course may need to be tested through a flood risk assessment. Cheriton Bishop has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around flooding but the benefit of a bus service on balance a slight negative effect is considered. This remains uncertain as the impact of the stream is unknown.	-1/?	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. A flood risk assessment should be undertaken for the site to determine the impact of the stream parallel to the northern boundary of the site. Given the mitigation of flood risk a slight positive effect is considered as there is the benefit of a bus service. Although this remains uncertain as the level of impact from the stream is unknown.	+1/?
D) Safeguarding and minimising resource use	Development option is located on mainly greenfield and includes some public open space. The site is located on Grade 3 good / moderate agricultural land. Given the relatively small size of the site a slight negative effect is considered.	-1		-1
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 29 new dwellings a contribution towards future housing need, a positive effect.	+2		+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
H) Ensuring community health and wellbeing	Cheriton Bishop is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development. The proposed development of this site would result in the loss of an area of existing open space which would need to be relocated. Given the loss of open space an overall negative effect is considered.	-2	If the development safeguards or relocates the loss of open space, or demonstrates this to be a surplus of open space in the local area a neutral effect is considered.	0
I) Delivering the necessary infrastructure	There is existing capacity in the local schools to accommodate development from this individual site. An adequate access is achievable off the main through road, overall a neutral effect.	0		0

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. The cumulative impact of development at Cheriton Bishop could also impact upon the setting of Dartmoor National Park to the south. Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Cheriton Bishop. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing needs.

Land near the church, Cheriton Bishop

Option

Land with a gross site area of 2.9 (ha) at Land near the church, Cheriton Bishop is proposed for 40 dwellings.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	This site falls within the 'Inland elevated undulating land' landscape character area. This landscape character area has a strong cultural association with the adjacent landscape of Dartmoor, and forms part of its setting. The proposed use of the site for housing will have some impact on the landscape character of the area however existing development provides some mitigation. Given the proximity of this site to Dartmoor National Park a slight negative effect is considered.	-1	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide mitigation for any potential impact on Dartmoor National Park, overall a neutral effect.	0
B) Protection and promotion of a quality built and historic environment	Adjacent to Cheriton Bishop Conservation Area (which includes the listed church) which the site bounds on three sides. There is likely to be impact on historic built form as the properties will be close to historic buildings. The proposed development lies in an area of archaeological potential in close proximity to the Old Rectory a Grade II* listed building dating to the 14/15th century, a negative effect. Given the proximity to Conservation Area, Listed Buildings and potential for archaeological impact but mitigation available an overall negative and uncertain effect is considered.	-2/?	If the following aspects are considered by development a neutral effect is considered. • Design and layout which respects the character and the setting of the Conservation Area and listed buildings. • Archaeological investigation and appropriate mitigation measures. Although an uncertain effect remains as the impact on the area of archaeological potential will depend on the results of the investigation	0/?
C) Mitigating the effects of climate	The site is located in flood zone 1 the lowest level of flood risk. The site could contribute to surface water run off without appropriate mitigation measures. A stream runs along the north and eastern edge of site and the	-1/?	A policy requirement in the Local Plan seeks mitigation measures through the provision of	+1/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
change	impact of development on the water course may need to be tested through a flood risk assessment. Cheriton Bishop has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around flooding but the benefit of a bus service on balance a slight negative effect is considered. This remains uncertain as the impact of the stream is unknown.		Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. A flood risk assessment should be undertaken for the site to determine the impact of the stream parallel to the northern boundary of the site. Given the mitigation of flood risk a slight positive effect is considered as there is the benefit of a bus service. Although this remains uncertain given the level of impact from the stream is unknown.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land. 1.8 (ha) (62% Western part) is located on Grade 3 good / moderate agricultural land and 1.1 (ha) (38% Eastern part) located on grade 4 poor quality agricultural land. Given the loss of Grades 3 & 4 agricultural land and the relatively small scale of the site, an overall slight negative effect is considered.	-1		-1
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 40 new dwellings a contribution towards future housing need, a significant positive effect.	+2		+2
H) Ensuring	Cheriton Bishop is a designated village under policy S13, it has the three	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
community health and wellbeing	essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect.			
I) Delivering the necessary infrastructure	There is existing capacity in the local schools to accommodate development from this individual site. An adequate access is achievable from the north but it is uncertain if the south site could be adequately accessed via the north. To access the site there may be a need to re-profile the land to provide roadway that would require the loss of hedging to provide the necessary visibility. Visibility splays may not be in the control of the land owner and there are overhead power cables that may constrain parts of the site. Given the constraints to site access an overall slight negative and uncertain effect is considered.	-2/?	Although an access is achievable from the north it is uncertain if the south site could be adequately accessed. Significant works to re-profile the land to enable access and visibility would also be required. Other constraints such as land ownership and overhead power cables mean that that delivering the necessary infrastructure may be problematic however if achievable a neutral effect is considered although this remains uncertain.	0/?

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities including education capacity and the current provision of infrastructure. The cumulative impact of development at Cheriton Bishop could also impact upon the setting of Dartmoor National Park to the south.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Cheriton Bishop. Once completed the development will be permanent.

Spatial extent: (District wide / local)	This site option will help meet housing needs.

Land adj Woodleigh Hall, Cheriton Bishop
Option

Land with a gross site area of 9.2 (ha) at Land adjacent Woodleigh Hall, Cheriton Bishop is proposed for 221 dwellings.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	This site falls within the 'Inland elevated undulating land' landscape character area. This landscape character area has a strong cultural association with the adjacent landscape of Dartmoor, and forms part of its setting. The proposed use of the site for housing will have some impact on the landscape character of the area however existing development such as the roads to the north and south and developed land to the east provides some mitigation. Given the proximity of this site to Dartmoor National Park, and the large number of dwellings proposed a significant negative effect is considered.	-3	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide some mitigation however given the large number of dwellings proposed a slight negative effect is considered.	-1
B) Protection and promotion of a quality built and historic environment	Two listed buildings (Woodleigh Hall and Woodleigh Coach House) sit in land that is adjacent to the site in the south east. Development of this site would also extend the village in a linear fashion along the line of the former A30, overall a negative effect is considered.	-2	If development provided design and layout which respects the character and setting the listed buildings this would provide some mitigation. However the location of the site would still result in the extension of the village in a linear fashion along the line of the former A30, overall a slight negative effect.	-1
C) Mitigating	The site is located in flood zone 1 the lowest level of flood risk. The site	-1/?	A policy requirement in the Local	+1/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
the effects of climate change	could contribute to surface water run off without appropriate mitigation measures. A stream runs along the north west boundary and the impact of development on the water course may need to be tested through a flood risk assessment. Cheriton Bishop has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around flooding but the benefit of a bus service on balance a slight negative effect is considered. This remains uncertain as the impact of the stream is unknown.		Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. A flood risk assessment should be undertaken for the site to determine the impact of the stream parallel to the northern boundary of the site. Given the mitigation of flood risk a slight positive effect is considered as there is the benefit of a bus service. Although this remains uncertain given the level of impact from the stream is unknown.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land. 7.7 (ha) (84% southern part) is located on Grade 3 good / moderate agricultural land and 1.5 (ha) (16% Northern part) located on grade 4 poor quality agricultural land, a slight negative effect is considered.	-1		-1
E) Promoting economic growth and employment	Development could help boost local construction firms and associated trades who would benefit from being able to undertake contract work on the site. There would therefore be a slight positive impact.	+1		+1
F) Supporting retail	No impact.	0		0
G) Meeting housing	Option provides for 221 new dwellings a contribution towards future housing need, a significant positive effect. This level of housing provision	+3		+3

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
needs	could be out of scale with the settlement size of Cheriton Bishop and may need to be reduced to reflect the housing demand and need within the village.			
H) Ensuring community health and wellbeing	Cheriton Bishop is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development. However given the scale of development this may impact on existing services and facilities, therefore a slight negative effect is considered.	-1		-1
I) Delivering the necessary infrastructure	Cheriton Bishop Community Primary School only has limited capacity and would not have enough capacity to accommodate the number of pupils arising from this individual allocation. Q E Academy Trust however does have capacity to meet the requirements of this individual allocation. An adequate access is achievable but would require the loss of hedging to provide the necessary visibility and there may be a need to re-profile the land, a slight negative effect. Given the constraints to site access and educational capacity an overall negative and uncertain effect is considered.	-2/?	Policy S8 provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities although the impact remains uncertain given the limited capacity for the school to expand within the current site. Although access is achievable, works to re-profile the land to enable access and visibility and could be problematic, however if achievable a neutral effect is considered although this remains uncertain.	0/?

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact

	upon traffic, put pressure on services and facilities and the current provision of infrastructure. The cumulative impact of development at Cheriton Bishop could also impact upon the setting of Dartmoor National Park to the south. Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Cheriton Bishop. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing needs.

Land east of Hill View, Cheriton Bishop Option

Land with a gross site area of 1.3 (ha) at Land east of Hill View, Cheriton Bishop is proposed for 5 dwellings.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site falls within the 'inland elevated undulating land' landscape character area. These areas are typified by the repeated patterns of the irregularly hedge enclosed fields and isolation of the far reaching views from higher areas. This landscape character area has a strong cultural association with the adjacent landscape of Dartmoor, and forms part of its setting. The site has wide views to the north and is in close proximity to the built environment in the village. The adjacent properties form a linear development along the main road and building on this site would be a continuation of the existing development line. Given the proximity of the site to Dartmoor National Park a slight negative effect is considered.	-1	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide mitigation for any potential impact on Dartmoor National Park, overall a neutral effect.	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
B) Protection and promotion of a quality built and historic environment	No impact.	0		0
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures. Cheriton Bishop has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around surface water run off but the benefit of a bus service on balance a neutral effect is considered.	0	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Given the mitigation of surface water run off a slight positive effect is considered as there is the benefit of a bus service.	+1
D) Safeguarding and minimising resource use	Development option is located on greenfield land. Site is located on Grade 3 good / moderate agricultural land, an overall slight negative effect is considered as the site considered is relatively small.	-1		-1
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing	Option provides for 5 new dwellings a contribution towards future housing need, a slight positive effect.	+1		+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
needs				
H) Ensuring community health and wellbeing	Cheriton Bishop is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect.	0		0
I) Delivering the necessary infrastructure	There is existing capacity in the local schools to accommodate development from this individual site. An adequate access can be formed to serve a small cul-de-sac or frontage development, overall a neutral effect is considered.	0		0

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. The cumulative impact of development at Cheriton Bishop could also impact upon the setting of Dartmoor National Park to the south. Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Cheriton Bishop. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing needs of Cheriton Bishop.

Cheriton Fitzpaine

Policy CF1: Barnshill Close, Cheriton Fitzpaine

Land with a gross site area of 0.3 (ha) at Barnshill Close, Cheriton Fitzpaine is proposed for 7 dwellings with 30% affordable housing.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site lies within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and undulating landscape which is intensively farmed. The proposed use of the site will have very limited impact on the general landscape of the area given its position, its relatively small size, and the fact that it is already surrounded effectively on three sides by development, a neutral effect.	0		0
B) Protection and promotion of a quality built and historic environment	There are a number of listed buildings and the Conservation Area within reasonable distance of the site, although it is unlikely that these would be impacted by development of this site, a neutral effect.	0		0
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect. Cheriton Fitzpaine has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issue around surface water run off but the benefit of a bus service on balance a neutral effect is considered.	0	A policy requirement in the Local Plan seeks the provision of a Sustainable Urban Drainage Scheme to deal with all surface water from development and arrangements for future maintenance. Given the mitigation of surface water run off a slight positive effect is considered as there is the benefit of a bus service.	+1
D) Safeguarding and minimising resource use	Development option is located on greenfield land. Site is located on Grade 3 good / moderate agricultural land, a slight negative effect as the size of the site is relatively small.	-1		-1
E) Promoting economic	No impact.	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
growth and employment				
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 7 new dwellings with 30% affordable housing, a contribution towards future housing need, a slight positive effect.	+1		+1
H) Ensuring community health and wellbeing	Cheriton Fitzpaine is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect.	0		0
I) Delivering the necessary infrastructure	An adequate access is achievable. The Mid Devon Community Infrastructure Evidence Report indicates that primary and secondary school pupils can be accommodated without expansion. Given the site access is achievable and spare capacity of the school to support low levels of development an overall neutral effect is considered.	0		0

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Cheriton Fitzpaine. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing needs

Policy CF2: Land adjacent school, Cheriton Fitzpaine
Option

Land with a gross site area of 1.1 (ha) at Land adjacent the primary school, Cheriton Fitzpaine is proposed for 22 dwellings with 30% affordable housing.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. It is typified by a gently rolling and strongly undulating landscape which is intensively farmed. The adjacent school and housing at White Cross will mitigate some of the visual impact, a slight negative effect.	-1	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide some mitigation therefore a neutral is considered.	0
B) Protection and promotion of a quality built and historic environment	Development of this site would establish a link between the main part of the village and the nearby housing at White Cross, overall a slight positive effect.	+1		+1
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect. Cheriton Fitzpaine has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issue around surface water run off but the benefit of a bus service on balance a neutral effect is considered.	0	A policy requirement in the Local Plan seeks the provision of a Sustainable Urban Drainage Scheme to deal with all surface water from development and arrangements for future maintenance. Given the mitigation of surface water run off a slight positive effect is considered as there is the benefit of a bus service.	+1
D) Safeguarding and	Development option is located on greenfield land. Site is located on Grade 3 good / moderate agricultural land, a slight negative effect, given the relatively small size of the site.	-1		-1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
minimising resource use				
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 22 new dwellings with 30% affordable housing, a contribution towards future housing need, a positive effect.	+2		+2
H) Ensuring community health and wellbeing	Cheriton Fitzpaine is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development. Development of this site could improve community cohesion through linking the main part of the village with White Cross and would ensure short walking distances to the school overall a slight positive effect.	+1		+1
I) Delivering the necessary infrastructure	An adequate access is achievable. The Mid Devon Community Infrastructure Evidence Report indicates that primary and secondary school pupils can be accommodated without expansion. Overall a neutral effect given the scale of the development. Given the site access is achievable and spare capacity of the school to support low levels of development an overall neutral effect is considered.	0		0

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years),	Within the short term, construction traffic associated with the development will

Medium (6-15 years) Long (15+ years)	increase traffic within Cheriton Fitzpaine. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing needs.

Cheriton Fitzpaine Glebe, Cheriton Fitzpaine

Option

Land with a gross site area of 2.2 (ha) at Cheriton Fitzpaine, Cheriton Fitzpaine is proposed for 40 dwellings.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	A large protected tree forms a distinctive feature within the field area, on its upper slopes. The landscape character of the area forms part of a predominantly gently rolling and strong undulating landscape in this area. The proposed development will have a major impact on the quality of the landscape in this area and which will also lead to the growth of the village on the upward valley slopes on this side. Existing development provides some mitigation however given the impact on the landscape and the potential loss or damage to the protected tree a negative effect overall is considered.	-2	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide mitigation for both the impact on the landscape and the natural environment a neutral effect is considered.	0
B) Protection and promotion of a quality built and historic environment	The site is close to some listed buildings a slight negative effect.	-1	Design and layout which respects the character and setting of the listed buildings would provide mitigation and therefore a neutral effect is considered.	0
C) Mitigating the effects of climate change	A river runs along northern boundary of the site. 1.9ha (87% South) of the site lies within Flood zone 1 and 0.3ha (13% North) lies within Flood zone 2 and 3. The site could contribute to surface water run off without appropriate mitigation measures. Cheriton Fitzpaine has access to a bus service which	-1	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	could help reduce car travel and therefore carbon emissions. Given the potential issues around flooding but the benefit of a bus service on balance a slight negative effect is considered.		Schemes to deal with surface water run-off and arrangements for future maintenance. If development avoided areas in flood zone 2 and 3 a neutral effect is considered. Given the mitigation of flood risk a slight positive effect is considered as there is the benefit of a bus service.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land. Loss of 0.4 (ha) (18% south) Grade 2 very good quality agricultural land and 1.8 (ha) (82% north) Grade 3 agricultural land. A negative effect is considered as some of the site is Grade 2 agricultural land.	-2		-2
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 40 new dwellings a contribution towards future housing need, a positive effect.	+2		+2
H) Ensuring community health and wellbeing	Cheriton Fitzpaine is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development. Following consultation this site is proposed as a Local Green Space by the community, for this reason a negative impact is	-2		-2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	considered.			
I) Delivering the necessary infrastructure	The local highway network of narrow roads have restrictive alignments, an adequate access is achievable as the site is accessible from the road, though some of the hedge would need to be removed for visibility. There is existing capacity in the local schools to accommodate development from this individual site. Overall a neutral effect is considered.	0		0

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Cheriton Fitzpaine. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing needs.

Landboat Farm, Cheriton Fitzpaine
Option

Land with a gross site area of 1.91 (ha) at Landboat Farm, Cheriton Fitzpaine is proposed for 55 dwellings.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	There are several mature trees, mainly horse chestnuts, within the site. The site is classed as being within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is defined as being predominantly	-2	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide mitigation for both	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	open, rolling countryside (and further characterised by a tightly rolling, medium to small scale landform). The proposed use of the site will impact on the general landscape of the area given its position; part of the site affords open views eastwards towards the Raddon Hills and rolling, open countryside, while the rest of site would not impact the landscape due to the close proximity to the settlement and existing uses. Given the potential impact on the mature trees and the impact on the landscape over part of the site overall a negative effect is considered.		the impact on the landscape and the natural environment a neutral effect is considered.	
B) Protection and promotion of a quality built and historic environment	There are no listed buildings although there are some undesignated older (C19) farm buildings sited within the site and which may be worthy of retention as local heritage assets, although it is likely that these buildings do not have significant historical or architectural value. They are typical of the local vernacular but do not presently form an integral part of the local building fabric, having been mainly obscured over the years by various agricultural additions. Overall a neutral effect is therefore considered.	0		0
C) Mitigating the effects of climate change	A stream runs along the southern part of the site. The southwest of the site is within flood zone 2 and 3 (17%) with the remaining (83%) in flood zone 1. The site could contribute to surface water run off without appropriate mitigation measures. Overall a negative effect is considered. Cheriton Fitzpane has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around flooding but the benefit of a bus service, on balance a slight negative effect is considered. This remains uncertain as the impact of the stream is unknown.	-1/?	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. If development avoided areas in flood zone 2 and 3 and a flood risk assessment is undertaken to determine the impact of the stream that runs through the centre of the southern part of the site a neutral effect is considered. Given the mitigation of flood risk a	+1/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			slight positive effect is considered as there is the benefit of a bus service. This remains uncertain as the impact of the stream is unknown.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land. Site is located on Grade 3 good / moderate agricultural land with some of the site forming agricultural buildings. Given the relatively small size of the site a slight negative impact is considered.	-1		-1
E) Promoting economic growth and employment	In the south western part of the site, there is a group of buildings which are modern, open agricultural storage buildings and other storage facilities. Also contained within the site are a group of three traditional stone barns which link together to form a central yard. Development of the site would result in the loss of some employment uses, a slight negative effect.	-2	Retention of the existing buildings which provide employment uses or the provision of equivalent employment land within the site would result in a neutral effect overall.	0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 55 new dwellings a contribution towards future housing need, a positive effect.	+2		+2
H) Ensuring community health and wellbeing	Cheriton Fitzpaine is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect. Some of the land (the strip to the south of Cherry Meadow) already forms some form of informal recreational use with at least one resident having an opening from private gardens onto this land. Under previous planning policy this piece of land was designated as 'Important land for sport and recreation'. Given the provision	-1	Retention of the land used for informal recreation would result in a neutral effect overall.	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	of services and facilities but potential loss of some important although undesignated recreational land, a slight negative effect is considered.			
I) Delivering the necessary infrastructure	Access into the site is via a farm track, formed within the past 10 years located approx. mid way along its northern boundary and with a large visibility splay with the Class lll road, and has new Devon banks either side; this access has replaced the original farm access road along the western edge, which has been partially blocked at its egress onto the Class lll road to only now allow for direct pedestrian access on this side. The local highway network of narrow roads has restrictive alignments and the existing access has inadequate visibility however an adequate access is considered achievable. There is existing capacity in the local schools to accommodate development from this individual site. Given the potential works required to deliver access but it is achievable a slight negative effect is considered.	-1	Improvement of the site access would improve visibility and is therefore achievable, overall a neutral effect is considered.	0

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Cheriton Fitzpaine. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing needs.

Poole Barton, Cheriton Fitzpaine
Option

Land with a gross site area of 1.2 (ha) at Poole Barton, Cheriton Fitzpaine is proposed for 21 dwellings.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. Part of the site is already developed, however many of these buildings are historic and agricultural in nature and play a role as part of the local landscape. Landscape character could be affected by insensitive development in this location, a slight negative effect.	-1	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide some mitigation, a neutral effect is considered.	0
B) Protection and promotion of a quality built and historic environment	A number of the buildings within the site fall within the Cheriton Fitzpaine Conservation Area. Poole Barton, lying immediately on the east side of the SW-NE lane is a grade II* listed building and dates from the 15th/16th century. The grade I, Church of St Matthew, sits to the immediate north east of the site. Any development here could have an impact on these heritage designations. This site lies on the western edge of the historic core of the village and adjacent to Cheriton Barton any development here has the potential to expose archaeological deposits with the medieval and post-medieval settlement at Cheriton Fitzpaine. Given the potential impact on listed buildings, Conservation Area and archaeological deposits an overall negative and uncertain effect is considered.	-2/?	Design and layout which respects the character and the setting of the Conservation Area and listed buildings and archaeological investigation and appropriate mitigation measures would help mitigate the potential impact of this development on the built and historic environment and therefore a neutral effect would be considered although this remains uncertain as the impact on the archaeological deposits will depend on the results of the investigation.	0/?
C) Mitigating the effects of	Approximately half of the site is located in Flood Zone 3. The Flood Map for Surface Water shows a high risk of flooding from surface water in areas. A	-1	A policy requirement in the Local Plan seeks mitigation measures	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
climate change	negative effect is considered. Cheriton Fitzpaine has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around flooding but the benefit of a bus service on balance a slight negative effect is considered.		through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. If development avoided flood zone 3 a neutral effect is considered, however this may reduce the yield of the site. Given the mitigation of flood risk a slight positive effect is considered as there is the benefit of a bus service.	
D) Safeguarding and minimising resource use	Development option is located on part of a farm and on greenfield land. The site is located on Grade 3 good / moderate quality agricultural land. Given the relatively small area of the site a slight negative effect is considered.	-1		-1
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 21 new dwellings a contribution towards future housing need, a positive effect.	+2		+2
H) Ensuring community health and	Cheriton Fitzpaine is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
wellbeing	limited level of development, a neutral effect.			
I) Delivering the necessary infrastructure	Roads are narrow and access from outside of bend with substandard visibilities, necessary land is outside of the site boundary. Site is an existing farm and will have a traffic generation. Survey data of farm movements and transport statement would be required. Development should be limited to equivalent movements. An access via the doctor's surgery would need to be negotiated. There is existing capacity in the local schools to accommodate development from this individual site. Given the access difficulties presented and requirement of a transport statement but spare capacity at the school a slight negative and uncertain impact is considered.	-1/?	If access can be negotiated and achieved a neutral effect is considered, however uncertainty remains as this is reliant on negotiation. Also a transport statement is requirement. A neutral and uncertain effect is considered.	0/?

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Cheriton Fitzpaine. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing needs.

Colebrooke

Colebrooke Glebe, Colebrooke

Option

Land with a gross site area of 1 (ha) at Colebrooke Glebe, Colebrooke is proposed for 15 dwellings.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site falls within the 'Lowland plains' landscape character area which is typified by being an open, low lying flat landscape and is agriculturally prosperous. The proposed use of the site for housing will have some impact on the landscape character of the area and will be seen in the wider context of the landscape. In particular the site has distant views to the ridge line in the south east which would be affecting by developing this site. Some mitigation may be provided by the existing built environment however an overall a slight negative effect is considered.	-1	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide some mitigation, overall a neutral effect is considered.	0
B) Protection and promotion of a quality built and historic environment	The site lies adjacent to the Colebrooke Conservation Area, a slight negative effect is considered.	-1	Design and layout which respects the character and the setting of the Conservation Area will help mitigate the impact, a neutral effect is therefore considered.	0
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures. Colebrooke has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around surface water run off but the benefit of a bus service on balance a neutral effect is considered.	0	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Given the mitigation of surface water run off a slight positive effect is considered as there is the benefit of a bus service.	+1
D) Safeguarding and minimising	Development option is located on greenfield land. 0.94 ha (94% northern portion) of the site is located on Grade 2 very good quality agricultural land and 0.06ha (6% southern portion) is located on Grade 3, good / moderate quality agricultural land. Given the loss of very good quality and some good /	-2		-2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
resource use	moderate quality agricultural land but the small site area, an overall negative effect is considered.			
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 15 new dwellings a contribution towards future housing need, a slight positive effect.	+1		+1
H) Ensuring community health and wellbeing	Colebrooke does not meet the criteria checklist to be designated a village in the Local Plan which is based on the physical characteristics of the settlement and the availability of three essential services (educational facility, convenience store and transport service), a slight negative effect overall.	-1		-2
I) Delivering the necessary infrastructure	The surrounding highway infrastructure consists of narrow lanes that are considered unsuitable to accommodate significant additional traffic. An adequate site access is considered achievable but would require the loss of an expanse of hedging to create the required visibility onto the highway. There are no education facilities in Colebrooke and therefore development will place additional pressure on home to school transport budget. Given the site access is achievable but additional pressure the highway infrastructure and school transport an overall negative effect is considered.	-2	A transport statement may be required to determine the impact of development on the surrounding highway infrastructure. If results deem development to be acceptable then a slight negative effect is considered as the lack of education facilities remains. An uncertain effect is also considered as the score is reliant on the outcome of	-1/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			the transport statement.	

Secondary/cumulative/synergistic effects:	Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Colebrooke. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing needs.

Copplestone

Policy CO1: The Old Abattoir, Copplestone

Option

Land with a gross site area of 1.5 (ha) at Old Abattoir, Copplestone is proposed for 30 dwellings with 30% affordable housing and a 100 space railway station car park.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	There are a number of mature trees along the northern boundary of the site. This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. The site is not visible from far away. Landscape impact is likely to be minimal. There may be a loss of mature trees from developing this site, a slight negative effect.	-1	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide some mitigation to protect the mature trees therefore a neutral effect is considered.	0
B) Protection and	No impact.	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
promotion of a quality built and historic environment				
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect. Copplestone has access to a bus and train service which could help reduce car travel and therefore carbon emissions, a positive effect. The provision of a railway station car park is a positive effect as this will encourage an alternative form of travel to the car for Copplestone and the wider community. Given the potential issue around surface water run off but the positive effects of the provision of the railway station car park and access to a bus and train service overall a significant positive effect is considered.	+3	A policy requirement in the Local Plan seeks the provision of a Sustainable Urban Drainage Scheme to deal with all surface water from development and arrangements for future maintenance. The policy requires a 100 space car park, and as there is the benefit of a bus and train service overall a significant positive effect.	+3
D) Safeguarding and minimising resource use	Development option is located on some brownfield land and agricultural grade 3 land, a neutral effect. The land is a former abattoir and is classed as contaminated land which would require remediation, overall a negative effect is considered.	-2	The policy requires the assessment of land contamination and appropriate remediation. Remediation of contaminated land will be required where appropriate by the policy therefore a positive effect is considered.	+2
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
G) Meeting housing needs	Option provides for 30 new dwellings with 30% affordable housing, a contribution towards future housing need, a positive effect.	+2		+2
H) Ensuring community health and wellbeing	Copplestone is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect.	0		0
I) Delivering the necessary infrastructure	An adequate access is achievable from the existing access from Shambles Drive. The Mid Devon Community Infrastructure Evidence Report indicates that primary and secondary school pupils can be accommodated without expansion. Given the constraints to delivery, a slight negative effect is considered.	0	The policy requires a 100 space railway station car park in the eastern part of the site and the existing access point off Shambles Drive to serve both the housing and the car park, a positive effect. Given the potential constraints to delivery due to the gas main which is a slight negative effect but the positive impact of providing a new car park, an overall slight positive effect is considered.	+2

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools. There could be a secondary impact of this development as the 100 space railway car park will help reduce the reliance on cars.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Copplestone. Once completed the development will be

	permanent.
Spatial extent: (District wide / local)	This site option will help provide meet housing needs. This development also has the potential to impact the wider area by providing 100 space railway car park which can be used by those outside of the Copplestone area.

Land adjoining Dulings Meadow, Copplestone

Option

Land with a gross site area of 4.9 (ha) at Land adjoining Dulings Meadow, Copplestone is proposed for 118 dwellings.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. Due to the land rising to the east and the large number of dwellings proposed there may be an impact on the surrounding land from far away. The loss of any of the mature trees on the site would also be damaging, overall a significant negative effect is considered.	-3	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide mitigation for both the impact on the landscape and the natural environment, however given the number of dwellings proposed a slight negative effect remains. Further mitigation could be provided by avoiding development on land rising to the east.	-1
B) Protection and promotion of a quality built and historic	No impact.	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
environment				
C) Mitigating the effects of climate change	4.9ha (92%) of the site is located in flood zone 1 the lowest level of flood risk and 0.4ha (8%) is located in Flood zone 2 and 3. An unnamed watercourse passes through the centre of the site from east to west which is the source of flood zone 2 and 3. The site could contribute to surface water run off without appropriate mitigation measures. Copplestone has access to a bus and train service which could help reduce car travel and therefore carbon emissions. Given the potential issues around flooding but the benefit of a bus and train service on balance a neutral effect is considered.	0	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. If development avoided flood zone 3 a neutral effect is considered, however this may reduce the yield of the site. Given the mitigation of flood risk a slight positive effect is considered as there is the benefit of a bus service.	+1
D) Safeguarding and minimising resource use	Development option is located on greenfield land. The site is located on Grade 2 very good quality agricultural land. Given the relatively small size of the site a negative effect is considered.	-2		-2
E) Promoting economic growth and employment	Development could boost to local construction firms and associated trades who would benefit from being able to undertake contract work on the site, a slight positive effect.	+1		+1
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 118 new dwellings a contribution towards future housing need, a significant positive effect. This level of housing provision could be out of scale with the settlement size of Copplestone and may need to be reduced to reflect the housing demand and need within the village.	+3		+3

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
H) Ensuring community health and wellbeing	Copplestone is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development. However given the scale of development this may impact on existing services and facilities, therefore a slight negative effect is considered.	-1		-1
I) Delivering the necessary infrastructure	Access from Bewsley Hill is feasible but not favoured as it is narrow and lacks footways near its junction with the A377 an alternative access direct from the A377 is also feasible but would require the re-alignment of Elston Lane. Copplestone Primary School only has limited capacity and would not have enough capacity to accommodate the number of pupils arising from this individual allocation. Q E Academy Trust however does have capacity to meet the requirements of this individual allocation. Given that access is feasible but would require realignment and the issues with the capacity of the primary school a negative effect is considered.	-2	Access to be provided from the A377 and the re-alignment of Elston Lane to ensure that access is deliverable. Policy S8 provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities however Copplestone Primary School has no opportunities to expand within the current site. A neutral effect is considered if access is deliverable and the additional school infrastructure is provided. However there is an element of uncertainty due to the limited opportunities for school expansion within the existing site.	0/?

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Copplestone. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing needs.

Bewsley Farm, Copplestone
Option

Land with a gross site area of 9.7 (ha) at Bewsley Farm, Copplestone is proposed for 50 dwellings.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site is adjacent to the north of the village of Copplestone and is comprised of a large area of farmland rising away from the existing houses, with hedgerows and mature trees around the site. This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. Existing development will provide some mitigation however due to the rising nature of the ground; development could have an impact on distant views. Given the potential impact on distant views but existing development providing some mitigation and the loss of mature trees, overall a negative effect is considered.	-2	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide mitigation for both the impact on the landscape and the natural environment a neutral effect is considered. Further mitigation could be provided by focussing development close to existing development to avoid the rising land that can be viewed from a distance.	0
B) Protection	No impact.	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
and promotion of a quality built and historic environment				
C) Mitigating the effects of climate change	A stream runs along the western boundary and therefore a flood risk assessment may be required. The site is located in flood zone 1 the lowest level of flood risk. The site could contribute to surface water run off without appropriate mitigation measures. Copplestone has access to a bus and train service which could help reduce car travel and therefore carbon emissions. Given the potential issues around flooding but the benefit of a bus and train service on balance a neutral effect is considered. This remains uncertain as the impact of the stream is unknown.	0/?	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Given the mitigation of surface water run off a slight positive effect is considered as there is the benefit of a bus service. This remains uncertain as the impact of the stream is unknown.	+1/?
D) Safeguarding and minimising resource use	Development option is located on greenfield land which is considered to be negative impact on resource use. The site is located on Grade 3 good / moderate quality agricultural land, a slight negative effect.	-1		-1
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
G) Meeting housing needs	Option provides for 50 new dwellings a contribution towards future housing need, a positive effect.	+2		+2
H) Ensuring community health and wellbeing	Copplestone is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect.	0		0
I) Delivering the necessary infrastructure	There is a possible access from Bassett's Close (via an adjacent site) and Sunnymead, but it is not known whether third party land would be required however both Bassett's Close and Sunnymead are estate roads which have a limited capacity for additional traffic. Given it is not known if third party land is required to access the site an uncertain effect is considered. Two points of access can be achieved with an access road serving up to 50 dwellings but limiting factor would be capacity of junction onto A377 from Sunnymead. Assessment would be required to justify development up to 50. Copplestone Primary School only has limited capacity and would not have enough capacity to accommodate the number of pupils arising from this individual allocation. Q E Academy Trust however does have capacity to meet the requirements of this individual allocation. Given an access is unknown and education capacity, an overall slight negative and uncertain effect is considered.	-1/?	If access is achievable without third party land or if an agreement can be made this would mitigate any access issue. A junction capacity assessment of the A377 should be undertaken to justify the number of dwellings. Policy S8 provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities however Copplestone Primary School has no opportunities to expand within the current site. A neutral effect is considered if access is deliverable and the additional school infrastructure is provided. However there is an element of uncertainty due to the limited opportunities for	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			school expansion within the existing site.	

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Copplestone. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing needs of Copplestone.

Culmstock

Policy CL1: Linhay Close, Culmstock

Land with a gross site area of 0.23 (ha) at Linhay Close, Culmstock is proposed for 6 dwellings with 30% affordable housing.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. Land is currently a field although does not appear to be grazed as recently been mowed. The land is generally flat, and landscape impacts would likely be minimal given the mitigating presence of the adjacent housing, a neutral effect.	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
B) Protection and promotion of a quality built and historic environment	The site is located outside but adjacent the Culmstock Conservation Area, a slight negative impact.	-1	The policy requires design and layout to respect the character of the Conservation Area, overall a neutral effect.	0
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site boundary has been amended, but the whole of the site remains in flood zone 1. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect. Culmstock has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issue around surface water run off but the benefit of a bus service on balance a neutral effect is considered.	0	A policy requirement in the Local Plan seeks the provision of a Sustainable Urban Drainage Scheme to deal with all surface water from development and arrangements for future maintenance. Given the mitigation of surface water run off a slight positive effect is considered as there is the benefit of a bus service.	+1
D) Safeguarding and minimising resource use	The site is already partially developed with terraced new builds with the remaining part of the site located on greenfield land. The remaining portion of the site is located on Grade 3 good / moderate quality agricultural land, a slight negative effect as the site is relatively small.	-1		-1
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
G) Meeting housing needs	Option provides for 6 new dwellings with 30% affordable housing, a contribution towards future housing need, a slight positive effect.	+1		+1
H) Ensuring community health and wellbeing	Culmstock is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect.	0		0
I) Delivering the necessary infrastructure	The site has good access. The Mid Devon Community Infrastructure Evidence Report indicates that development will put minor pressure on Culmstock Primary school and therefore some developer contributions will be required. Given the small scale of development it is anticipated that this development will not as an individual site put pressure on the local secondary schools. Overall a slight negative effect is considered given the minor pressure put on the primary school.	-1	Policy S8 provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities a neutral effect overall.	0

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Culmstock. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing needs.

Policy CL2: Hunter's Hill, Culmstock

Land with a gross site area of 0.4 (ha) at Hunters Hill, Culmstock is proposed for 10 dwellings with 30% affordable housing.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site lies upon two landscape character areas. To the south west, the landscape character of the site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. The north east part of the site falls within the 'Upper farmed and wooded valley slopes' landscape character area. Developing the higher reaches may result in breaking the skyline and dominating the existing residential development. It may also impact on the setting of the Blackdown Hills AONB. Some mitigation may be provided by existing development however given the impact of developing on the higher reaches of the original site area of 1ha and the potential impact on the setting of the Blackdown Hills AONB a negative effect is considered.	-2	The site has been reduced in size from the previous potential allocation to only encompass the southern part of the site, minimising the impact on the landscape character. The policy requires landscaping and design to protect the setting of the Blackdown Hills AONB. Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan also provide some mitigation therefore a neutral effect is considered.	0
B) Protection and promotion of a quality built and historic environment	This site lies in an area of archaeological potential with regard to known prehistoric activity in the vicinity as well as evidence of the iron industry that operated in the Blackdown Hills in the Roman and later periods, an overall slight negative and uncertain effect.	-1/?	The policy requires archaeological investigation and appropriate mitigation, overall a neutral effect although this remains uncertain as the impact will depend on the results of the investigation.	0/?
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site has been reduced in size and remains within flood zone 1. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect. Culmstock has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issue around surface water run off but the benefit of a bus service on balance a neutral effect is considered.	0	A policy requirement in the Local Plan seeks the provision of a Sustainable Urban Drainage Scheme to deal with all surface water from development and arrangements for future maintenance. Given the mitigation of surface water run off a slight positive effect is considered as there is the benefit of a bus	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			service.	
D) Safeguarding and minimising resource use	The site is located on greenfield land. The site is located on Grade 3 good / moderate quality agricultural land, a slight negative effect as the site is relatively small.	-1		-1
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 10 new dwellings with 30% affordable housing a contribution towards future housing need, a slight positive effect.	+1		+1
H) Ensuring community health and wellbeing	Culmstock is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect.	0		0
I) Delivering the necessary infrastructure	An adequate access to the site is achievable. The Mid Devon Community Infrastructure Evidence Report indicates that development will put minor pressure on Culmstock Primary school and therefore some developer contributions will be required. Given the small scale of development it is anticipated that this development will not as an individual site put pressure on the local secondary schools. Overall a slight negative effect is considered given the minor pressure put on the primary school.	-1	Policy S8 provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities a neutral effect overall.	0

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development of this site in combination with other development in the

	local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Culmstock. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing needs.

Culmstock Glebe and Rackfields, Culmstock

Option

Land with a gross site area of 1 (ha) at Culmstock Glebe and Rackfields, Culmstock is proposed for 25 dwellings.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. The site is open, and generally flat, and would be visible from afar, resulting in landscape impacts. Existing development provides some mitigation, overall a slight negative effect is considered.	-1	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide some mitigation, a neutral effect is therefore considered.	0
B) Protection and promotion of a quality built and historic environment	The site lies in an area of archaeological potential with regard to known prehistoric activity in the vicinity as well as evidence of the iron industry that operated in the Blackdown Hills in the Roman and later periods. A number of listed buildings lie to the north of the site although none are adjoining. The site is adjacent to the Conservation Area with 0.03ha within Culmstock Conservation Area. Given the potential impact on the area of archaeological potential, setting of listed buildings and the Conservation Area a negative and uncertain effect is considered.	-2/?	If the following aspects are considered by development a neutral effect is considered. • Design and layout which respects the character and the setting of the Conservation Area and listed buildings. • Archaeological investigation and appropriate mitigation measures.	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			However this remains uncertain as the impact on the area of archaeological potential will depend on the results of the investigation.	
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest risk of flooding, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures. Culmstock has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around surface water run off but the benefit of a bus service on balance a neutral effect is considered.	0	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Given the mitigation of surface water run off a slight positive effect is considered as there is the benefit of a bus service.	+1
D) Safeguarding and minimising resource use	The site is located on greenfield land. The site is located on Grade 3 good / moderate quality agricultural land, a slight negative effect, as the site is relatively small.	-1		-1
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting	Option provides for 25 new dwellings a contribution towards future housing	+2		+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
housing needs	need, a positive effect.			
H) Ensuring community health and wellbeing	Culmstock is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect.	0		0
I) Delivering the necessary infrastructure	The local highway network consists of narrow roads having restrictive alignments and there is poor access via a steep winding road which is a key route into village. The C391 is unsuitable to provide access due to inadequate visibility with its junction to Uffculme Road. Adequate access is achievable direct from Uffculme Road. Culmstock Primary School only has limited capacity and would not have enough capacity to accommodate the number of pupils arising from this individual allocation. Cullompton Community College however does have capacity to meet the requirements of this individual allocation. As there are some limitations in providing access and issues around the capacity of Culmstock Primary School a negative effect is considered.	-2	If access is provided from Uffculme Road this will mitigate access issues. Policy S8 provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities although the impact remains uncertain given the limited capacity for the school to expand within the current site.	0/?

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Culmstock. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing needs.

The Croft, Culmstock
Option

Land with a gross site area of 1.7 (ha) at Uffculme Road, Culmstock is proposed for 53 dwellings.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. There are views from the site across to the north and west, which are generally far reaching. Views from the south are limited by the topography, and to the east by other buildings within the village. There is potential for landscape impacts given the elevated position of the site. Adjacent dwellings are single storey, with many being at a lower level than the site, and therefore only provide a limited function in mitigating any impact of development. Given the limited function of existing development in providing mitigation and the potentially significant landscape impact of the site given its elevated position a negative effect is considered.	-2	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide some mitigation, a slight negative effect is considered as given the elevated position of the site some impact is likely to remain.	-1
B) Protection and promotion of a quality built and historic environment	The Culmstock Conservation Area lies to the north east of the site but the site is not adjacent to it. This site lies in an area of archaeological potential with regard to known prehistoric activity in the vicinity as well as evidence of the iron industry that operated in the Blackdown Hills in the Roman and later periods. Given the potential impact on the area of archaeological potential a slight negative and uncertain effect is considered.	-1/?	If archaeological investigation and appropriate mitigation measures are considered, a neutral effect although this remains uncertain as the impact will depend on the results of the investigation.	0/?
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. An ordinary watercourse is within the site /on the site boundary. Any alterations or works within the watercourse must be discussed with Devon County Council Flood Risk Management and Land Drainage Consent requested and approved where necessary. The site could contribute to surface water run off without appropriate mitigation measures, a negative	-1/?	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for	+1/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	effect overall. Culmstock has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around flood risk but the benefit of a bus service on balance a slight negative effect is considered. This remains uncertain as the impact of the ordinary watercourse is unknown.		future maintenance. A flood risk assessment should be undertaken for the site to determine the impact of the watercourse within the site. Given the mitigation of flood risk a slight positive effect is considered as there is the benefit of a bus service. As the impact of the watercourse is unknown an uncertain effect remains.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land. The site is located on Grade 3 good / moderate quality agricultural land, a slight negative effect as the site is relatively small.	-1		-1
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 53 new dwellings a contribution towards future housing need, a positive effect.	+2		+2
H) Ensuring community health and wellbeing	Culmstock is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect.	0		0
I) Delivering	The local highway network consists of narrow roads having restrictive	-2	If road widening and analysis of the	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
the necessary infrastructure	alignments. Site access is dependent on road widening and would require junction analysis of Town Hill & Fore Street and a safety audit. Culmstock Primary School only has limited capacity and would not have enough capacity to accommodate the number of pupils arising from this individual allocation. Cullompton Community College however does have capacity to meet the requirements of this individual allocation. An overall negative effect is considered.		Town Hill & Fore Street and safety audit are undertaken to ensure access can be provided this would mitigate any access issues. Policy S8 provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities although the impact remains uncertain given the limited capacity for the school to expand within the current site. Overall a neutral and uncertain effect is considered as provided road widening, analysis, access and school capacity can be provided it is possible this development will have a neutral effect however this is currently uncertain.	

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.

Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Culmstock. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing needs.

Halberton

Policy HA1: Land adjacent Fishers Way, Halberton

Land with a gross site area of 0.6 (ha) at Land adjacent Fisher's Way, Halberton is proposed for 10 dwellings with 30% affordable housing.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. The local countryside is of gently undulating fields, which can be viewed to the north and west. Views are medium distance, and the adjacent modern housing would mitigate some impact, a neutral effect.	0		0
B) Protection and promotion of a quality built and historic environment	This site lies in an area of archaeological potential with the HER recording prehistoric activity here and recent archaeological work to the west has identified prehistoric activity across the wider landscape, overall a slight negative and uncertain effect.	-1/?	The policy requires archaeological investigations and appropriate mitigation measures, overall a neutral effect although this remains uncertain as the impact will depend on the results of the investigation.	0/?
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk. Groundwater flooding maps show a 25-50% chance of groundwater emergence within the site boundary. The site could contribute to surface water run off without appropriate mitigation measures. Evidence in the SFRA suggests that the site may also have some residual flood risk from the Grand Western Canal or	-1	Based on recommendations provided by Devon County Council, groundwater monitoring is not required for this site, provided that necessary details are submitted	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	Wimbleball Reservoir. Halberton has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around flooding but the benefit of a bus service on balance a slight negative effect is considered.		with a drainage strategy. A policy requirement in the Local Plan seeks the provision of a Sustainable Urban Drainage Scheme to deal with all surface water from development and arrangements for future maintenance. Appropriate mitigation measures should be incorporated into the design of development to respond to the flood risk from the Grand Western Canal or Wimbleball Reservoir. Given the mitigation of flood risk a slight positive effect is considered as there is the benefit of a bus service.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land. The site is located on Grade 1 excellent quality agricultural land. Given the loss of Grade 1 excellent quality agricultural land but the relatively small scale of the site, a negative effect is considered.	-2		-2
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
G) Meeting housing needs	Option provides for 10 new dwellings with 30% affordable housing a contribution towards future housing need, a slight positive effect.	+1		+1
H) Ensuring community health and wellbeing	Halberton is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect.	0		0
I) Delivering the necessary infrastructure	The Mid Devon Community Infrastructure Evidence Report indicates that the primary school can accommodate additional pupils arising from this development without expansion. Given the small scale of development it is anticipated that this development will not as an individual site put pressure on the local secondary schools. A larger site area was originally considered which could have been problematic on highway grounda, therefore a slight negative effect was considered.	-1	The site area has been reduced on highway grounds and the housing numbers reduced accordingly. Given that an adequate access is achievable and that this would be relatively small development now that the site area has been reduced, a neutral effect is considered.	0

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Halberton. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will provide housing in Halberton.

Land at Blundells Road, Halberton
Option

Land with a gross site area of 1.25 (ha) at Land at Blundells Road, Halberton is proposed for 25 dwellings.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. The site can be viewed from the south, east and north ridgelines, and would therefore could have a large impact on the surrounding landscape. Existing development would provide some mitigation and therefore a slight negative effect is considered.	-1	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide some mitigation, a neutral effect is therefore considered.	0
B) Protection and promotion of a quality built and historic environment	The site is located within the Halberton Conservation Area and there is a group of listed buildings located to the east of the site. This site lies in an area of archaeological potential with the HER recording prehistoric activity here and recent archaeological work to the west has identified prehistoric activity across the wider landscape, a negative effect. Given the potential impact on the Conservation Area, listed buildings and area of archaeological potential an overall negative and uncertain effect is considered.	-2/?	If the following aspects are considered by development a neutral effect is considered. • Design and layout which respects the character and the setting of the Conservation Area and listed buildings. • Archaeological investigation and appropriate mitigation measures. However, this remains uncertain as the impact on the area of archaeological potential will depend on the results of the investigation	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. Only 1% of the site in the north western corner is in flood zone 3. An unnamed watercourse to the south of the site could cause potential flooding issues. The site could contribute to surface water run off without appropriate mitigation measures. Evidence in the SFRA suggests that the site may also have some residual flood risk from the Grand Western Canal or Wimbleball Reservoir. Halberton has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around surface water run off but the benefit of a bus service on balance a slight negative effect is considered and unknown impact due to the unnamed watercourse.	-1/?	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Given the mitigation of surface water run off and flood risk a slight positive effect is considered as there is the benefit of a bus service. An unknown impact is due to the unnamed watercourse directly south of the site.	+1/?
D) Safeguarding and minimising resource use	Development option is located on greenfield land. The site is located on Grade 1 excellent quality agricultural land and a small portion of Grade 3 good / moderate quality agricultural land. Given the loss of Grade 1 excellent quality agricultural land and some grade 3 land but the relatively small site size, a negative effect is considered.	-2		-2
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 25 new dwellings a contribution towards future housing need, a positive effect.	+2		+2
H) Ensuring community	Halberton is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
health and wellbeing	level of development, a neutral effect.			
I) Delivering the necessary infrastructure	The C769 east through Halberton is, due to narrow carriageway width's and lack of pedestrian facilities, unsuitable to cater for significant traffic generation. An access direct onto Lower Town road is achievable. Access to the east at Lower town can be achieved with some road improvements and would serve a development of up to 25 dwellings from a share surface road and potentially greater, however concerns still remain over the capacity of the priority system and a full capacity study should be undertaken to prove additional traffic is acceptable. There is existing capacity in the local schools to accommodate development from this individual site. Given that an adequate access is achievable but concerns over the capacity of the priority system, an overall slight negative and uncertain effect is considered.	-1/?	If a full capacity study is undertaken and demonstrates that additional traffic is acceptable a neutral effect is considered. As this remains uncertain and overall neutral and uncertain effect is considered.	0/?

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Halberton. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing needs.

Hemyock

Policy HE1: Depot, Hemyock

Option

Land with a gross site area of 0.55 (ha) at Depot, Hemyock is proposed for 10 dwellings with 30% affordable housing.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site is located within the Blackdown Hills Area of Outstanding Natural Beauty (AONB) however it is a small infill site within the village and therefore a negative impact on the AONB is not considered. This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. Any impact is likely to be minimal given the surrounding housing development on all sides. The site is therefore unlikely to have an impact on the special qualities of the AONB. The barns/outbuildings could also be a habitat for protected species such as barn owls, overall a slight negative and uncertain effect is considered as the wildlife potential is unknown.	-1/?	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan also provide some mitigation therefore a neutral effect is considered, although a uncertain effect remains as there is an unknown in terms of wildlife potential with regard to the barns/outbuildings on site.	0/?
B) Protection and promotion of a quality built and historic environment	The site lies in an area of high archaeological potential, with recent archaeological investigations in and around Hemyock exposing evidence of medieval and early post-medieval industrial activity around the village. Development could also result in the loss of some Devon bank, a slight negative and uncertain effect. It would however be an infill site which has a history of untidy and informal uses. In considering the potential for the improvement of the site but the potential for the impact on the area of archaeological potential, on balance a neutral yet uncertain effect is considered. This is an infill site, which has a history of untidy and informal uses, including planning permissions which have not been implemented.	-0/?	The policy requires the replacement provision of any lost Devon bank. The policy also requires archaeological investigations and appropriate mitigation measures, this will provide mitigation although it remains uncertain as the impact will depend on the results of the investigation. Given the history of untidy and informal uses of the site, overall a slight positive effect	+1/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			is considered.	
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect. Hemyock has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issue around surface water run off but the benefit of a bus service on balance a neutral effect is considered.	0	A policy requirement in the Local Plan seeks the provision of a Sustainable Urban Drainage Scheme to deal with all surface water from development and arrangements for future maintenance. Given the mitigation of flood risk a slight positive effect is considered as there is the benefit of a bus service.	+1
D) Safeguarding and minimising resource use	Development option is located partly on greenfield land and partly brownfield land. However given the size of the site with only the rear of the site being greenfield which can only be accessed using the residential access point it is unlikely this land will be used for agricultural purposes and therefore a slight positive effect is considered.	+1		+1
E) Promoting economic growth and employment	There would be a small loss of commercial use and therefore a slight negative effect is considered.	-1		-1
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 10 new dwellings with 30% affordable housing a contribution towards future housing need, a slight positive effect.	+1		+1
H) Ensuring community health and wellbeing	Hemyock is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect.	0		0
I) Delivering the necessary	There is potential for the development to affect the surrounding highway network. The Mid Devon Community Infrastructure Evidence Report	-2/?	The policy requires 10 dwellings	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
infrastructure	indicates that development will put minor pressure on Hemyock Primary school and therefore some developer contributions will be required. Given the small scale of development it is anticipated that this development will not as an individual site put pressure on the local secondary schools. Overall a negative and uncertain effect is considered given the minor pressure put on the primary school and the highway network.		with 30% affordable housing subject to a Transport Statement. Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities, overall a neutral and uncertain effect is considered as the understanding of the impact on the highway network is dependent on the Transport Statement.	

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Cumulatively development may impact on the setting and character of the Blackdown hills Area of Outstanding Natural Beauty. Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Hemyock. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing needs.

Land South West of Conigar Close, Hemyock

Option

Land with a gross site area of 1.1 (ha) at Land South West, Hemyock is proposed for 35 dwellings.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site is located within the Blackdown Hills Area of Outstanding Natural Beauty (AONB), given that this site is on the edge of the village there may be some impact on the AONB. This sites falls within the 'Upper farmed and wooded valley slopes' landscape character area. These areas are typified by having a steeply rolling landform, being a lush and fertile land which gives rise to extensive tracts of medium-scale fields of permanent pasture. There are views into and from the site from ridges to the north and south. There would be some landscape impact, but a high degree of mitigation would be provided by the adjacent housing to the north and east. However given the site is within an AONB, a slight negative effect is considered.	-1	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide some mitigation. However given that the site is on the edge of the village some impact on the AONB may remain, therefore a slight negative and uncertain effect is considered as the impact will depend on the design of the development.	-1/?
B) Protection and promotion of a quality built and historic environment	Recent archaeological work at the northern end of this site has revealed the presence of an, as yet, undated, iron working area. It is known that this industry was operation from at least the Roman period through to the medieval period, overall a slight negative and uncertain effect is considered.	-1/?	If archaeological investigation and appropriate mitigation measures are considered, a neutral effect although this remains uncertain as the impact will depend on the results of the investigation	0/?
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures. There is also an unnamed watercourse flowing through the west of the site, the impact of which is not yet known. Hemyock has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around surface water run off and flood risk but the benefit of a bus service on balance a slight negative and uncertain effect is considered.	-1/?	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. A Flood Risk Assessment would be required to determine the impact of the	+1/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			unnamed watercourses. If development avoided areas of flood risk this would mitigate any impact. Given the mitigation of surface water run off and flood risk a slight positive effect is considered as there is the benefit of a bus service. Uncertainty remains as the impact of the unnamed watercourse is not yet known.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land. There is a historic quarry to south west corner/edge of site considered contaminated land. The site is located on Grade 3 good /moderate quality agricultural land. Given the loss of good / moderate quality agricultural land and presence of contaminated land a significant negative effect is considered.	-3	If the assessment of land contamination and appropriate remediation is undertaken a slight negative effect is considered as the site is on Grade 3 agricultural land but is a small size.	-1
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 35 new dwellings a contribution towards future housing need, a positive effect.	+2		+2
H) Ensuring community	Hemyock is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
health and wellbeing	level of development, a neutral effect.			
I) Delivering the necessary infrastructure	The local highway network consists largely of narrow roads having restrictive alignments. The north section of this site is currently being developed while access to the south section through Conigar Close and Logan Way a residential estate could be achievable. Hemyock Primary School only has limited capacity and would not have enough capacity to accommodate the number of pupils arising from this individual allocation. Cullompton Community College however does have capacity to meet the requirements of this individual allocation. Given that an adequate access is achievable but there is limited capacity at the primary school an overall slight negative effect is considered.	-1	Policy S8 provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities although the impact remains uncertain given the limited capacity for the school to expand within the current site. Overall a neutral but uncertain effect is considered.	0/?

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Cumulatively development may impact on the setting and character of the Blackdown hills Area of Outstanding Natural Beauty. Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Hemyock. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing needs.

Culmbridge Farm, Hemyock
Option

Land with a gross site area of 6.1 (ha) at Culmbridge Farm, Hemyock is proposed for 80 dwellings.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site is located within the Blackdown Hills Area of Outstanding Natural Beauty (AONB). A number of important trees within the site (Tree Preservation Orders s southern side of site). This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. There are views into the site from south and western ridges. The adjacent housing and farm buildings would provide some mitigation. Given the sites location in the Blackdown Hills AONB and potential loss of mature trees an overall negative effect is considered.	-2	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide mitigation for both the impact on the landscape and the natural environment. However given that the site is on the edge of the village some impact on the AONB may remain, therefore a slight negative and uncertain effect is considered as the impact will depend on the design of the development.	-1/?
B) Protection and promotion of a quality built and historic environment	The recent discovery of Hemyock's industrial heritage – pottery (17th century) and iron production (Roman to medieval) – raises the potential for development around the village to expose archaeological and artefactual deposits associated with these industries, overall a slight negative and uncertain effect.	-1/?	If archaeological investigation and appropriate mitigation measures are considered, a neutral effect, although this remains uncertain as the impact will depend on the results of the investigation.	0/?
C) Mitigating the effects of climate	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures. There are also unnamed watercourses	-1/?	A policy requirement in the Local Plan seeks mitigation measures through the provision of	+1/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
change	flowing through the north and east of the site, the impact of which is not yet known. Hemyock has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around surface water run off and flood risk but the benefit of a bus service on balance a slight negative effect is considered.		Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. A Flood Risk Assessment would be required to determine the impact of the unnamed watercourses. If development avoided areas of flood risk this would mitigate any impact. Given the mitigation of surface water run off and flood risk a slight positive effect is considered as there is the benefit of a bus service. Uncertainty remains as the impact of the unnamed watercourse is not yet known.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land. North eastern corner is previously developed land with farm buildings associated with a poultry farm. The site is located on Grade 3 good / moderate quality agricultural land. Given the loss of good / moderate quality agricultural land but use of previously developed land and the relatively small size of the site a slight negative effect is considered.	-1		-1
E) Promoting economic growth and employment	The redevelopment of the north east corner would result in the loss of some farm buildings, a slight negative effect.	-2	The provision of some employment land to replace the loss of the farm buildings or the relocation of these farm buildings which have a role in	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			promoting economic growth and employment would result in a neutral effect.	
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 80 new dwellings a contribution towards future housing need, a positive effect. This level of housing provision could be out of scale with the settlement size of Hemyock and may need to be reduced to reflect the housing demand and need in the vicinity.	+2		+2
H) Ensuring community health and wellbeing	Hemyock is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect.	0		0
I) Delivering the necessary infrastructure	Level changes between the road and field mean access is only achievable from the north east corner. The redevelopment of the north east corner would require the relocation of the existing farm buildings. The local highway network consists largely of narrow roads having restrictive alignments. Hemyock Primary School only has limited capacity and would not have enough capacity to accommodate the number of pupils arising from this individual allocation. Cullompton Community College however does have capacity to meet the requirements of this individual allocation. Overall a negative impact is considered given the limitations of access and educational capacity issues.	-2	Policy S8 provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities although the impact remains uncertain given the limited capacity for the school to expand within the current site. If access is provided from the north east corner and the farm buildings are relocated overall a neutral but uncertain effect is considered.	0/?

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Cumulatively development may impact on the setting and character of the Blackdown hills Area of Outstanding Natural Beauty. Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Hemyock. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing needs.

Land north of Culmbridge Farm, Hemyock

Option

Land with a gross site area of 5.2 (ha) at Land north of Culmbridge Farm, Hemyock is proposed for 80 dwellings.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site is located within the Blackdown Hills Area of Outstanding Natural Beauty (AONB). 0.5ha of the site (north east corner) is noted to be a Priority Habitat for its grassland. The majority of the site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area to the south west. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. A small portion of the site in the north east of the site falls within the 'Sparsely settled farmed valley floors' landscape character area. This area is typified by the presence of rivers or streams and related flat or gently sloping valley bottoms within the low lying areas of the district. There are views into and out of the site from ridges to the north, south and west. The site is also elevated, and there would likely be large landscape impacts as a result of developing the whole	-3	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide mitigation for both the impact on the landscape and the natural environment. Furthermore if the north east corner is excluded from development this would mitigate any impact on the Priority Habitat. However given that the site is on the edge of the village some	-1/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	site, some mitigation may be provided by existing development. Given the sites location in the Blackdowns AONB, impact on the Priority Habitat and some impact on landscape setting, cumulatively a significant negative effect is considered.		impact on the AONB may remain, therefore a slight negative and uncertain effect is considered as the impact will depend on the design of the development.	
B) Protection and promotion of a quality built and historic environment	The recent discovery of Hemyock's industrial heritage – pottery (17th century) and iron production (Roman to medieval) – raises the potential for development around the village to expose archaeological and artefactual deposits associated with these industries, a slight negative and uncertain effect.	-1/?	If archaeological investigation and appropriate mitigation measures are considered, a neutral effect although this remains uncertain as the impact will depend on the results of the investigation.	0/?
C) Mitigating the effects of climate change	91% South West and West of the site is located in flood zone 1 the lowest level of flood risk with the remaining 8% along North East and East side located in Flood zone 2 and 1% in the North East in Flood zone 3. As flood zone 2 and 3 is a very small percentage of the site, it is considered that this along with the fact that the site could contribute to surface water run off without appropriate mitigation measures, this would only result in a slight negative effect. Hemyock has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around surface water run off but the benefit of a bus service on balance a neutral effect is considered.	0	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Given the mitigation of surface water run off a slight positive effect is considered as there is the benefit of a bus service.	+1
D) Safeguarding and minimising resource use	Development option is located on greenfield land. 3.3ha (63% South) is located on Grade 3 good / moderate quality agricultural land and 1.9ha (37% North) is located on Grade 4 poor quality agricultural land. Given the loss of good / moderate quality agricultural land and some poor agricultural land but the relatively small size of the site an	-1		-1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	overall slight negative effect.			
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 80 new dwellings a contribution towards future housing need, a significant positive effect.	+2		+2
H) Ensuring community health and wellbeing	Hemyock is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect.	0		0
I) Delivering the necessary infrastructure	An adequate access is achievable. Hemyock Primary School only has limited capacity and would not have enough capacity to accommodate the number of pupils arising from this individual allocation. Cullompton Community College however does have capacity to meet the requirements of this individual allocation. Given that an adequate access is achievable and but issues around education capacity, an overall slight negative effect is considered.	-1	Policy S8 provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities although the impact remains uncertain given the limited capacity for the school to expand within the current site. Overall a neutral and uncertain effect is considered.	0/?

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact

	upon traffic, put pressure on services and facilities and the current provision of infrastructure. Cumulatively development may impact on the setting and character of the Blackdown hills Area of Outstanding Natural Beauty. Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Hemyock. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing needs.

Land adj Cemetery, Hemyock

Option

Land with a gross site area of 4.8 (ha) at Land adj Cemetery, Hemyock is proposed for 107 dwellings.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site is located within the Blackdown Hills Area of Outstanding Natural Beauty (AONB). This site falls almost exclusively within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. However, the site also sits on the boundary between the 'Upper farmed and wooded valley slopes' landscape character area. These areas are typified by having a steeply rolling landform, being a lush and fertile land which gives rise to extensive tracts of medium-scale fields of permanent pasture. The site is open in character, offering wide views to the west, north and east. In particular the high ridge line to the north is clearly visible. There is housing to the east which will mitigate some impact and modern housing on the south side of Culmstock Road, which is at a higher level than the site and would therefore itself be clearly visible when viewed from the elevated land to the north. Given the number of dwellings	-2	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide mitigation. However given that the site is on the edge of the village some impact on the AONB may remain, therefore a slight negative and uncertain effect is considered as the impact will depend on the design of the development.	-1/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	proposed but some mitigation is provided by existing development and the location of the site in the Blackdown Hills AONB a negative effect is considered.			
B) Protection and promotion of a quality built and historic environment	The site lies in an area of high archaeological potential, with recent archaeological investigations in and around Hemyock exposing evidence of medieval and early post-medieval industrial activity around the village, a slight negative and uncertain effect.	-1/?	If archaeological investigation and appropriate mitigation measures are considered, a neutral effect, although this remains uncertain as the impact will depend on the results of the investigation.	0/?
C) Mitigating the effects of climate change	An ordinary watercourse is on the site boundary. Any alterations or works within the watercourse must be discussed with Devon County Council Flood Risk Management and Land Drainage Consent approved where necessary. Flood Zone 3 is within the site boundary however the majority of the site is Flood Zone 1. Groundwater flooding maps show a 25-50% chance of groundwater emergence within the site boundary. Some historic flooding has occurred within the site boundary. Any historic flooding information should be used in conjunction with development proposals and any flood risk assessment. The site could contribute to surface water run off without appropriate mitigation measures. Hemyock has access to a bus service which could help reduce car travel and therefore carbon emissions. Overall a negative effect remains given the potential issues around flood risk but the benefit of a bus service. This remains uncertain as the impact of the ordinary watercourse is unknown.	-2/?	Avoidance of land within flood zone 3, the provision of a flood risk assessment, drainage strategy and SUDs would result in a neutral effect being considered. Given the mitigation of flood risk a slight positive effect is considered as there is the benefit of a bus service. This remains uncertain as the impact of the ordinary watercourse is unknown.	+1/?
D) Safeguarding and minimising resource use	Development option is located on greenfield land. The site is located on Grade 3 good /moderate quality agricultural land. There is the potential for land contamination associated with the adjacent cemetery. Given the loss of good / moderate quality agricultural land, and land contamination a significant negative effect is considered.	-2	Assessment of land contamination and appropriate remediation would mitigate impact from land contamination. A slight negative effect remains as although the site	-1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			is relatively small it is on Grade 3 agricultural land.	
E) Promoting economic growth and employment	There may be a slight positive impact for local construction firms and associated trades who would be able to undertake contract work.	+1		+1
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 107 new dwellings a contribution towards future housing need, a significant positive effect.	+3		+3
H) Ensuring community health and wellbeing	Hemyock is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development. However given the scale of development this may impact on existing services and facilities, therefore a slight negative effect is considered.	-1		-1
I) Delivering the necessary infrastructure	Suitable access can be achieved with off-site highway improvements, provision of footways and cycle linkages /emergency vehicle access. May be limited by flood zones would seek junction analysis in Culmstock at the junction of Fore street and Town Hill. Possible junction mitigation will be required. A number of LTP schemes are identified in Hemyock and contributions will be sought towards their delivery. Hemyock Primary School only has limited capacity and would not have enough capacity to accommodate the number of pupils arising from this individual allocation. Cullompton Community College however does have capacity to meet the requirements of this individual allocation. Given that an adequate access is achievable although there may be some issues around the capacity of junctions and potential issues around education capacity, an overall negative impact is considered.	-2	Highway impacts can be mitigated through suitable access achieved with off-site highway improvements, provision of footways and cycle linkages/emergency vehicle access, junction analysis and mitigation where required and contributions to LTP schemes. Policy S8 provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			of, new or improved infrastructure and facilities although the impact remains uncertain given the limited capacity for the school to expand within the current site. Overall a neutral and uncertain effect is considered.	

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Cumulatively development may impact on the setting and character of the Blackdown hills Area of Outstanding Natural Beauty. Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Hemyock. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing needs.

Brookridge Timber, Hemyock (Commercial)

Option

Land with a gross site area of 1.8 (ha) at Brookridge Timber, Hemyock is proposed for 7,200 sqm commercial floorspace.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site is located within the Blackdown Hills Area of Outstanding Natural Beauty (AONB). The main part of the site falls within the 'Lower rolling farmed and settled valley slopes landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. A small portion of the eastern part of the site falls within the 'Upper farmed and wooded valley slopes' landscape character area. These areas are typified by having a steeply rolling landform, being lush and fertile. The site is screened from the north, east and west views. There are views into and out of the site from a southern ridge. Given that there are views from the southern ridge a slight negative effect and the fact that the site is within the AONB overall a negative effect is considered.	-2	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide mitigation for both the impact on the landscape and the natural environment. However given that the site is in an isolated location away from the village some impact on the AONB may remain, therefore a slight negative effect is considered.	-1
B) Protection and promotion of a quality built and historic environment	There is no anticipated impact.	0		0
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures. Hemyock has access to a bus service which could help reduce car travel and therefore carbon emissions. However as the site is 400m from the eastern edge of Hemyock outside the existing settlement limit as has no footpath the benefit of the bus service for this site is limited. Given the potential issues around surface water runoff and the limited benefit of a bus service on balance a negative effect is considered.	-2	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Given the mitigation of surface water runoff but the limited benefit of a bus service a slight negative effect	-1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			remains.	
D) Safeguarding and minimising resource use	Development option is located on brownfield land, a positive effect.	+2		+2
E) Promoting economic growth and employment	The option provides for 7,200 sqm of commercial floorspace, a positive effect.	+2		+2
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	No impact.	0		0
H) Ensuring community health and wellbeing	Hemyock is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development. However given the location of the development 400m away from the settlement edge, a slight negative effect is considered.	-1		-1
I) Delivering the necessary infrastructure	An adequate access is achievable. Access from north, east and south. The site has a wide access on its north edge with good visibility and sufficient space for lorry movements. There are currently no pedestrian and cycle links to the site. Given that an adequate access is achievable but there is there is a lack of pedestrian and cycle links to the site an overall slight negative effect is considered.	-1	The provision of pedestrian and cycle link would provide some mitigation. Policy S8 provides mitigation by setting out that developers will be expected to	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			contribute to, or bear the full cost of, new or improved infrastructure and facilities; overall a neutral effect is considered.	

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Cumulatively development may impact on the setting and character of the Blackdown hills Area of Outstanding Natural Beauty.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Hemyock. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet employment needs.

Kentisbeare

Land by Kentisbeare Village Hall, Kentisbeare

Option

Land with a gross site area of 0.8 (ha) at Land by Kentisbeare Village Hall, Kentisbeare is proposed for 26 dwellings & 500 sqm floor space.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. The site is enclosed above the village hall, by existing vegetation and topography	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	which would limit the overall impact, a neutral effect.			
B) Protection and promotion of a quality built and historic environment	The site boundary is adjacent to the Kentisbeare Conservation Area to the north. There is a potential impact on the setting of the parish church a listed building. This site lies on the edge of the historic core of the settlement and any development here has the potential to expose archaeological and artefactual deposits associated with the early settlement here, overall a negative and uncertain effect is considered.	-2/?	If the following aspects are considered by development a neutral effect is considered. • Design and layout which respects the character and the setting of the Conservation Area and listed buildings. • Archaeological investigation and appropriate mitigation measures. Although this remains uncertain as the impact on the archaeological and artefactual deposits will depend on the results of the investigation.	0/?
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures. Kentisbeare has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around surface water run off but the benefit of a bus service on balance a neutral effect is considered.	0	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Given the mitigation of surface water run off a slight positive effect is considered as there is the benefit of a bus	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			service.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land. 0.2ha (25% South) is located on Grade 2 very good quality agricultural land and 0.6ha (75% North) is located on Grade 3 good / moderate quality agricultural land, a neutral effect. As the site is relatively small but some land is Grade 2 quality a negative effect is considered.	-2		-2
E) Promoting economic growth and employment	Option provides 500 sqm of commercial floorspace helping to diversify the economy and encourage inward investment, a positive effect.	+2		+2
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 26 new dwellings a contribution towards future housing need, a positive effect.	+2		+2
H) Ensuring community health and wellbeing	Kentisbeare is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect.	0		0
I) Delivering the necessary infrastructure	An acceptable access is achievable and there are no issues with the route to the A373, although other local roads are narrow, having restrictive alignments. Kentisbeare Primary School only has limited capacity and would not have enough capacity to accommodate the number of pupils arising from this individual allocation. Cullompton Community college however does have capacity to meet the requirements of this individual allocation. Given that an adequate access is achievable but the potential issue around school capacity a slight negative effect is considered.	-1	Policy S8 provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities although the impact remains uncertain given the limited capacity for the school to expand within the current site. Overall a neutral but uncertain effect is	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			considered.	

Secondary/cumulative/synergistic effects:	Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Kentisbeare. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing and commercial needs.

Lapford

Land between the Primary School & the Church, Lapford

Option

Land with a gross site area of 1.3 (ha) at Land between the Primary School & the Church, Lapford is proposed for 42 dwellings.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	This site falls within the 'Upper farmed and wooded valley slopes' landscape character area. These areas are typified by having a steeply rolling landform, being a lush and fertile land which gives rise to extensive tracts of medium scale fields of permanent pasture. Whilst the site is elevated, so are the adjoining built up uses. There are wide views to the south, though the uses immediately to the south do screen the site relatively well, overall a neutral effect.	0		0
B) Protection and	The site is located next to a listed church to the west, a slight negative effect is considered.	-1	Design and layout which respects	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
promotion of a quality built and historic environment			the character and the setting of the listed building would mitigate any impact, a neutral effect.	
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures. Lapford has access to a bus and train service which could help reduce car travel and therefore carbon emissions. Given the potential issues around surface water run off but the benefit of a bus and train service on balance a slight positive effect is considered.	+1	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Given the mitigation of surface water run off a positive effect is considered as there is the benefit of a bus and train service.	+2
D) Safeguarding and minimising resource use	Development option is located on greenfield land. The site is located on Grade 3 good / moderate quality agricultural land, overall a slight negative effect	-1		-1
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 42 new dwellings a contribution towards future housing need, a positive effect.	+2		+2
H) Ensuring	Lapford is a designated village under policy S13, it has the three essential	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
community health and wellbeing	services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect.			
I) Delivering the necessary infrastructure	There is existing capacity in the local schools to accommodate development from this individual site. The capacity of the junction onto Main C480 (north-south road through village from the U606 (road running along southern boundary of site) is questioned, an uncertain effect. Access to the site can be achieved with adequate visibility. There are concerns over poor alignment gradient lack of footways and additional highway safety risks to pedestrians, in particular school children at the adjacent school. There is a need for additional footway over frontage and link to school, overall a slight negative effect and uncertain effect.	-1/?	An assessment of the junction onto the main C480 from the U606 and provision of footway over frontage and link to the school would provide mitigation, overall a neutral but uncertain effect is considered as the capacity of the junction will depend on the results of the assessment.	0/?

Secondary/cumulative/synergistic effects:	Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Lapford. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing needs.

Land south of Sandhurst, Lapford

Option

Land with a gross site area of 0.95 (ha) at Land south of Sandhurst, Lapford is proposed for 18 dwellings.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	This sites falls within the 'Upper farmed and wooded valley slopes' landscape character area. These areas are typified by having a steeply rolling landform, being a lush and fertile land which gives rise to extensive tracts of medium-scale fields of permanent pasture. However the site is likely to be viewed within the context of the existing built form, which is at a higher level than the site and would mitigate some of the impact, a neutral effect.	0		0
B) Protection and promotion of a quality built and historic environment	The Grade II listed congregational church is located on north side of the road to the west, however it is not anticipated that development will have an impact on this listed building. It is not anticipated that the development of this area will have an archaeological impact a neutral effect overall is therefore considered.	0		0
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. An ordinary watercourse is on the site boundary. The site could contribute to surface water run off without appropriate mitigation measures. Lapford has access to a bus and train service which could help reduce car travel and therefore carbon emissions. Given the potential issues around surface water run off and the ordinary watercourse but the benefit of a bus and train service on balance a neutral effect is considered. This remains uncertain as the impact of the ordinary watercourse is unknown.	0/?	A policy requirement in the Local Plan seeks the provision of a Sustainable Urban Drainage Scheme to deal with all surface water from development and arrangements for future maintenance, overall a neutral effect. Any alterations or works within the watercourse must be discussed with Devon County Council Flood Risk Management and Land Drainage Consent requested and approved where necessary. Given the mitigation of flood risk a positive effect is considered as there is the benefit of a bus and train service. This	+2/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			remains uncertain as the impact of the ordinary watercourse is unknown.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land. The site is located on Grade 3 good / moderate quality agricultural land, given the relatively small scale of the site a slight negative effect.	-1		-1
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 18 new dwellings with 30% affordable housing a contribution towards future housing need, a slight positive effect.	+1		+1
H) Ensuring community health and wellbeing	Lapford is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect.	0		0
I) Delivering the necessary infrastructure	Access is technically feasible but off a road which has limited footway provision and blind bends and will attract pedestrian traffic to the school. May be feasible if it can be established if a footpath can be provided to the main road via Moorland View. The Mid Devon Community Infrastructure Evidence Report indicates that primary and secondary school pupils can be accommodated without expansion. Overall a slight negative effect is considered due to highway difficulties.	-1	Mitigation could be provided through the provision of a footpath link through the site linking Moorland View to Eastington Lane, overall a neutral effect.	0

Secondary/cumulative/synergistic effects:	Development of this site in combination with other development in the local area

	could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Lapford. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing need.

Morchard Bishop

Policy MO1: Greenaway, Morchard Bishop

Land with a gross site area of 1.2 (ha) at Land west of Greenway, Morchard Bishop is proposed for 20 dwellings with 30% affordable.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by its gently rolling and strongly undulating form and an intensively farmed agricultural area. However, development of this site would have minimal impact on character of landscape as it is bound to the east by existing development which already provides a backdrop of the built environment, a neutral effect.	0		0
B) Protection and promotion of a quality built and historic environment	The site lies in an area of archaeological potential to the south of a possible prehistoric settlement or funerary monument, overall a negative and uncertain effect.	-1/?	The policy requires archaeological investigations and appropriate mitigation measures, overall a neutral effect although this remains uncertain as the impact will depend on the results of the investigation.	0/?
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site has been increased from the original option, but remains within flood zone 1. The site could contribute to surface water run off without appropriate mitigation measures. Morchard Bishop has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issue around surface water run off but the	0	A policy requirement in the Local Plan seeks the provision of a Sustainable Urban Drainage Scheme to deal with all surface water from development and arrangements for future	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	benefit of a bus service on balance a neutral effect is considered.		maintenance, overall a neutral effect. Given the mitigation of surface water run off a slight positive effect is considered as there is the benefit of a bus service.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land. The site is located on Grade 3 good / moderate quality agricultural land; given the relatively small scale of the site a slight negative effect is considered.	-1		-1
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 20 new dwellings with 30% affordable housing a contribution towards future housing need, a positive effect.	+2		+2
H) Ensuring community health and wellbeing	Morchard Bishop is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect.	0	The policy requires the provision of a footpath link into the estate to the east, overall a slight positive effect.	+1
I) Delivering the necessary infrastructure	There is an existing farm access into the site from the road immediately to the South and a possible further access via the eastern boundary from the Greenway Estate, this would require road widening. The Mid Devon Community Infrastructure Evidence Report indicates that primary and secondary school pupils can be accommodated without expansion. Given that an adequate access is achievable but would require road widening a	-1	The policy requires road widening across site frontage, provision of appropriate visibility splays and replacement provision of any lost Devon bank, overall a neutral	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	slight negative effect is considered.		effect is considered.	

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Morchard Bishop. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing needs.

Tatepath Farm, Morchard Bishop
Option

Land with a gross site area of 0.5 (ha) at Tatepath Farm, Morchard Bishop is proposed for 16 dwellings.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by a gently rolling and strongly undulating landscape which is intensively farmed. The impact of developing this site would be minimal as there are already a large number of buildings already on the site, a neutral effect.	0		0
B) Protection and promotion of a quality built and historic	Tatepath Farm is separated from the main body of the village, being located a distance along a relatively narrow lane, a slight negative effect is therefore considered.	-1		-1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
environment				
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures. Morchard Bishop has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around surface water run off but the benefit of a bus service on balance a neutral effect is considered.	0	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Given the mitigation of flood risk a slight positive effect is considered as there is the benefit of a bus service.	+1
D) Safeguarding and minimising resource use	Although the site contains agricultural buildings it is classified as greenfield land and is Grade 3 agricultural land. There is possible land contamination. Overall a significant negative effect is considered given the potential for land contamination and the fact that the site is on Grade 3 agricultural land.	-3	The assessment of land contamination and appropriate remediation would mitigate any contamination impact. However the land is still classed as Grade 3 agricultural land, as this is small site, only a slight negative impact is considered.	-1
E) Promoting economic growth and employment	Development of the site would result in the loss of a number of agricultural units a reduction in rural prosperity, a negative effect.	-2	The relocation of these agricultural units would mitigate any impact, a neutral effect.	0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 16 new dwellings a contribution towards future housing need, a slight positive effect.	+1		+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
H) Ensuring community health and wellbeing	Morchard Bishop is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect.	0		0
I) Delivering the necessary infrastructure	An adequate access is achievable. There is existing capacity in the local schools to accommodate development from this individual site. Given that an adequate access is achievable and there is educational capacity a neutral effect is considered.	0		0

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Morchard Bishop. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing needs

Church Street, Morchard Bishop

Option

Land with a gross site area of 2.6 (ha) at Church Street, Morchard Bishop is proposed for 25 dwellings.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural	The middle of the site features an old established tree which may be worthy of a Tree Preservation Order. The site falls within the 'Lower rolling farmed	-1	Policy S9 'Environment' and DM1 'High Quality Design' in the Local	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
environment	and settled valley slopes' landscape character area. This area is typified by a gently rolling and strongly undulating landform which is intensively farmed. The site is surrounded by three sides which would provide landscape mitigation. Given the potential loss of the important tree within the site a slight negative effect is considered.		Plan provide some mitigation therefore a neutral effect is considered.	
B) Protection and promotion of a quality built and historic environment	The site is adjoining the Conservation Area. There are a large number of listed buildings immediately adjacent to the site on the road to the south. The site lies on the edge of the historic core of the village and to the south of the site of the former vicarage and there is evidence of prehistoric activity in the wider landscape. A negative and uncertain effect is considered due to the potential impact on the Conservation Area, listed buildings and archaeology.	-2	If the following aspects are considered by development a neutral effect is considered. • Design and layout which respects the character and the setting of the Conservation Area and listed buildings. • Archaeological investigation and appropriate mitigation measures. Although this remains uncertain as the impact on the archaeology will depend on the results of the investigation.	0/?
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk. The site could contribute to surface water run off without appropriate mitigation measures. Morchard Bishop has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around surface water run off but the benefit of a bus service on balance a neutral effect is considered.	0	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Given the mitigation of flood risk a slight positive effect is considered as	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			there is the benefit of a bus service.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land. The site is located on Grade 3 good / moderate quality agricultural land, a slight negative effect as the site is relatively small.	-1		-1
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 25 new dwellings a contribution towards future housing need, a positive effect.	+2		+2
H) Ensuring community health and wellbeing	Morchard Bishop is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development. A public footpath bisects the site and the site has been proposed as Local Green Space by the community, therefore a negative impact is considered.	-2		-2
I) Delivering the necessary infrastructure	The eastern part of the site is potentially compatible although the access and relationship with development on Church Street and Old Rectory Gardens may be problematic. Access is achievable from Rectory Gardens, but third party land may be required, an uncertain effect. Access from Old Rectory Gardens would serve 25 dwellings with pedestrian link to Church St is achievable. There is existing capacity in the local schools to accommodate development from this individual site. Given that an adequate access is achievable but third party land may be required, an overall uncertain effect	?	If access is achieved a neutral effect is considered although this may still be dependent on third party land therefore a neutral and uncertain effect is considered.	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	is considered.			

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Morchard Bishop. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing needs.

Newton St Cyres

Policy NE1: Court Orchard, Newton St Cyres

Land with a gross site area of 2.7 (ha) at Court Orchard, Newton St Cyres is proposed for 25 dwellings with 30% affordable housing and a new primary school.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area, which is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. The landscape to the north of the site opens out and is relatively flat, with views that are not distant from the site, it being largely screened by the existing field boundaries. The adjacent housing would provide some level of mitigation from developing the site for additional dwellings. However as there may be some loss of field boundaries and if lost this would impact on the landscape	-2	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide mitigation for landscape and designated site impacts therefore a neutral effect is considered.	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	and approximately half of the site (southern section) is located in an area of Priority Habitat (which includes newly planted trees) an overall negative effect is considered.			
B) Protection and promotion of a quality built and historic environment	This site lies in an area of archaeological potential with the Historic Environment Record showing a concentration of prehistoric archaeological sites. The site contains the remnants of an extensive water meadow system, overall a slight negative and uncertain effect is considered.	-1/?	The policy requires archaeological investigations and appropriate mitigation measures, overall a neutral effect is considered although this remains uncertain as the impact will depend on the results of the investigation.	0/?
C) Mitigating the effects of climate change	The majority of the site lies in Flood Zone 1 with the eastern portion located in Flood zones 2 and 3. The site boundary has changed since the Options consultation to extend to the north hand take out part of the site in the flood zones 2 and 3. The majority of the site remains in the flood zone 1 to the west and flood zones 2 and 3 to the east, due to the Shuttern Brook. The site could contribute to surface water run off without appropriate mitigation measures. Newton St Cyres has access to a bus and train service which could help reduce car travel and therefore carbon emissions. Given the potential issue around flooding but the benefit of a bus and train service on balance a neutral effect is considered.	0	The policy requires school sports provision only within flood zone 2 and 3 to the east of the site. A policy requirement in the Local Plan seeks the provision of a Sustainable Urban Drainage Scheme to deal with all surface water from development and arrangements for future maintenance, overall a neutral effect. Given the mitigation of flood risk a positive effect is considered as there is the benefit of a bus and train service.	+2
D) Safeguarding and minimising resource use	Development option is located on greenfield land. The site is located on Grade 2 very good quality agricultural land. As the site is relatively small, overall a negative effect is considered.	-2		-2
E) Promoting	No impact.	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
economic growth and employment				
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 25 new dwellings with 30% affordable housing a contribution towards future housing need, a positive effect.	+2		+2
H) Ensuring community health and wellbeing	Newton St Cyres is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect. The provision of a new primary school will help provide for the development but also has a wider community benefit with the new school being provided in a safer location in the village, overall a positive effect is considered.	+2		+2
I) Delivering the necessary infrastructure	The site has sufficient highway frontage to enable the provision of an adequate access however the narrow carriageway approaching the A377 would be likely to restrict traffic generation, a slight negative effect. The Mid Devon Community Infrastructure Evidence Report secondary school pupils can be accommodated without expansion. Development of this site will also provide a new primary school. An overall slight positive effect is considered given the provision of a new school but the narrow carriageway approaching the A377 likely to restrict traffic generation.	+1	The policy requires the widening of Station Road to reduce congestion. The policy also provides for 1.1 hectares for a new primary school at no cost to the Local Education Authority, a positive effect overall.	+2

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Newton St Cyres. Once completed the development will be permanent.

Spatial extent: (District wide / local)	This site option will help meet housing needs. It also will provide a new site for the local primary school.

Land west of Tytheing Close, Newton St Cyres Option

Land with a gross site area of 2 (ha) at Land west of Tytheing Close, Newton St Cyres is proposed for 48 dwellings.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	There is a very small wooded area on the south eastern portion of the site which could potential be a habitat for various types of biodiversity. There are previous records of badger sightings within the site. The site is located in the 'Lower rolling farmed and settled valley slopes' landscape character area. It is characterised by a gently rolling and undulating landscape with light soils which are intensively farmed. The site is very open in character and offers very wide views to the lower valley floor and ridges to the north and west. The proximity of the Tytheing Close housing to the east may provide some mitigation, particularly if development is focused within the south eastern edge. Overall a negative effect is considered given the potential impact on the landscape and wildlife.	-2	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide mitigation for both the impact on the landscape and the natural environment a neutral effect is considered. Further mitigation may be provided if development was focussed on the south eastern edge.	0
B) Protection and promotion of a quality built and historic environment	This site lies in an area of archaeological potential with the Historic Environment Record showing a concentration of prehistoric archaeological sites, an overall slight negative and uncertain effect.	-1/?	If archaeological investigation and appropriate mitigation measures are considered, a neutral effect, although this remains uncertain as the impact will depend on the results of the investigation.	0/?
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures. Newton St Cyres has access to a bus and train service which could help reduce car travel and therefore carbon	+1	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage	+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	emissions. Given the potential issues around surface water run off but the benefit of a bus and train service on balance a slight positive effect is considered.		Schemes to deal with surface water run-off and arrangements for future maintenance. Given the mitigation of surface water a positive effect is considered as there is the benefit of a bus and train service.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land. The site is located on Grade 2 very good quality agricultural land, as the site is relatively small an overall negative effect is considered.	-2		-2
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 48 new dwellings a contribution towards future housing need, a positive effect.	+2		+2
H) Ensuring community health and wellbeing	Newton St Cyres is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect.	0		0
I) Delivering the necessary infrastructure	The site is considerably elevated above the adjacent A377 and therefore for reasons of access, the land requirement would be likely to severely restrict the development potential of the site, a slight negative effect. There is existing capacity in the local schools to accommodate development from this individual site. Given that an adequate access is difficult to achieve an	-1	If a lower yield was considered for this site, the restrictions regarding access would no longer apply and therefore a neutral effect is considered.	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	overall slight negative effect is considered.			

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Newton St Cyres. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing needs of Newton St Cyres.

Land east of Tytheing Close, Newton St Cyres

Option

Land with a gross site area of 2 (ha) at Land west of Tytheing Close, Newton St Cyres is proposed for 64 dwellings.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site is located in the 'Lower rolling farmed and settled valley slopes' landscape character area. It is characterised by a gently rolling and undulating landscape with light soils which are intensively farmed. The site is very open in character and offers very wide views to the lower valley floor and ridges to the north and east. The proximity of the Tytheing Close housing to the west may provide a level of mitigation against any impact on the landscape from developing the site, particularly if development is focused along the western edge of the site, a slight negative effect is considered given the potential landscape impact.	-2	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide some mitigation, a neutral effect is therefore considered. Further mitigation may be provided by focussing development on the western edge of the site.	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
B) Protection and promotion of a quality built and historic environment	This site lies in an area of archaeological potential with the Historic Environment Record showing a concentration of prehistoric archaeological sites. The field to the south contains two substantial prehistoric or Romano-British enclosures, a slight negative and uncertain effect.	-1/?	If archaeological investigation and appropriate mitigation measures are considered, a neutral effect, although this remains uncertain as the impact will depend on the results of the investigation.	0/?
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures. Newton St Cyres has access to a bus and train service which could help reduce car travel and therefore carbon emissions. Given the potential issues around surface water run off but the benefit of a bus and train service on balance a slight positive effect is considered.	+1	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Given the mitigation of surface water a positive effect is considered as there is the benefit of a bus and train service.	+2
D) Safeguarding and minimising resource use	Development option is located on greenfield land. The site is located on Grade 2 very good quality agricultural land. Given the loss of very good quality agricultural land but the site is relatively small an overall negative effect is considered.	-2		-2
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting	No impact.	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
retail				
G) Meeting housing needs	Option provides for 64 new dwellings a contribution towards future housing need, a positive effect.	+2		+2
H) Ensuring community health and wellbeing	Newton St Cyres is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect.	0		0
I) Delivering the necessary infrastructure	The site has sufficient frontage to enable adequate visibility splays to be provided. Newton St Cyres Primary School only has limited capacity and would not have enough capacity to accommodate the number of pupils arising from this individual allocation. Q E Academy Trust however does have capacity to meet the requirements of this individual allocation. Overall a slight negative effect given the issues around primary school capacity.	-1	If a new primary school is provided for by another allocated site such as 'Court Orchard' this will mitigate any education impact a neutral effect is considered.	0

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Newton St Cyres. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the housing needs of Newton St Cyres.

Oakford

Land at Oakford, Oakford

Option

Land with a gross site area of 0.5 (ha) at Land west of Land at Oakford, Oakford is proposed for 5 dwellings.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	This site falls within the 'Upper farmed and wooded valley slopes' landscape character area. These areas are typified by having a steeply rolling landform, being a lush and fertile land which gives rise to extensive tracts of medium-scale fields of permanent pasture. The impact of development on this site would be low, due to the screening provided by the hedgerow and trees. Development on the site would only be visible from three dwellings. However as development could result in the loss of the hedgerows and trees which provide screening a slight negative effect is considered.	-1	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide some mitigation therefore a neutral effect is considered.	0
B) Protection and promotion of a quality built and historic environment	The site is located within the Oakford Conservation Area. This site lies on the edge of the historic core of Oakford and any development here has the potential to expose archaeological deposits associated with the early settlement here. Given the potential impact on the Conservation area and archaeology a negative and uncertain effect is considered.	-2/?	If the following aspects are considered by development a neutral effect is considered. • Design and layout which respects the character and the setting of the Conservation Area. • Archaeological investigation and appropriate mitigation measures. Although this remains uncertain as the impact on archaeology will	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			depend on the results of the investigation.	
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures. There are also unnamed watercourses flowing through the north of the site and through the north east of the site which gives and unknown impact on flooding. Oakford has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around surface water run off and the unnamed watercourses, but the benefit of a bus service on balance a neutral effect is considered.	0/?	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. A Flood Risk Assessment would be required to determine the impact of the watercourse, if any areas of flood risk were avoided a neutral effect would be considered. Given the mitigation of surface water run off a slight positive effect is considered as there is the benefit of a bus service. Some uncertainty remains as the impact of the unnamed watercourse is unknown.	+1/?
D) Safeguarding and minimising resource use	Development option is located on greenfield land. The site is located on Grade 3 good / moderate quality agricultural land, a slight negative effect as the site is relatively small.	-1		-1
E) Promoting economic 0growth and employment	No impact.	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 5 new dwellings a contribution towards future housing need, a slight positive effect.	+1		+1
H) Ensuring community health and wellbeing	Oakford does not meet the criteria checklist to be designated a village in the draft Local Plan which is based on the physical characteristics of the settlement and the availability of three essential services (educational facility, convenience store and transport service), overall a slight negative effect.	-1		-1
I) Delivering the necessary infrastructure	The local highway network consists of narrow roads having restrictive alignments. A single, central access would be required in order to achieve adequate visibility however the field is considerably higher than the road and this would cause problems in obtaining access. No immediate local school, development will increase the home to school transport costs as no schools are within a safe walking distance. Area is served by Bampton School. Given that an adequate access is difficult to achieve and poor education capacity, an overall negative effect is considered.	-2	Given the difficulties in topography restricting the access capabilities of the site with little mitigation measures possible and the lack of a nearby school a negative impact remains.	-2

Secondary/cumulative/synergistic effects:	Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Oakford. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing needs.

Sampford Peverell

Policy SP1: Former Tiverton Parkway Hotel, Sampford Peverell

Land with a gross site area of 0.45 (ha) at Former Tiverton Parkway Hotel, Sampford Peverell is proposed for 10 dwellings with 30% affordable housing and a doctor's surgery.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. There is a modern housing estate to the west and low density single plot dwellings to the east. The site is on higher land than to the south east, where the landform drops away, offering wider and longer views. The landform to the south west is steeper and shields the site from views from that direction. As there may be some landscape impact although mitigation is provided by existing development a slight negative effect is considered.	-1	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan also provide some mitigation therefore a neutral effect is considered.	0
B) Protection and promotion of a quality built and historic environment	No designations immediately around the site, however the Sampford Peverell Conservation Area lies a little distance to the west, though this is unlikely to be affected by development on this location. No anticipated impact upon any known heritage assets, an overall neutral effect.	0		0
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk. Groundwater flooding maps show a 0-25% chance of groundwater emergence within the site boundary. The site could contribute to surface water run off without appropriate mitigation measures. Evidence in the SFRA suggests that the site may also have some residual flood risk from the Grand Western Canal or Wimbleball Reservoir. Sampford Peverell has access to a bus and train service which could help reduce car travel and therefore	0	Based on recommendations provided by Devon County Council, groundwater monitoring is not required for this site, provided that necessary details are submitted with a drainage strategy. The policy requires the provision of a	+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	carbon emissions. Given the potential issues around flooding but the benefit of a bus and train service on balance a neutral effect is considered.		drainage strategy and sustainable urban drainage scheme to deal with all surface water from the development. Appropriate mitigation measures should be incorporated into the design of development to respond to the flood risk from the Grand Western Canal or Wimbleball Reservoir. Given the mitigation of flood risk a positive effect is considered as there is the benefit of a bus service.	
D) Safeguarding and minimising resource use	Development option is located on brownfield land which is considered to be a positive impact for resource use.	+2		+2
E) Promoting economic growth and employment	Though the site is vacant, the previous use of a hotel, and consented use, of a nursing home, would involve an element of employment. If the doctor's surgery could be accommodated on-site, this would ensure the site still retained an element of employment and a slight positive effect is considered.	+1	The policy requires the provision of a doctor's surgery, a slight positive effect is considered as the site previously involved an element of employment.	+1
F) Supporting retail	No impact.	0		0
G) Meeting	Option provides for 10 new dwellings with 30% affordable housing a	+1		+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
housing needs	contribution towards future housing need, a slight positive effect.			
H) Ensuring community health and wellbeing	Sampford Peverell is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect.	0	The policy provides for the provision of a doctor's surgery, overall a positive effect is considered.	+2
I) Delivering the necessary infrastructure	Access can be achieved and the site is a short distance from the existing bus service. The Mid Devon Community Infrastructure Evidence Report indicates that the primary school can accommodate additional pupils arising from this development without expansion. Given access to the site can be achieved and the capacity of the local schools overall a neutral effect is considered.	0		0

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Sampford Peverell. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing needs.

Higher Town, Sampford Peverell

Option

Land with a gross site area of 6 (ha) at Higher Town, Sampford Peverell is proposed for 60 dwellings.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. The overall rise above Turnpike is significant and there are far-reaching views to and from the site. If suitable access could be achieved, given the steep gradients, it is likely that a substantial length of hedgerow would need to be removed. Visually the character of the area is agricultural and divorced from the village, with only a few low density detached dwellings on the opposite side of Turnpike. Given the impact on the landscape but limited mitigation provided by existing development and potential loss of a substantial length of hedgerow a negative effect is considered.	-2	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide mitigation for both the impact on the landscape and the natural environment a neutral effect is considered.	0
B) Protection and promotion of a quality built and historic environment	The site is adjacent to Sampford Peverell Conservation Area to North East. The site occupies an area enclosed in the medieval period and archaeological remains associated with the earlier field system and archaeological remnants may be affected by development here. Given the potential impact on the Conservation Area and archaeology a negative and uncertain effect is considered.	-2/?	If the following aspects are considered by development a neutral effect is considered. • Design and layout which respects the character and the setting of the Conservation Area. • Archaeological investigation and appropriate mitigation measures. Although this remains uncertain as the impact on archaeology will depend on the results of the investigation.	0/?
C) Mitigating the effects of climate	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without	0	A policy requirement in the Local Plan seeks mitigation measures	+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
change	appropriate mitigation measures. Evidence in the SFRA suggests that the site may also have some residual flood risk from the Grand Western Canal or Wimbleball Reservoir. Sampford Peverell has access to a bus and train service which could help reduce car travel and therefore carbon emissions. Given the potential issues around surface water run off and flood risk but the benefit of a bus and train service on balance a neutral effect is considered.		through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Appropriate mitigation measures should be incorporated into the design of development to respond to the flood risk from the Grand Western Canal or Wimbleball Reservoir. Given the mitigation of surface water run off and flood risk a positive effect is considered as there is the benefit of a bus and train service.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land. The site is located on Grade 2 very good quality agricultural land. Given the loss of very good quality agricultural land but the relatively small site area an overall negative effect is considered.	-2		-2
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting	Option provides for 60 new dwellings a contribution towards future housing	+2		+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
housing needs	need, a positive effect.			
H) Ensuring community health and wellbeing	Sampford Peverell is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect.	0		0
I) Delivering the necessary infrastructure	The roads surrounding the site have no footpaths and the Turnpike is a dangerous road for pedestrians. Within the village, pedestrian and cycle links are good, with access to the Grand Western Canal and the cycle path connecting the train station to Tiverton and Willand. Access onto Turnpike would require substantial hedgerow and earth removal and the topography of the site may make suitable access unachievable. Adequate road access is achievable to the site however access from the minor roads would require frontage improvements including the removal of substantial length of hedgerow to ensure visibility displays. There is existing capacity in the local schools to accommodate development from this individual site. Given the difficulties identified to access to the site an overall slight negative and uncertain effect is considered.	-1/?	Given the issues around access and topography for which little mitigation can be provided and the uncertainty over whether access is achievable a slight negative and uncertain effect remains.	-1/?

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Sampford Peverell. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing needs.

Land off Whitnage Road, Sampford Peverell
Option

Land with a gross site area of 6 (ha) at Land off Whitnage Road, Sampford Peverell is proposed for 60 dwellings.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The canal is a Conservation Area and County Wildlife Site. The eastern part of the site falls within the 'Upper farmed and wooded valley slopes' landscape character area. These areas are typified by having a steeply rolling landform, being a lush and fertile land which gives rise to extensive tracts of medium-scale fields of permanent pasture. The western part of the site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. All parts of the site are well enclosed in the landscape, with no far-reaching views. The eastern part of the site is particularly low-lying as it leads down to the stream and canal. However as the eastern part is divorced from the settlement and could impact on the canal a negative effect overall is considered.	-2	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide mitigation and therefore a neutral effect is considered. Further mitigation could be provided by ensuring that development is focussed on the west of the site avoiding the eastern part of the site to avoid any impact on the canal and to ensure development is not divorced from the settlement.	0
B) Protection and promotion of a quality built and historic environment	The Grand Western Canal which is a Conservation Area runs along some of the north side of the site. The site lies in an area where prehistoric activity is demonstrated by findspots of stone tools. Given the potential impact on the canal and archaeology an overall negative and uncertain effect is considered.	-2/?	If the following aspects are considered by development a neutral effect is considered. • Design and layout which respects the character and the setting of the Conservation Area. • Archaeological investigation and appropriate mitigation measures.	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			Although this remains uncertain as the impact on archaeology will depend on the results of the investigation.	
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk. A stream follows the boundary of the fields within the site and a flood risk assessment may be required to determine any potential impact. The site could contribute to surface water run off without appropriate mitigation measures. Evidence in the SFRA suggests that the site may also have some residual flood risk from the Grand Western Canal or Wimbleball Reservoir. Sampford Peverell has access to a bus and train service which could help reduce car travel and therefore carbon emissions. Given the potential issues around flooding run off but the benefit of a bus and train service on balance a neutral effect is considered. This remains uncertain as the impact of the stream is unknown.	0/?	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Appropriate mitigation measures should be incorporated into the design of development to respond to the flood risk from the Grand Western Canal or Wimbleball Reservoir. This would include a buffer zone next to the Grand Western Canal for maintenance in the public domain. If a flood risk assessment is provided to assess the potential impact of the stream and mitigation provided or this is excluded from the site, a positive effect is considered as there is the benefit of a bus and train service.	+2/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			Although this remains uncertain as the impact of the stream is unknown.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land. There is a 0.2 ha (3% middle of east field) classified as contaminated land due to quarrying. The site is located on Grade 3 good / moderate quality agricultural land. Given the loss of good / moderate quality agricultural land and the contaminated land overall a significant negative effect is considered.	-3	If a site contamination assessment and remediation is undertaken some mitigation will be provided. The site is relatively small but is on Grade 3 agricultural land therefore a slight negative effect is considered.	-1
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 60 new dwellings a contribution towards future housing need, a positive effect.	+2		+2
H) Ensuring community health and wellbeing	Sampford Peverell is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect. The site is located adjacent to the A361 and could be subject to traffic noise, a slight negative effect.	-1		-1
I) Delivering the necessary infrastructure	Adequate road access is achievable but Whitnage Road would require widening over the site frontages. Within the village, pedestrian and cycle links are good, with access to the Grand Western Canal and the cycle path connecting the train station to Tiverton and Willand. There is existing	-1	If road widening over the site frontages is provided a neutral effect is considered.	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	capacity in the local schools to accommodate development from this individual site. Given an adequate site access is achievable but would require widening over the site frontages a slight negative effect is considered.			

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Sampford Peverell. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing needs.

Land at Mountain Oak Farm, Sampford Peverell

Option

Land with a gross site area of 9 (ha) at Land at Mountain Oak Farm, Sampford Peverell is proposed for 216 dwellings.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	Site runs up to edge of Grand Western Canal Country Park and Local Nature Reserve. The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. The site is separated from the village and therefore little mitigation is provided by existing development. A significant negative effect is considered overall as the development could impact on the canal and there could be a negative impact on landscape given the	-2	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide mitigation for both the impact on the landscape and the natural environment, however a slight negative effect is still	-1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	number of dwellings proposed and the lack of existing development to provide significant mitigation.		considered given the divorced nature of the site from the settlement and the potential landscape impact.	
B) Protection and promotion of a quality built and historic environment	This site occupies a substantial area in a landscape where prehistoric activity is recorded in the wider landscape. Development would impact upon the Canal Conservation Area if the whole site was developed, overall a negative and uncertain effect.	-2/?	If the following aspects are considered by development a neutral effect is considered. • Design and layout which respects the character and the setting of the Conservation Area. • Archaeological investigation and appropriate mitigation measures. Although this remains uncertain as the impact on the archaeology will depend on the results of the investigation.	0/?
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk. The site contains a pond and a number of streams which follow the field boundaries within the site, and a flood risk assessment may be required to determine any potential impact. The site could contribute to surface water run off without appropriate mitigation measures. Evidence in the SFRA suggests that the site may also have some residual flood risk from the Grand Western Canal or Wimbleball Reservoir. Sampford Peverell has access to a bus and	0/?	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Appropriate	+2/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	train service which could help reduce car travel and therefore carbon emissions. Given the potential issues around flooding but the benefit of a bus and train service on balance a neutral effect is considered. This remains uncertain as the impact of the stream is unknown.		mitigation measures should be incorporated into the design of development to respond to the flood risk from the Grand Western Canal or Wimbleball Reservoir. A buffer zone will be required adjacent to the Grand Western Canal to allow access for maintenance which should be within public open space and not within private gardens. If a flood risk assessment is undertaken to determine potential impacts of the pond and steams and mitigation is provided overall positive effect is considered as there is the benefit of the bus and train service. Although this remains uncertain as the impact of the pond and streams is unknown.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land. There is a 0.9 ha classified as contaminated land due to quarrying. The site is located on Grade 3 good / moderate quality agricultural land. Given the loss of good / moderate quality agricultural land, potential issues around contaminated land and Grade 3 agricultural land an overall significant negative effect is considered.	-3	If a site contamination assessment and remediation is undertaken some mitigation will be provided. The site is relatively small but is on Grade 3 agricultural land therefore	-1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			a slight negative effect is considered.	
E) Promoting economic growth and employment	There may be a slight positive impact for local construction firms and associated trades who would be able to undertaken contract work.	+1		+1
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 216 new dwellings a contribution towards future housing need, a significant positive effect. This level of housing provision could be out of scale with the settlement size of Sampford Peverell and may need to be reduced to reflect the housing demand and need within the village.	+3		+3
H) Ensuring community health and wellbeing	Sampford Peverell is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development. However given the scale of development this may impact on existing services and facilities, therefore a slight negative effect is considered.	-1		-1
I) Delivering the necessary infrastructure	The site could be accessed from Lower Town to the north of the link to the station, as the verge is again maintained in the verge schedules but not shown on Land charges plans, the existing access is suitable for a share surfaced cul-de-sac serving a maximum of 25 dwellings. The overall yield figure will be based upon what access can be formed to the east and a secondary access provided further to the west and an emergency access through the existing access. The site access is of limited width but would be acceptable as a shared surface serving a limited development. Visibility at the site access is inadequate for a 40 mph speed limit but the 30 mph limit	-2/?	If access is achievable a neutral effect is considered. An uncertain effect is still considered as the yield is dependent on what access can be formed. Policy S8 provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	would need to be extended. Street lighting would need to be provided on the C105. There are good links to Tiverton, the outlying villages, the train station and the canal, with a public footpath adjacent to the site, running along Grand Western Canal. Sampford Peverell Primary School only has limited capacity and would not have enough capacity to accommodate the number of pupils arising from this individual allocation. Cullompton Community College however does have capacity to meet the requirements of this individual allocation. Given that access can be achieved but the overall yield is dependent on what access can be formed and issues around educational capacity an overall negative and uncertain effect is considered.		and facilities although the impact remains uncertain given the limited capacity for the school to expand within the current site. Overall a neutral and uncertain effect is considered.	

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Sampford Peverell. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing needs.

Morrells Farm, Sampford Peverell

Option

Land with a gross site area of 30.9 (ha) at Morrells Farm, Sampford Peverell is proposed for a use of either 742 dwellings, 64,890 sqm commercial floor space or a mixed (and hence proportionately reduced) use of both.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. The site is not elevated or particularly prominent, but development of this large area outside of the village would significantly change the character of Sampford Peverell and its wider environment, a negative effect.	-2	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide some mitigation which will reduce the impact to a slight negative effect however as the site is so large, a wider landscape assessment would be needed if taken forward, as the landscape impact would vary across the site. Further mitigation could be provided by reducing the scale of the development, however it is likely that some impact will remain given the divorced nature of the site from the settlement.	-1
B) Protection and promotion of a quality built and historic environment	This site occupies a substantial area in a landscape where prehistoric activity is recorded in the wider landscape. The separation of the site from the main element of the village raises concerns about how well the final design could integrate the existing and the proposed development, overall a negative and uncertain effect.	-2	If archaeological investigation and mitigation is undertaken this would provide some mitigation. Although this remains uncertain as the impact will depend on the results of the investigation would still remain. Design or an appropriate masterplanning process could help provide some mitigation in integrating the development with the existing settlement however	-1/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			due to the divorced nature of the site with the main settlement a slight negative effect w	
C) Mitigating the effects of climate change	The majority of the site is located in flood zone 1 the lowest level of flood risk. The eastern edge of the site falls within flood zone 2 and 3. The site could contribute to surface water run off without appropriate mitigation measures. There are a number of unnamed streams and the Spratford Stream which have a potential to cause flood risk, therefore the flood risk from these streams are unknown. Sampford Peverell has access to a bus and train service which could help reduce car travel and therefore carbon emissions. Given the potential issues around flooding but the benefit of a bus and train service on balance a neutral effect is considered.	0/?	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. If development avoided areas in flood zone 2 and 3 a positive effect is considered given the benefit of the bus and train service. The flood risk impact from the unnamed watercourses through the site is unknown.	+2/?
D) Safeguarding and minimising resource use	Development option is located on greenfield land. The site is located on mainly Grade 3 good / moderate & some Grade 4 poor quality agricultural land in the eastern corner. Given the loss of good / moderate / poor quality agricultural land and the large scale of the site an overall negative effect is considered.	-2		-2
E) Promoting economic growth and	Option provides 64,890 sqm of commercial floorspace helping to diversify the economy, provide opportunities for local employees, reduce out-commuting and encourage inward investment, a positive effect.	+3		+3

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
employment	Development of this scale would be a boost to local construction firms and associated trades who would benefit from being able to undertake contract work on the site. There would therefore be some positive impact. Even if a lesser amount were allocated, the site still has the potential to meet a significant amount of the district's employment needs a significant positive effect.			
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 742 new dwellings a contribution towards future housing need, a significant positive effect. This level of housing provision could be out of scale with the settlement size of Sampford Peverell and may need to be reduced to reflect the housing demand and need within the village. It is possible the quantity of housing could be reduced in order to see some commercial development on the site. Even if this is done, this is a large enough site to provide a significant amount of the district's housing needs.	+3		+3
H) Ensuring community health and wellbeing	Sampford Peverell is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development. The site is divorced from the settlement which may affect community cohesion, the scale of the development may also impact community facilities and therefore a negative effect is considered.	-2	A smaller development size less than 100 dwellings would provide some mitigation however a slight negative impact would remain as the site is divorced from the settlement.	-1
I) Delivering the necessary infrastructure	Adequate accesses are achievable. Street lighting on existing roads would be required and the 30 mph speed limit would need to be extended. There is good access as the site is in relatively close proximity to Sampford Peverell, there is access to the train station, canal and a cycle path. Sampford Peverell Primary School only has limited capacity and would not have enough capacity to accommodate the number of pupils arising from this individual allocation. Cullompton Community College however does have	-2	If the road infrastructure required is provided for this would mitigate any impact on road infrastructure and access. A transport assessment may also be required to help mitigate any impact and therefore	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	capacity to meet the requirements of this individual allocation. The site may need to deliver a large amount of road infrastructure. Given the capacity limitations at the local school, and the level of road infrastructure required, a negative score is considered.		an uncertain effect is assumed given the reliance on further information. Policy S8 provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities although the impact remains uncertain given the limited capacity for the school to expand within the current site. Overall a neutral and uncertain effect is considered.	

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Sampford Peverell. A large site like this will take many years to be built out, and is likely to have an impact in the medium to long-term. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing and employment needs.

Morrells Farm adjacent the main road, Sampford Peverell Option

Land with a gross site area of 3 (ha) at Morrells Farm adjacent the main road, Sampford Peverell is proposed for 56 dwellings.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. The site is low-lying in the landscape, with no far-reaching views. Development would have a minimal landscape visual impact, a neutral effect. There is a network of hedges throughout the site, as well as a number of trees. The stream to the east may also act as a habitat. The barns adjacent to Chains Road may also act as a habitat for protected species, such as barn owls, which would be affected if demolition of the buildings was required. Given the potential impact on the wildlife a slight negative effect is considered.	-1	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide mitigation a neutral effect is therefore considered.	0
B) Protection and promotion of a quality built and historic environment	Two grade II listed buildings sit adjacent to the site, the Merriemead Hotel and the Morrells Farmhouse (3 Lower Town). The Sampford Peverell Conservation Area lies immediately adjacent to the north, and cuts across the eastern part of the site. It is considered likely that this development will have an impact on the grade II farmhouse which would have a detrimental impact on the significance character and appearance of the Conservation Area, particularly as the proposed access point requires the demolition of a stone frontage wall and a group of traditional farm buildings (all within the Conservation Area) a negative effect overall.	-2	Design and layout which respects the character and the setting of the Conservation Area and listed buildings would provide some mitigation, however given that access to the site would require the demolition of a stone frontage wall and a group of traditional farm buildings (all within the Conservation Area) a negative effect still remains.	-2
C) Mitigating	An ordinary watercourse is within the site /on the site boundary. The site is	-1/?	A policy requirement in the Local	+2/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
the effects of climate change	located mostly in flood zone 1, although 0.67ha along the eastern boundary is within flood zones 2 and 3 (where a stream runs parallel to the public right of way). Sampford Peverell has access to a bus and train service which could help reduce car travel and therefore carbon emissions. Given the potential issues around flooding but the benefit of a bus and train service on balance a slight negative effect is considered. This remains uncertain as the impact of the stream is unknown.		Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. If development avoided flood zone 3 and a flood risk assessment is undertaken in consultation with Devon County Council to determine the impact of the watercourse within the site this would provide further mitigation and positive effect is considered given the benefit of a bus and train service. Although this remains uncertain as the impact of the watercourse is unknown.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land. The site is located on Grade 3 good to medium quality agricultural land, as the site is relatively small a slight negative effect is considered.	-1		-1
E) Promoting economic growth and employment	No impact.	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 56 new dwellings a contribution towards future housing need, a positive effect.	+2		+2
H) Ensuring community health and wellbeing	Sampford Peverell is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect. Development of the site may require some loss of part of the adjacent pub beer garden which serves as a play area and recreational space, a slight negative effect given the loss of this undesignated recreational open space.	-1	The provision of or relocation of the loss of recreational space would mitigate any impact and therefore a neutral effect is considered.	0
I) Delivering the necessary infrastructure	Provision of suitable access to site may necessitate the demolition of the farm buildings and suitable footway/ cycleway/ secondary access provision to the east should be provided. A transport assessment will be necessary and should include impact on Halberton traffic calming. There is existing capacity in the local schools to accommodate development from this individual site. Given the difficulties identified to access to the site and the need for a transport assessment a slight negative and uncertain effect is considered.	-1/?	If provision of a suitable access and mitigation for the impact on Halberton is provided for a neutral effect is considered. The impact however remains uncertain as the impact on Halberton traffic and mitigation required is dependent on a transport assessment, overall a neutral and uncertain effect is considered.	0/?

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Sampford Peverell. Once completed the development will be permanent.

Spatial extent: (District wide / local)	This site option will help meet housing needs.

Sandford

Policy SA1: Fanny's Lane, Sandford

Land with a gross site area of 1.5 (ha) at Fanny's Lane, Sandford is proposed for 27 dwellings with 30% affordable housing.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. However, development of this site would have a minimal impact on the character of the landscape as it is contained by development and man-made interventions, a neutral effect.	0		0
B) Protection and promotion of a quality built and historic environment	The western boundary of the site abuts the curtilage of a listed building. The western part of the site also falls within Sandford Conservation Area and will impact views towards Sandford and the historic core around St Swithun's Church, overall a negative effect is considered.	-2	The policy requires a buffer strip of planting or open space to protect the setting of the listed Park House and Sandford Conservation area. It also requires careful design and landscaping to protect views towards Sandford and historic core around St Swithun's Church, therefore a neutral effect is considered.	0
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures. Sandford has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issue around surface water run off but the benefit of a bus service	0	A policy requirement in the Local Plan seeks the provision of a sustainable urban drainage scheme to deal with all surface water from the development. Given the	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	on balance a neutral effect is considered.		mitigation of surface water run off a slight positive effect is considered as there is the benefit of a bus service.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land, Grade 2 very good quality agricultural land. Given the relatively small scale of the site, a negative impact is considered.	-2		-2
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 27 new dwellings with 30% affordable housing, a contribution towards future housing need, a positive effect.	+2		+2
H) Ensuring community health and wellbeing	Sandford is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect.	0		0
I) Delivering the necessary infrastructure	Can be accessed off the new road into the estate recently granted planning permission. The Mid Devon Community Infrastructure Evidence Report indicates that primary and secondary school pupils can be accommodated without expansion. Overall neutral effect is considered.	0		0

Secondary/cumulative/synergistic effects:	No anticipated impact.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Sandford. Once completed the development will be permanent.

	Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Spatial extent: (District wide / local)	This site option will help meet housing needs.

Land at Sandford (West), Sandford
Option

Land with a gross site area of 1.5 (ha) at Land at Sandford (West), Sandford is proposed for 48 dwellings.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. The elevated position of the site means that any development here would be prominent within the local landscape. Some parts of the field are very elevated and offer panoramic views of the surrounding countryside. The main body of the village, though on rising land, is partly enclosed within a fold in the landscape. Development of this site would extend the village beyond that which could be contained within the landscape, therefore existing development provides little mitigation and would likely have a large impact as a result. Overall a negative impact is considered given the large landscape impact.	-2	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide mitigation. A slight negative effect remains given the prominent position of the site and potential impact on the landscape.	-1
B) Protection and promotion of a quality built and historic environment	The Sandford Conservation Area and a number of listed buildings lie a short distance to the south of the site (though not directly adjoining). The site lies in an area where no formal archaeological work has been undertaken, but in a prominent position within a landscape where prehistoric activity is recorded in the Historic Environment Record, overall a negative and uncertain effect.	-1/?	If archaeological investigation and mitigation is undertaken this would provide some mitigation. Although this remains uncertain as the impact will depend on the results of the investigation. Development should also consider the impact on	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			the setting of the Conservation Area and any listed buildings, overall a neutral effect is considered.	
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk. Groundwater flooding maps show a 25-50% chance of groundwater emergence within the site boundary. The site could contribute to surface water run off without appropriate mitigation measures. Sandford has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around surface water run off and groundwater flooding but the benefit of a bus service on balance a slight negative effect is considered.	-1	Any development should undertake a drainage strategy to determine the impact of the groundwater flooding. A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Given the mitigation of flood risk a slight positive effect is considered as there is the benefit of a bus service.	+1
D) Safeguarding and minimising resource use	Development option is located on greenfield land which is considered to be negative impact on resource use. The site is located on Grade 2 very good quality agricultural land, as the site is relatively small a negative effect is considered.	-2		-2
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
G) Meeting housing needs	Option provides for 48 new dwellings a contribution towards future housing need, a positive effect.	+2		+2
H) Ensuring community health and wellbeing	Sandford is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect.	0		0
I) Delivering the necessary infrastructure	The site lies to the north of village and can technically be accessed from Signpost Lane although this would require considerable earth moving as site lies approximately 2.0m above road. The site would also require road widening to accommodate footpath provision, given the road conflict with pedestrians the site is considered only suitable for a small cul-de sac as the only single point of access around the school. There is existing capacity in the local schools to accommodate development from this individual site. Given that access is achievable but would require considerable earth moving and the conflict with pedestrians a slight negative effect is considered.	-1	A smaller development would help mitigate any impact of traffic in conflict with pedestrians however as it would require considerable earth moving this may not be viable for a small development therefore a uncertain effect remains. Overall a neutral and uncertain effect is considered.	0/?

Secondary/cumulative/synergistic effects:	Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Sandford. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing needs.

Shillingford

Land off Bowdens Lane, Shillingford

Option

Land with a gross site area of 1.6 (ha) at Land off Bowdens Lane, Shillingford is proposed for 51 dwellings.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. The site would be visible from the hill ridge to the west, south and north east. The existing housing would provide some level of mitigation against any landscape impact that would arise. Given the relatively small scale of the site a neutral effect is considered.	0		0
B) Protection and promotion of a quality built and historic environment	No impact.	0		0
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures. Shillingford has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around surface water run off but the benefit of a bus service on balance a neutral effect is considered.	0	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Given the mitigation of surface water run off a slight positive effect is considered as there is the benefit of a bus	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			service.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land. The site is located on Grade 3 good / moderate quality agricultural land, as the site is relatively small a slight negative impact is considered.	-1		-1
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 51 new dwellings a contribution towards future housing need, a positive effect.	+2		+2
H) Ensuring community health and wellbeing	Shillingford does not meet the criteria checklist to be designated a village in the draft Local Plan which is based on the physical characteristics of the settlement and the availability of three essential services (educational facility, convenience store and transport service), overall a slight negative effect.	-1		-1
I) Delivering the necessary infrastructure	An adequate access is achievable from Bowdens Lane. No immediate local school, development will increase the home to school transport costs as no schools are within a safe walking distance. Area is served by Bampton School. Given an adequate site access is achievable but there are issues around education transport an overall slight negative effect is considered	-1	As there is no school in Shillingford a slight negative effect remains.	-1

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development of this site in combination with other development in the

	local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Shillingford. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing needs.

Silverton

Policy SI1: Land at Old Butterleigh Road, Silverton

Land with a gross site area of 0.35 (ha) at Land at Old Butterleigh Road is proposed for 8 dwellings with 30% affordable housing.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	This site falls within the 'Upper farmed and wooded valley slopes' landscape character area. This site is currently use for agricultural purposes and is largely flat. As the site is well contained and landscape impacts are unlikely a neutral effect is considered.	0		0
B) Protection and promotion of a quality built and historic environment	The site is adjacent to the Silverton Conservation Area, a slight negative effect.	-1	The policy requires design and layout to respect the character of the Conservation Area, a neutral effect overall.	0
C) Mitigating the effects of climate change	A river runs to the eastern side of the site, and a small proportion of the eastern field falls within the flood zones 2 and 3. The remaining area of the site is located in flood zone 1 the lowest level of flood risk. The site could contribute to surface water run off without appropriate mitigation measures, overall a negative effect. Silverton has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around flooding but the benefit of a bus service on	-1	A policy requirement in the Local Plan seeks the provision of a sustainable urban drainage scheme to deal with all surface water from the development. The policy also requires no development on the floodplain to the east of the site.	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	balance a slight negative effect is considered.		Given the mitigation of flood risk a slight positive effect is considered as there is the benefit of a bus service.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land. The majority of the site is on Grade 3 good /moderate agricultural land. The southern section of the site is located on Grade 2 very good quality agricultural land. Overall a negative effect is considered given the inclusion of grade 2 agricultural land within the site.	-2		-2
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 8 new dwellings with 30% affordable housing a contribution towards future housing need, a slight positive effect.	+1		+1
H) Ensuring community health and wellbeing	Silverton is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect.	0		0
I) Delivering the necessary infrastructure	An adequate access to both sites is achievable however the highway would require widening across the site frontages and frontage footways would need to be provided, a slight negative effect. The Mid Devon Community Infrastructure Evidence Report indicates that as the level of development is small it is anticipated that the local schools will be able to accommodate the small number of pupils likely to be generated by this development with appropriate contributions from developers. Given an adequate site access is achievable but would require widening and the need for developer contributions to accommodate the number of pupils generated a negative is	-2	The policy requires widening of carriageway over site frontage and provision of grass verge. Policy S8 provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	considered.		and facilities. Overall a neutral effect.	

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Silverton. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing needs.

Livinghayes Road, Silverton

Land with a gross site area of 0.5 (ha) at Livinghayes Road, Silverton is proposed for 8 dwellings with 30% affordable housing. Following the Local Plan Review Options Consultation 2014 the site area was redrawn to be reconsidered by the SHLAA panel. The appraisal below refers to the amended site area.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	This site falls within the 'Upper farmed and wooded valley slopes' landscape character area. These areas are typified by having a steeply rolling landform, being a lush and fertile land which gives rise to extensive tracts of medium-scale fields of permanent pasture. As the site is well contained and landscape impacts are unlikely a neutral effect is considered.	0		0
B) Protection and promotion of	No impact.	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
a quality built and historic environment				
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk. The site could contribute to surface water run off without appropriate mitigation measures. Heal-eye stream flows along the east boundary of the site, the impact of which is not yet known. Silverton has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issue around surface water run off and flooding but the benefit of a bus service on balance a slight negative effect is considered.	-1/?	A policy requirement in the Local Plan seeks the provision of a sustainable urban drainage scheme to deal with all surface water from the development. A Flood Risk Assessment would be required to determine the impact of the Hele-eye stream. If development avoided areas of flood risk this would mitigate any impact. Given the mitigation of surface water run off and flooding a slight positive effect is considered as there is the benefit of a bus service. Uncertainty remains as the impact of the unnamed watercourse is not yet known.	+1/?
D) Safeguarding and minimising resource use	Development option is located on greenfield land. The site is located on Grade 3 good / moderate quality agricultural land. Given the loss of good /moderate quality agricultural land but the small size of the site an overall slight negative effect is considered.	-1		-1
E) Promoting	No impact.	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
economic growth and employment				
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 8 new dwellings with 30% affordable housing a contribution towards future housing need, a slight positive effect.	+1		+1
H) Ensuring community health and wellbeing	Silverton is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect.	0		0
I) Delivering the necessary infrastructure	Access to Livinghayes Road site is limited as the site is located off a private road which is narrow and doesn't have footways. Refuse lorries do not currently use the lane, which is developed would result in an unacceptable arrangement for future resident who would need to deposit their refuse on collection says at the junction with Coach Road. The Mid Devon Community Infrastructure Evidence Report indicates that as the level of development is small it is anticipated that the local schools will be able to accommodate the small number of pupils likely to be generated by this development with appropriate contributions from developers. Given access difficulties and the need for development contributions for the number of pupils generated a significant negative effect is considered.	-3	Policy S8 provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities which will help provide for the number of pupils generated by the development. However a negative effect remains due to the access difficulties of the site.	-2

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years),	Within the short term, construction traffic associated with the development will

Medium (6-15 years) Long (15+ years)	increase traffic within Silverton. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing needs.

Glebe, Silverton
Option

Land with a gross site area of 1.08 (ha) at Glebe, Silverton is proposed for 35 dwellings.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	This site falls within the 'Upper farmed and wooded valley slopes' landscape character area. These areas are typified by having a steeply rolling landform, being a lush and fertile land which gives rise to extensive tracts of medium-scale fields of permanent pasture. The site is largely flat, but does offer some views to the south, which will be impacted, although the site will be partly shielded by the hedges and trees. Views from the north are limited to the buildings immediately adjacent. Given the relatively small scale of the site and existing development providing some mitigation a neutral effect is considered.	0		0
B) Protection and promotion of a quality built and historic environment	The proposed development site lies on the edge of the historic core of the village and in an area where the mid-19th century Tithe Map shows a concentration of buildings that have largely disappeared by the late 19th century. The site is adjacent to the Silverton Conservation Area, overall a negative and uncertain effect is considered.	-2/?	Archaeological investigation and mitigation, and design which respects the Conservation Area and its setting will minimise any impact and therefore a neutral effect is considered. Although this remains uncertain as the impact on archaeology will depend on the results of the investigation	0/?
C) Mitigating	The site is located in flood zone 1 the lowest level of flood risk, a neutral	-1/?	A policy requirement in the Local	+1/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
the effects of climate change	effect. The site could contribute to surface water run off without appropriate mitigation measures. There is also an unnamed watercourse to the south west of the site, the impact of which is not yet known. Silverton has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around surface water run off and flooding but the benefit of a bus service on balance a slight negative effect and uncertain is considered.		Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. A Flood Risk Assessment would be required to determine the impact of the unnamed watercourses. If development avoided areas of flood risk this would mitigate any impact. Given the mitigation of surface water run off and flooding a slight positive effect is considered as there is the benefit of a bus service. Uncertainty remains as the impact of the unnamed watercourse is not yet known.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land. 0.162 ha (15% South) of the site is located on Grade 1 excellent quality agricultural land, 0.03 ha (3% South) is located on Grade 2 very good quality agricultural land and 0.86 ha (81% north) is located on Grade 3 good / moderate agricultural land. Given the relatively small size of the site but the loss of excellent / very good / good /moderate quality agricultural land an overall negative effect is	-2		-2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	considered.			
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 35 new dwellings a contribution towards future housing need, a positive effect.	+2		+2
H) Ensuring community health and wellbeing	Silverton is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect.	0		0
I) Delivering the necessary infrastructure	An adequate access is achievable from the unclassified road fronting the north west of the site. The unclassified road fronting the north east of the site is subject only to the national speed limit and the provision of adequate visibility would be likely to be problematic. Silverton Primary School only has limited capacity and would not have enough capacity to accommodate the number of pupils arising from this individual allocation. Given an adequate site access is achievable but visibility would be problematic and the potential issues around education capacity an overall negative effect is considered.	-2	If adequate visibility is provided this would mitigate access issues however an uncertain effect remains as this may be problematic**.** Policy S8 provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities although the impact remains uncertain given the current overcapacity of the school and the scale of the development proposed. If mitigation is provided	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			a neutral effect is considered however this remains uncertain.	

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Silverton. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing needs.

The Garage, Silverton

Option

Land with a gross site area of 0.11 (ha) at The Garage, Silverton is proposed for 5 dwellings.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	This site falls within the 'River valley slopes and coombes' landscape character area. This area typically falls within the River Exe valley and often has steep, wooded sides and a strong sense of enclosure within a lush valley landscape. The site is shielded by high hedges and trees along the lane, and with few opportunities for views into and out of the site. However as development may result in the loss of the high hedges and trees which shield the site a slight negative effect is considered.	-1	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide mitigation therefore a neutral effect is considered.	0
B) Protection and	The site is within the Silverton Conservation Area yet is divorced from the main body of the village, overall a negative effect is considered.	-2	Design which respects the Conservation Area and its setting	-1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
promotion of a quality built and historic environment			would mitigate any impact on the Conservation Area, however a slight negative effect remains as the site is divorced from the main body of the village.	
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures. Silverton has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around surface water run off but the benefit of a bus service on balance a neutral effect is considered.	0	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Given the mitigation of surface water run off a slight positive effect is considered as there is the benefit of a bus service.	+1
D) Safeguarding and minimising resource use	The site is located on brownfield land, a positive effect.	+2		+2
E) Promoting economic growth and employment	Planning permission from 1983 is for storage, parking and maintenance. There will be a loss of some employment land if this site is developed for housing, a negative effect.	-2	The relocation of the employment element or provision of employment onsite would mitigate any impact. This would result in a neutral effect.	0
F) Supporting retail	No impact.	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
G) Meeting housing needs	Option provides for 5 new dwellings a contribution towards future housing need, a slight positive effect.	+1		+1
H) Ensuring community health and wellbeing	Silverton is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development. There is no footpath between the site and the village which would result in increased conflict between pedestrians and vehicles giving rise to safety concerns, overall a slight negative effect.	-1	If a footpath was provided this could provide mitigation and would result in a neutral effect.	0
I) Delivering the necessary infrastructure	Access from Newcourt Road where an adequate site access is achievable if located to maximise visibility. Silverton Primary School only has limited capacity and would not have enough capacity to accommodate the number of pupils arising from this individual allocation. Given an adequate site access is achievable but potential educational impact a slight negative effect is considered.	-1	Access to be provided at Newcourt Road, a neutral effect. Mid Devon Community Infrastructure Evidence Report indicates that it is considered that two sites of 8 dwellings can be accommodated with appropriate contributions from developers therefore it is considered that this site as an individual smaller site could be accommodated. Policy S8 provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities. Overall a neutral effect.	0

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact

	upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Silverton. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing needs.

East of Hederman Close, Silverton

Option

Land with a gross site area of 1.86 (ha) at East of Hederman Close, Silverton is proposed for 60 dwellings.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	This site falls within the 'Upper farmed and wooded valley slopes' landscape character area. These areas are typified by having a steeply rolling landform, being a lush and fertile land which gives rise to extensive tracts of medium scale fields of permanent pasture. The site can be viewed from the wooded hillside to the south west, but it appears an inaccessible viewpoint. Views to the north are shielded by elevated fields. The housing along the western boundary is visible from the east and would provide a level of mitigation, overall a neutral effect.	0		0
B) Protection and promotion of a quality built and historic environment	This site lies within a landscape where there is a concentration of prehistoric activity. While no sites are recorded within the area under consideration it is possible that evidence of prehistoric activity may be present here, a slight negative effect.	-1	If archaeological investigation and mitigation is undertaken a neutral effect is considered.	0
C) Mitigating the effects of climate	The site is located in flood zone 1 the lowest level of flood risk. The Heal-eye Stream runs along the western boundary of the site, and a flood risk assessment would need to be required to determine any potential impacts	-1/?	A policy requirement in the Local Plan seeks mitigation measures	+1/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
change	of developing the site. The site could contribute to surface water run off without appropriate mitigation measures. Silverton has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around flooding but the benefit of a bus service on balance a slight negative effect is considered. This remains uncertain as the impact of the stream is unknown.		through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. If a flood risk assessment is also undertaken to determine the impact of the Heal-eye Stream a slight positive effect is considered given the benefit of a bus service. Although an uncertain effect remains as the impact of the Heal-eye Stream is unknown.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land. 0.82ha (south east) is located on Grade 1 Excellent quality agricultural land, 0.04ha (north east) Grade 2 very good quality agricultural land and 1 ha (west) Grade 3 good / moderate quality agricultural land. Given the loss of Excellent / very good /good / moderate quality agricultural land but the small size of the site an overall negative effect is considered.	-2		-2
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 60 new dwellings a contribution towards future housing need, a positive effect.	+2		+2
H) Ensuring community	Silverton is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
health and wellbeing	level of development, a neutral effect.			
I) Delivering the necessary infrastructure	A suitable junction can be formed to the site however there is a need to widen the road C811 (road along northern boundary) at the point of access. An adequate footway network back to village centre is also required. Silverton Primary School only has limited capacity and would not have enough capacity to accommodate the number of pupils arising from this individual allocation. Given an adequate site access is achievable but works will need to be made to provide access and issues around education capacity negative effect is considered.	-2	Widening of the road C811 along the northern boundary would mitigate any issues around access. Policy S8 provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities although the impact remains uncertain given the current overcapacity of the school and the scale of the development proposed. If mitigation is provided a neutral effect is considered however this remains uncertain.	0/?

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Silverton. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing needs.

Thorverton

Policy TH1: South of Broadlands, Thorverton

Land with a gross site area of 0.7 (ha) at South of Broadlands, Thorverton is proposed for 12 dwellings with 30% affordable housing. This site was previously named 'Thorverton Glebe and Paddocks' in the SHLAA Report, and is now only the eastern portion.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. The site is partially screened by the topography of the land adjacent to the east, known as Peter's Hill. There are distant views of the site from the west, but this could be limited through the use of screening. The site itself is fairly level and there would be limited visual impact on the character of Thorverton. As there are distant views of the site from the west a slight negative effect is considered.	-1	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide mitigation and a neutral effect is considered.	0
B) Protection and promotion of a quality built and historic environment	This site lies just to the north of a large probably prehistoric enclosure site, a slight negative and uncertain effect.	-1/?	The policy requires archaeological investigation and appropriate mitigation, overall a neutral effect although this remains uncertain as the impact will depend on the results of the investigation.	0/?
C) Mitigating the effects of climate change	Part of the site (south eastern) is within Zone 3 Source Protection Zone. The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures. The site has been considerably reduced since the options consultation and now covers only the area on the western side of the road. Part of the updated site area remains within the Source Protection Zone. Thorverton has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around flooding but the benefit of a bus service on balance a slight negative effect is	-1	A policy requirement in the Local Plan seeks the provision of a sustainable urban drainage scheme to deal with all surface water from the development. As the site is within a Source Protection Zone, appropriate forms of sustainable urban drainage should be used, overall a neutral effect.	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	considered.			
D) Safeguarding and minimising resource use	Development option is located on greenfield land. The site is located on Grade 1 excellent quality agricultural land. As the site is small scale but is on excellent quality agricultural land a negative impact is considered.	-2		-2
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 12 new dwellings with 30% affordable a contribution towards future housing need, a slight positive effect.	+1		+1
H) Ensuring community health and wellbeing	Thorverton is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect.	0	The policy requires road widening and provision of a footpath along the site frontage which in this case will be beneficial for the wider community as well as the development, overall a slight positive effect is considered.	+1
I) Delivering the necessary infrastructure	Access is achievable but would require road widening and footway link. The Mid Devon Community Infrastructure Evidence Report indicates that the local secondary school has capacity however Thorverton primary school is at overcapacity. The school is popular and has historically admitted pupils from outside its catchment area. Despite the forecast showing the school to be overcapacity, it is likely that children within the small development will be able to secure a place at the school but developer contributions will be required. Given the need for road widening and footway link and the	-2	The policy requires road widening and provision of footpath along site frontage extending northwards to connect with the existing network at the entrance to the Broadlands estate. Policy S8	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	requirement for developer contributions a negative effect is considered.		provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities. Overall a neutral effect is considered.	

Secondary/cumulative/synergistic effects:	Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Thorverton. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing needs.

Uffculme

Land adjoining Poynings, Uffculme

Option

Land with a gross site area of 2.8 (ha) at Land adjoining Poynings, Uffculme is proposed for 35 dwellings.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	There are a number of mature trees on the site which should be retained. This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. There are views	-3	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide mitigation for both	-1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	of the site from the east, and the landscape is punctuated by mature trees. Developing the site would impact on the landscape character of the area, particularly given its position on elevated land and distinct rural character. Existing development provides limited mitigation. Therefore given the potentially large landscape impact and loss of mature trees a significant negative effect is considered.		the impact on the landscape and the natural environment. However given the prominent position of the site a slight negative effect is likely to remain.	
B) Protection and promotion of a quality built and historic environment	Site is located close to Uffculme Conservation Area (to the south east), a slight negative effect.	-1	Design which respects the Conservation Area and its setting will mitigate any impact, a neutral effect.	0
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures. Uffculme has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around surface water run off but the benefit of a bus service on balance a neutral effect is considered.	0	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Given the mitigation of surface water run off a slight positive effect is considered as there is the benefit of a bus service.	+1
D) Safeguarding and minimising resource use	The site adjoins, but is not within a Minerals Consultation Zone. Development option is located on greenfield land. The site is located on Grade 3 good / moderate quality agricultural land. Given the loss of good / moderate quality agricultural land but the relatively small scale of the site an overall slight negative effect is considered.	-1		-1
E) Promoting economic	No impact.	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
growth and employment				
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 35 new dwellings a contribution towards future housing need, a positive effect.	+2		+2
H) Ensuring community health and wellbeing	Uffculme is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect.	0		0
I) Delivering the necessary infrastructure	An adequate site access is achievable as access to the site is good, with good visibility, although it is located on a bend and just before the 30mph two lane road into the village. Chapel Hill which provides the route to the centre of Uffculme is narrow and lacks footways. There is an alternative pedestrian route, via Uffculme Footpath 46 and highland terrace, but this is a longer route. There is existing capacity in the local schools to accommodate development from this individual site. Given an adequate site access is achievable and educational capacity a neutral effect is considered.	0		0

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Uffculme. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing needs.

Land adjacent Sunnydene, Uffculme

Option

Land with a gross site area of 0.6 (ha) at Land adjacent Sunnydene, Uffculme is proposed for 10 dwellings.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. The site is slightly elevated but would not be overly dominant in the village context as neighbouring properties are set back from the site. Given the small scale of the site and the mitigation provided by neighbouring development a neutral effect is considered.	0		0
B) Protection and promotion of a quality built and historic environment	The site is located adjacent to the Uffculme Conservation Area, which is to the south east of the site, a slight negative effect.	-1	Design which respects the Conservation Area and its setting will mitigate any impact, a neutral effect.	0
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures. Uffculme has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around surface water run off but the benefit of a bus service on balance a neutral effect is considered.	0	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Given the mitigation of surface water run off a slight positive effect is considered as there is the benefit of a bus service.	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
D) Safeguarding and minimising resource use	Development option is located on greenfield land. The site is located on Grade 3 good / moderate quality agricultural land, a slight negative effect as the site is relatively small.	-1		-1
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 10 new dwellings a contribution towards future housing need, a slight positive effect.	+1		+1
H) Ensuring community health and wellbeing	Uffculme is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect. If access was to be provided on the western edge of the site this would impact on the allotments, a slight negative effect overall.	-1	The impact on the allotments is dependent on whether or not the access would be required on the western edge of the site, therefore an uncertain effect is considered.	?
I) Delivering the necessary infrastructure	There is poor access to the site being located on a bend of a very narrow lane and Uffculme Road is subject to the national speed limit. If alternative access were required on the western edge of the site, development would impact on the adjacent allotments. There is existing capacity in the local schools to accommodate development from this individual site. As van adequate site access is difficult to achieve an overall slight negative effect is considered.	-1	However as there is poor access located on the bend of a very narrow lane and Uffculme Road is subject to the national speed limit and if access were required on the western edge this would impact on the adjacent allotments a slight negative impact will remain.	-1

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Uffculme. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing needs.

Land off Chapel Hill, Uffculme

Option

Land with a gross site area of 2 (ha) at Land off Chapel Hill, Uffculme is proposed for 64 dwellings.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. The village of Uffculme is surrounded by hills on all sides, and the site would be visible from a number of the surrounding ridgelines. Hedges to the east and north of the site provide some screening; views into the site are predominantly from the south. The site is surrounded by existing development therefore landscape impact will be limited. A slight negative effect overall is considered given the potential loss of hedgerows which currently screen the site to the north and east.	-1	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide mitigation therefore a neutral effect is considered.	0
B) Protection and promotion of a quality built and historic	It is not anticipated that the development of this area will have an archaeological impact. The site lies on the northern edge of the Uffculme Conservation Area and in close proximity to two listed buildings – The Mount and the Baptist Chapel, negative effect overall.	-2	Good design which respects the Conservation Area and listed buildings and their settings would mitigate any impact, a neutral effect.	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
environment				
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures. Uffculme has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around surface water run off but the benefit of a bus service on balance a neutral effect is considered.	0	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Given the mitigation of surface water run off a slight positive effect is considered as there is the benefit of a bus service.	+1
D) Safeguarding and minimising resource use	Development option is located on greenfield land. The site is located on Grade 3 good / moderate quality agricultural land; given the relatively small size of the site a slight negative impact is considered.	-1		-1
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 64 new dwellings a contribution towards future housing need, a positive effect.	+2		+2
H) Ensuring community health and wellbeing	Uffculme is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect.	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
I) Delivering the necessary infrastructure	Adequate access can be achieved off Chapel Hill but there will need to be a suitable pedestrian footway over the frontage. Preference is for access to be taken from Highland Terrace but would require third party land. Level differences may constrain opportunities to access the site and the junctions at either end of Chapel Hill with High Street and with B3181 give cause for concerns and have limited opportunities for improvement, a slight negative effect. There is existing capacity in the local schools to accommodate development from this individual site. Given the difficulties with access a slight negative effect is considered.	-1	If adequate access is provided off Chapel Hill and a suitable pedestrian footway is provided for a neutral effect is considered. However given the concerns the junctions with limited opportunities for improvement, overall a neutral and uncertain effect is considered.	0/?

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Uffculme. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing needs.

Land off Ashley Close, Uffculme

Option

Land with a gross site area of 1.18 (ha) at Land off Ashley Close, Uffculme is proposed for 20 dwellings. For reference this site was named ‘Pinksborough Close’ in the 2013 SHLAA Report.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. The site is steeply sloping and is visible within the wider landscape, however existing development will provide some mitigation a slight negative effect overall.	-1	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide mitigation therefore a neutral effect is considered.	0
B) Protection and promotion of a quality built and historic environment	No impact.	0		0
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures. Uffculme has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around surface water run off but the benefit of a bus service on balance a neutral effect is considered.	0	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Given the mitigation of surface water run off a slight positive effect is considered as there is the benefit of a bus service.	+1
D) Safeguarding and minimising resource use	Within Hillhead Quarry mineral safeguarding area. Development option is located on greenfield land. The site is located on Grade 3 good / moderate quality agricultural land. As the site is relatively small but is within the Hillhead Quarry Safeguarding Zone and on Grade 3 agricultural land an overall negative effect is considered.	-2	Development will need to comply with policies in the Devon Minerals Local Plan, this will mitigate some impact however as the site is on Grade 3 agricultural land a slight negative effect remains. There is also some uncertainty as the	-1/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			impact of development on the minerals safeguarding area at this stage is unknown.	
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 20 new dwellings a contribution towards future housing need, a slight positive effect.	+2		+2
H) Ensuring community health and wellbeing	Uffculme is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect.	0		0
I) Delivering the necessary infrastructure	Access may be possible through Bellevue to the south although access would have to be via third party land which is currently subject to a planning application. There is existing capacity in the local schools to accommodate development from this individual site. Given an adequate site access is achievable but requires third party land an overall slight negative effect and uncertain effect is considered.	-1/?	If access is achieved a neutral effect is considered however this remains uncertain and it requires third party land.	0/?

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Uffculme. Once completed the development will be permanent.

Spatial extent: (District wide / local)	This site option will help meet housing needs.

Hill Head Quarry, Uffculme (commercial)

Option

Land with a gross site area of 7.9 (ha) at Hill Head Quarry, Uffculme is proposed for 31,600 sqm of B2 commercial floorspace.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. The site lies some 500m from Uffculme and therefore does not benefit from the backdrop of development to provide mitigation over landscape impact, a slight negative effect. It is also adjacent to a small area of unconfirmed wildlife interest, overall a negative and uncertain effect.	-2/?	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide mitigation therefore a neutral effect is considered, although this remains uncertain the area of wildlife interest in unconfirmed.	0/?
B) Protection and promotion of a quality built and historic environment	There is a listed building to the south west of the site, however it is not adjoining. It is unlikely that the listed building will be significantly affected by the site, overall a neutral effect. The site is within an area where prehistoric activity is recorded. Any undisturbed areas of this site have the potential to contain archaeological or artefactual deposits. The site is also considerably divorced from the settlement. Overall a negative and uncertain effect is considered.	-2/?	If archaeological investigation and mitigation is undertaken this would improve the impact score although this remains uncertain as the impact will depend on the results of the investigation. However a slight negative effect remains given the location of the site which is considerably divorced from the settlement.	-1/?
C) Mitigating the effects of	The site is located in flood zone 1 the lowest level of flood risk a neutral effect. The site could contribute to surface water run off without	-3	A policy requirement in the Local Plan seeks mitigation measures	-1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
climate change	appropriate mitigation measures. Groundwater flooding maps show a 50-75% chance of groundwater emergence within the site boundary. Uffculme has access to a bus service which could help reduce car travel and therefore carbon emissions, however this benefit is limited as the site falls outside of the settlement boundary approximately 500m away with no pedestrian or cycle links. Given the potential issues around flooding, surface water run off and the limited benefit of a bus service on balance a significant negative effect is considered.		through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Any development should undertake a drainage strategy to mitigate the impact of the groundwater flooding. Given the mitigation of flooding and surface water run off but the limited benefit of a bus service a slight negative effect remains.	
D) Safeguarding and minimising resource use	The site lies within an area with planning permission for mineral working, and within the Hillhead Mineral Consultation Area. The site still has a potential mineral reserve – unless it can be demonstrated that this is not viable to extract. Devon County Council object to sterilisation of the reserve which would be contrary to Policy MP13 of the Minerals Local Plan. The site is located on Grade 3 good / moderate quality agricultural land. As the site is relatively small but is within the Hillhead Quarry Safeguarding Zone, still has potential mineral reserve and on Grade 3 agricultural land an overall significant negative effect is considered although this remains uncertain as there is potential that the site is unviable to extract.	-3/?	As development of this site would be contrary to Policy MP13 of the Minerals Local Plan and the site is Grade 3 agricultural land, no mitigation can be provided at this stage unless it can be demonstrated that the site in unviable to extract, as this is unknown a significant negative and uncertain effect is still considered.	-3/?
E) Promoting economic growth and employment	The site provides for 31,600 sqm of commercial floorspace a significant positive impact.	+3		+3

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	No impact.	+2		+2
H) Ensuring community health and wellbeing	Uffculme is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect. However given the location of the development approximately 500m away from the settlement edge, a slight negative effect is considered.	-1		-1
I) Delivering the necessary infrastructure	The roads serving the land are generally 5m in width and may require widening to meet current standards nominally 6.0 -7.3m carriageway width to cater for the potential increase in HGV traffic generated by general use class allocation. Any application should be supported by a Full Transport assessment and travel plan. Any proposal will need to consider impacts at its junctions with A38, waterloo cross junction 27 of the M5. There are no pedestrian and cycle links. Overall a negative and uncertain effect is considered.	-2/?	If the transport assessment and travel plan show that this development is acceptable then a neutral effect is considered however this remains uncertain as at this stage this is unknown.	0/?

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Uffculme. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet employment needs.

Land west of Uffculme, Uffculme
Option

Land with a gross site area of 2.3 (ha) at Uffculme is proposed for 32 dwellings. Following the Local Plan Review Options Consultation 2014 the site area was redrawn to be reconsidered by the SHLAA panel. The appraisal below refers to the amended site area.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site is within the 'Lowland plains' landscape character area. This area is characterised by having an open, low lying flat agricultural landscape. The fields to the north of the B3340 are partially screened from views by the existing field boundaries. The southern field is more open, and offers wider and more distant views to the south, therefore potential landscape impacts. A large number of protected trees adjoin the site on the eastern boundary. As there are distant views to the south and a number of protected trees adjoining the site overall a negative impact is considered.	-2	The policy requires the mitigation of any biodiversity impact including protection of trees. Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide mitigation for both the impact on the landscape and the natural environment a neutral effect is considered.	0
B) Protection and promotion of a quality built and historic environment	This site occupies a substantial area where prehistoric activity is recorded in the wider landscape. The site is located opposite from the boundary of Bridwell Park, a nationally important grade I listed historic park and garden. Development at this site would extend the pattern of the village in a linear fashion along the B3440. An appeal was dismissed in 2007 in Uffculme on the basis that the woodland to the east of this site provides and important and attractive feature defining the end of the village and functioning as an appropriate settlement boundary; given this decision a negative effect is considered. Uncertainty is also considered as the impact on the prehistoric activity is unknown. Overall a significant negative effect is considered given the conclusion of the appeal decision and potential impact on the area of prehistoric activity.	-3/?	If the policy requires archaeological investigation and appropriate mitigation and protection of Bridwell Park this would provide some mitigation. However given the appeal decision and relevance to this particular site a negative effect remains. An uncertain effect is still considered given the impact on the prehistoric activity is unknown.	-2/?
C) Mitigating the effects of	The original site are included some flood zone 2 and 3 with the majority of the site located in flood zone 1 the lowest level of flood risk. The revised site	-1	The site area was redrawn to exclude areas in flood zone 2 and	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
climate change	boundary excludes all of flood zone 3 with only 1% of the site remaining in flood zone 2. The site could contribute to surface water run off without appropriate mitigation measures, a negative effect overall. Uffculme has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around flooding but the benefit of a bus service on balance a slight negative effect is considered.		3. A policy requirement in the Local Plan seeks the provision of a sustainable urban drainage scheme to deal with all surface water from the development. Given the mitigation of flood risk a slight positive effect is considered as there is the benefit of a bus service.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land. The site is located on Grade 3 and 4 agricultural land and is relatively small therefore an overall a slight negative impact.	-1		-1
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 32 new dwellings with 30% affordable housing. A contribution towards future housing need, a positive effect.	+2		+2
H) Ensuring community health and wellbeing	Uffculme is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect. The location of this site would result in long walking distances to the village facilities. The distance of this particular site to the primary school is approximately 1 mile which could restrict young children walking to school a slight negative effect is considered.	-1		-1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
I) Delivering the necessary infrastructure	Site access is achievable subject to any development requiring the extension of the 30 mph limit. The footway at Culm Valley Way would need to be extended to the site. The Mid Devon Community Infrastructure Evidence Report indicates that the primary school can accommodate additional pupils arising from this development without expansion. Given an adequate site access is achievable but the need for footways an overall slight negative effect is considered.	-1	The extension of the footpath along the site frontage to link to the existing network would provide mitigation. Overall a neutral effect is considered.	0

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Uffculme. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help provide housing in Uffculme.

Willand

Policy WI1: Land east of M5, Willand

Land with a gross site area of 4.2 (ha) at land east of M5, Willand is proposed for 42 dwellings with 30% affordable housing. This site now also incorporates part of the site called 'West of B3181' allocated in the AIDPD, the remainder of which is proposed to be deleted. For reference, the allocated site 'West of B3181' was known as 'Land adjacent to B3181' in the 2013 SHLAA Report.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site lies within the 'lowland plains' landscape character area which is typified by being an open, low lying flat landscape in a prosperous agricultural area. The site is flat in nature. There are some distant views from the west into the site. A slight negative effect is considered as there may be some landscape impact but the proximity of the site to existing development and the M5 provides some mitigation.	-1	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide mitigation, a neutral effect is therefore considered.	0
B) Protection and promotion of a quality built and historic environment	No impact.	0		0
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect. Evidence in the SFRA suggests that the site may also have some residual flood risk from the Grand Western Canal or Wimbleball Reservoir. Willand has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issue around surface water run off and flood risk but the benefit of a bus service on balance a slight negative effect is considered.	-1	A policy requirement in the Local Plan seeks the provision of a sustainable urban drainage scheme to deal with all surface water from the development. Appropriate mitigation measures should be incorporated into the design of development to respond to the flood risk from the Grand Western Canal or Wimbleball Reservoir. Given the mitigation of surface water run off and flood risk a slight positive effect is considered as there is the benefit of a bus service.	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
D) Safeguarding and minimising resource use	Development option is located on greenfield land. The majority of the site (northern section) is grade 3 agricultural land. A small section to the south is grade 1 agricultural land, overall a negative effect is considered as the site includes some grade 1 agricultural land.	-1		-1
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 42 new dwellings with 30% affordable housing a contribution towards future housing need, a positive effect.	+2		+2
H) Ensuring community health and wellbeing	Willand is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development. The site is located within Cullompton catchment area and therefore has possible off-site air quality impact within Cullompton AQMA. There are also possible concerns regarding developing new housing in close proximity to the M5 whereby noise impact may negatively affect residential amenity. A Public Right of Way runs through the site. On balance a negative effect is considered overall.	-2	The policy requires the provision of a buffer zone and appropriate planting to mitigate noise from the adjacent motorway. It also requires the retention and enhancement of the public right of way. DM4 Pollution also provides mitigation. As the policy requires 'enhancement' of the public right of way overall a slight positive effect is considered.	+1
I) Delivering the necessary infrastructure	An adequate access is achievable. The Site would serve Cul-de-sac style development and numbers would be dependent on Transport Assessment of the junction with Silver St. The Mid Devon Community Infrastructure	-1/?	The policy requires a transport assessment of capacity at the junction of Silver Street and	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	Evidence Report indicates that the primary school can accommodate additional pupils arising from this development without expansion. Overall a slight negative and uncertain effect is considered given the potential for impact on highways and the need for a transport assessment.		Meadow. As mitigation is dependent on the outcome of the transport assessment a neutral and uncertain effect is considered.	

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools. Development may contribute towards the junction capacity at M5 J27.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Willand. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing needs.

Policy WI2: Willand Industrial Estate, Willand (commercial) Option

Land with a gross site area of 2.2 (ha) at Willand Industrial Estate, Willand is proposed for 8,800 sqm commercial floor space within the use classes of B1, B2 and B8.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	There are a number of protected trees in the site near the south eastern boundary. The site is hidden from the settlement by vegetation. The original site area abutted the M5 and may be seen from the M5 if it is developed. The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. Given the loss of protected trees and potential visual impact of	-2	The site area has been redrawn to only include the south east section and therefore the visual impact of the development to be seen from the M5 has been minimised. Policy S9 'Environment' and DM1 'High	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	the site, a negative effect is considered.		Quality Design' in the Local Plan provide mitigation for both the impact on the landscape and the natural environment, overall a neutral effect is considered.	
B) Protection and promotion of a quality built and historic environment	Previous archaeological work undertaken on this site demonstrated the presence of prehistoric activity within this site, a slight negative and uncertain effect. The location of the site, on the edge of the settlement adjoining existing commercial development is considered a sustainable location for employment growth. On balance a neutral effect is considered although there is some uncertainty remaining due to the potential impact on the area of prehistoric activity within the site.	0/?	Archaeological investigation and mitigation is required by this policy, which improves the impact score, although this remains uncertain as the impact will depend on the results of the investigation. As the site is on the edge of the settlement adjoining existing commercial development and is considered a sustainable location for employment growth a slight positive effect is considered.	+1/?
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect. Willand has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issue around surface water run off but the benefit of a bus service on balance a neutral effect is considered.	0	A policy requirement in the Local Plan seeks the provision of a sustainable urban drainage scheme to deal with all surface water from the development. Given the mitigation of surface water run off a slight positive effect is considered as there is the benefit of a bus service.	+1
D) Safeguarding and minimising	The site is located on part greenfield and part brownfield land, a neutral effect.	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
resource use				
E) Promoting economic growth and employment	Option provides 21,840 sqm of commercial floorspace helping to diversify the economy, provide opportunities for local employees, reduce out-commuting and encourage inward investment, a positive effect.	+3		+3
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	No impact.	0		0
H) Ensuring community health and wellbeing	Willand is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development. The allocation of commercial land within Willand could decrease air quality within the settlement through increased traffic movement and in particular HGV movements, a slight negative effect.	-1	DM4 Pollution provides mitigation, a neutral effect overall.	0
I) Delivering the necessary infrastructure	Much of the site infrastructure is already in place and there is existing access into the site which could be improved to cover the whole of the site, a neutral effect.	0		0

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic congestion.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Willand. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet employment needs.

Quicks Farm, Willand
Option

Land with a gross site area of 2.85 (ha) at Quick Farm, Willand is proposed for 68 dwellings.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site is within the 'Lowland plains' landscape character area. This area is characterised by having an open, low lying flat agricultural landscape. The site is flat and well screened by the boundary trees and other trees in the immediate area. Views into the site are very local from the adjacent farmland. There would be limited impact, however as development could result in the loss of boundary trees a slight negative effect is considered.	0	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide mitigation therefore a neutral effect is considered.	0
B) Protection and promotion of a quality built and historic environment	The site lies in an area of archaeological potential. Archaeological work to the west has demonstrated the presence of widespread archaeological material including a prehistoric field system and funerary monuments. Development here also has the potential to expose similar associated deposits, a slight negative and uncertain effect.	-1/?	If archaeological investigation and mitigation is undertaken a neutral effect is considered, although this remains uncertain as the impact will depend on the results of the investigation.	0/?
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures. Willand has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around surface water run off but the benefit of a bus service on balance a neutral effect is considered.	0	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Given the mitigation of surface water run off a slight positive effect is considered as there is the benefit of a bus service.	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
D) Safeguarding and minimising resource use	Development option is located on greenfield land. The site is located on Grade 3 good / moderate quality agricultural land as the site is relatively small a slight negative effect is considered.	-1		-1
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 68 new dwellings a contribution towards future housing need, a positive effect.	+2		+2
H) Ensuring community health and wellbeing	Willand is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development. The site is located within Cullompton catchment area and therefore has possible off-site air quality impact within Cullompton AQMA, a slight negative effect.	-1	DM4 Pollution provides mitigation, a neutral effect.	0
I) Delivering the necessary infrastructure	An adequate access is achievable via the Quick's Farm access provided it was substantially improved and the 30 mph limit on Uffculme Road was extended to provide the required visibility. Pedestrian and cycle provision would need to be provided as there are none at this location on Uffculme Road. There is existing capacity in the local schools to accommodate development from this individual site. Overall a slight negative effect is considered given the access difficulties.	-1	If access was improved via the Quick's Farm access and the 30mph limit on Uffculme Road any issues around access would be mitigated and therefore a neutral effect is considered.	0

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure.

	Development may contribute towards the junction capacity at M5 J27. Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Willand. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing needs.

Dean Hill Road, Willand

Option

Land with a gross site area of 1.7 (ha) at Dean Hill Road, Willand is proposed for 54 dwellings.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. The area of the site sits on elevated ground (the adjacent M5 is at a considerably lower level). As a result the site has a relatively prominent place in the landscape, offering wide and far views to the west and south-west. The area around the site, partially due to its separation from Willand, is generally open countryside, being agricultural in nature. Developing the site would have an impact on the landscape character, particularly given that the existing housing at the site is relatively well screened from views and would provide little mitigation, a negative effect.	-2	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide mitigation however as the site is in a prominent position a slight negative effect is likely to remain.	-1
B) Protection and promotion of a quality built and historic environment	Dean Hill Road is divorced from the main body of Willand by the motorway and therefore a slight negative effect is considered.	-1		-1
C) Mitigating	The site is located in flood zone 1 the lowest level of flood risk a neutral	0	A policy requirement in the Local	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
the effects of climate change	effect. The site could contribute to surface water run off without appropriate mitigation measures. Willand has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around surface water run off but the benefit of a bus service on balance a neutral effect is considered.		Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Given the mitigation of surface water run off a slight positive effect is considered as there is the benefit of a bus service.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land. Site is located on Grade 1 excellent quality agricultural land. Given the loss of excellent quality agricultural land but the relatively small size of the site an overall negative effect is considered.	-2		-2
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 54 new dwellings a contribution towards future housing need, a positive effect.	+2		+2
H) Ensuring community health and wellbeing	Willand is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development. The site is located within Cullompton catchment area and therefore has possible off-site air quality impact within Cullompton AQMA. There are possible concerns regarding developing new housing in close proximity to the M5 whereby noise impact may negatively affect residential amenity, overall a slight negative impact.	-1	DM4 Pollution provides mitigation, overall a neutral effect.	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
I) Delivering the necessary infrastructure	An adequate access is achievable. There is existing capacity in the local schools to accommodate development from this individual site. Given an adequate site access is achievable and educational capacity a neutral effect is considered.	0		0

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development may contribute towards the junction capacity at M5 J27. Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Willand. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing needs.

Land NE of Four Crosses Roundabout, Willand

Option

Land with a gross site area of 9.32 (ha) at Land NE of Four Crosses Roundabout, Willand is proposed for 224 dwellings.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. View from the site to the east are distant and wide, but to the north are screened by mature trees. Mitigation from the existing development would be limited given the distance between the site and the nearby houses and commercial buildings. Given the potential for the loss of	-3	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide mitigation for both the impact on the landscape and the natural environment; however	-1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	trees, the impact on the landscape and the large scale of development, a significant negative effect is considered.		a slight negative effect remains given the scale of the development. Further mitigation may be provided by limiting development close to existing development to the south of the site.	
B) Protection and promotion of a quality built and historic environment	This site lies in an area of high archaeological potential, where prehistoric activity in the immediate vicinity is recorded in the Historic Environment Record and has been demonstrated by archaeological investigations in advance of construction work in the surrounding areas, a slight negative and uncertain effect. The location of this site would also expand the village beyond the boundary currently delineated by the busy roads of the B3181 and B3440. Overall a negative and uncertain effect.	-2/?	If archaeological investigation and mitigation is undertaken this will improve the impact score, although this remains uncertain as the impact will depend on the results of the investigation. However given the location of the site which would expand the village beyond the boundary currently delineated by the busy roads of the B3181 and B3440. A slight negative effect is still considered.	-1/?
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk. The site could contribute to surface water run off without appropriate mitigation measures. Groundwater flooding maps show a 25-50% chance of groundwater emergence within the site boundary. Willand has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around flooding but the benefit of a bus service on balance a slight negative effect is considered.	-1	Any development should undertake a drainage strategy to mitigate the impact of the groundwater flooding. A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			surface water run-off and arrangements for future maintenance. Given the mitigation of flood risk a slight positive effect is considered as there is the benefit of a bus service.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land. The south western corner of the site falls within a Railway Junction Consultation Zone. The site is located on Grade 3 good / moderate quality agricultural land however given in comparison to other potential development sites across the district this site is comparably small and therefore only a slight negative effect is considered.	-1		-1
E) Promoting economic growth and employment	There may be a slight positive impact for local construction firms and associated trades who would be able to undertake contract work.	+1		+1
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 224 new dwellings a contribution towards future housing need, a significant positive effect.	+3		+3
H) Ensuring community health and wellbeing	Willand is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development. However given the scale of development this may impact on existing services and facilities. The site is located within Cullompton catchment area and therefore has possible off-site air quality impact within Cullompton AQMA. The location of the site would also require the crossing of busy roads to access the village's services and facilities. Overall a significant negative effect overall.	-3	DM4 Pollution provides mitigation, however the scale of development may still impact on existing community services and facilities, and the location of the site would require the crossing of busy roads to access the village's services and facilities. Therefore a negative	-2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			effect remains.	
I) Delivering the necessary infrastructure	The site can be accessed from B3440 and from the rear of old road. A transport assessment is needed to look at the capacity of a number of junctions including any impact on Junction 28 which may be prejudiced by this development. In capacity terms the Highway Authority and Highways Agency would need to be satisfied that suitable measures at junction 28 could be put in place. There is existing capacity in the local schools to accommodate development from this individual site. Given that an adequate site access is achievable but issues around transport a slight negative and uncertain effect is considered given the need for a transport assessment to determine the impact.	-1/?	A transport assessment would determine the appropriate level of development and suitable measures at junction 28 would provide mitigation, which is appropriate a neutral effect would be considered. There is however an uncertain outcome as these mitigation measures is dependent on the outcome of the transport assessment. Overall a neutral and uncertain effect.	0/?

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development may contribute towards the junction capacity at M5 J27. Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Willand. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing needs.

Lloyd Maunder Way, Willand (Residential)
Option

Land with a gross site area of 1.7 (ha) at Lloyd Maunder Way, Willand is proposed for 41 dwellings.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	0.17 ha of site is covered by important mixed trees which are protected with tree preservation orders. The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. The site is flat and wedged between industrial uses and the M5. Views from the site are short and it is well screened, a neutral effect. The impact on landscape character is likely to be very low should the site be developed. Overall a slight negative effect is considered as a small area of the site is covered by important mixed trees.	-1	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide mitigation therefore a neutral effect is considered.	0
B) Protection and promotion of a quality built and historic environment	Lloyd Maunder Way (Residential) is divorced from the main body of Willand by the motorway, therefore a slight negative effect is considered.	-1		-1
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures. Willand has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around surface water run off but the benefit of a bus service on balance a neutral effect is considered.	0	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Given the mitigation of surface water run off a slight positive effect is considered as there is the benefit of a bus service.	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
D) Safeguarding and minimising resource use	Development option is located on greenfield land. Site is located on Grade 3 good / moderate quality agricultural land, given the relatively small size of the site a slight negative effect is considered.	-1		-1
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 41 new dwellings a contribution towards future housing need, a positive effect.	+2		+2
H) Ensuring community health and wellbeing	Willand is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development. The site is located within Cullompton catchment area and therefore has possible off-site air quality impact within Cullompton AQMA. There are possible concerns regarding developing new housing in close proximity to the M5 whereby noise impact may negatively affect residential amenity, overall a slight negative effect is considered.	-1	DM4 Pollution provides mitigation for air quality issues and a buffer could be provided to ensure mitigation for noise issues. If these measures are taken into account a neutral effect is considered.	0
I) Delivering the necessary infrastructure	An adequate access is achievable. There is existing capacity in the local schools to accommodate development from this individual site. Given an adequate site access is achievable and educational capacity, overall a neutral effect is considered.	0		0

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure.

	Development may contribute towards the junction capacity at M5 J27. Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Willand. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing needs.

Lloyd Maunder, Willand (Commercial)

Option

Land with a gross site area of 4.2 (ha) at Lloyd Maunder, Willand is proposed for 8,820 sqm commercial floor space.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site contains 3.7ha of unconfirmed wildlife area, in the north of the site with development potentially impacting upon species diversity. The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. The site would not be visible from the settlement, and is surrounded by hedgerows and trees which would further screen the site. Given the presence of the unconfirmed wildlife area and the potential loss of hedgerows and trees which screen the site, a slight negative effect and uncertain effect is considered.	-1/?	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide mitigation therefore a neutral effect is considered. This remains uncertain due to the unconfirmed wildlife site.	0/?
B) Protection and promotion of a quality built and historic environment	This site lies adjacent to the flood plain and such development in this area have the potential to expose waterlogged palaeoenvironmental deposits that can provide information on past land use and man's impact upon it. In addition, recent archaeological work at Four Ways Cross to the east has demonstrated the presence of significant amounts of prehistoric archaeological deposits and features. Lying between these recently discovered sites and the river the presence of prehistoric activity in this area cannot be discounted, a slight negative and uncertain effect.	-1/?	If archaeological investigation and mitigation is undertaken a neutral effect is considered, although this remains uncertain as the impact will depend on the results of the investigation	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
C) Mitigating the effects of climate change	81% of the site is located on Flood zone 1 the lowest level of flood risk, 9% is located in Flood zone 2 and 10% located on Flood zone 3. Both flood zones 2 and 3 are located along the north western edges of the site. The Spratford Stream and an unnamed watercourse could cause fluvial flooding, but the impact currently is unknown. The site could contribute to surface water run off without appropriate mitigation measures. As the site is proposed for commercial development a number of uses could be classed as 'less vulnerable' development and would therefore be compatible with Flood Zones 1, 2 and 3a. However access to the site is likely to be over flood zones 2 and 3. Willand has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around surface water run off and flooding issues around the access, but the benefit of a bus service on balance a slight negative effect is considered, and an unknown impact due to the unnamed watercourse and Spratford Stream.	-1/?	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Development should be focussed in areas of least flood risk first and ensure any development in flood zone 2 and 3a are compatible with these flood zones. As there may potentially be an issue with access over flood zones 2 and 3 overall a neutral and uncertain effect is considered.	0/?
D) Safeguarding and minimising resource use	The site is located on greenfield land. 2.1 ha to the (east) of the site is located on Grade 3 quality agricultural land with the remaining 2.1ha (west) located on Grade 4 agricultural land. As the site is relatively small a slight negative effect is considered.	-1		-1
E) Promoting economic growth and employment	Option provides 8,820 sqm of commercial floorspace helping to diversify the economy, provide opportunities for local employees, reduce out-commuting and encourage inward investment, a positive effect.	+2		+2
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	No impact.	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
H) Ensuring community health and wellbeing	Willand is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development. The site is located within Cullompton catchment area and therefore has possible off-site air quality impact within Cullompton AQMA. The allocation of commercial land within Willand could decrease air quality within the settlement through increased traffic movement and in particular HGV movements, overall a slight negative effect.	-1	DM4 Pollution provides mitigation, a neutral effect.	0
I) Delivering the necessary infrastructure	The site is easily accessible from the B3181 but with poor links to the village centre at present although as the site is for commercial use this may not be necessary overall a neutral effect.	0		0

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic congestion.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Sampford Peverell. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet employment needs.

Yeoford

Land off Lower Road, Yeoford

Option

Land with a gross site area of 0.7 (ha) at Land off Lower Road, Yeoford is proposed for 17 dwellings.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site falls within the Lowland Plains Character Area which is typically present in the area around Crediton. It traditionally has an open, landscape which at times can be gently rolling. The northern element is largely sheltered from views into the site, and is largely flat. There are limited opportunities to view the southern site from the rest of the village. A level of mitigation would be provided by the existing adjoining housing and the modern farm buildings that abut the southern site, overall a neutral effect.	0		0
B) Protection and promotion of a quality built and historic environment	This site lies in an area of archaeological potential on the edge of the historic core of the settlement at Yeoford. There are a number of listed buildings relatively close to the site however not adjacent. The southern portion of site abuts a small section of the Yeoford Conservation Area, an overall negative and uncertain effect.	-2/?	Design should respect the Conservation Area and listed buildings and their settings. Archaeological investigation and mitigation should also be undertaken. Where these aspects are considered as part of development on this site a neutral effect is considered. Although this remains uncertain as the impact will depend on the results of the archaeological investigation.	0/?
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures. Yeoford has access to a bus and train service which could help reduce car travel and therefore carbon emissions. Given the potential issues around surface water run off but the benefit of a bus and train service on balance a slight positive effect is considered.	+1	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Given the mitigation of flood risk a positive effect is considered as there is the	+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			benefit of a bus and train service.	
D) Safeguarding and minimising resource use	The site is located largely on greenfield land however within the northern part there is a used agricultural barn of timber, block and corrugated iron construction. The site is located on Grade 3 good /moderate quality agricultural land, a slight negative effect as the site is relatively small.	-1		-1
E) Promoting economic growth and employment	Loss of agricultural barn.	-2	Relocation or replacement of economic and employment use, a neutral effect overall.	0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 17 new dwellings a contribution towards future housing need, a slight positive effect.	+1		+1
H) Ensuring community health and wellbeing	Yeoford did not meet the essential criteria to be designated a village however it has been proposed to be village in the Local Plan as it has strong transport links with the provision of a busy and daily train services. It is considered to be appropriate for a limited level of development, a neutral effect.	0		0
I) Delivering the necessary infrastructure	Adequate highway accesses are achievable for both sites however the wider local highway network consists of narrow roads having restrictive alignments. There is existing capacity in the local schools to accommodate development from this individual site. Given an adequate site access is achievable and educational capacity a neutral effect is considered.	0		0

Secondary/cumulative/synergistic effects:	Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years),	Within the short term, construction traffic associated with the development will

Medium (6-15 years) Long (15+ years)	increase traffic within Yeoford. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing needs.

Land at M5 Junction 27 adjoining Willand

Land at M5 Junction 27 and adjoining Willand (Commercial) Option

A site of 96 hectares between M5 Junction 27 and Willand could be allocated for mixed commercial floorspace including transport provision, environmental protection, community facilities, carbon reduction and air quality improvements, an agreed phasing strategy and public master planning exercise.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	There are some important trees to the north of the site and in close proximity to a number of TPOs. The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. Development of this scale would have a significant impact on existing landscape character, altering the rural quality of the entrance into Mid Devon from the M5 and the rural character around Willand and Sampford Peverell. Landscape sensitivity is higher, primarily because of the lack of a relationship with an existing settlement, and the change to landscape character that would arise as a result. There are views available into the site from the west, as far as the canal in Sampford Peverell, whereas some parts feel isolated, with reduced visibility – though some parts are visible from the motorway. There are differences in character/visibility between the north and south, the north being more open and plainly visible, the south less so. The landscape appraisal for this site noted that employment development would potentially be more damaging from residential development owing to the larger scale buildings and infrastructure needed. A Phase I habitat survey for	-3/?	The policy requires environmental protection and enhancement including strategic green infrastructure which delivers multiple environmental benefits, this provides some mitigation. Furthermore Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide mitigation for both the impact on the landscape and the natural environment. The habitat survey recommends that if the site is developed upon, hedgerows and woodlands should be retained	-2/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	the northern commercial element of the site (Devon Biodiversity Records Centre, June 2014) was undertaken. The site includes a variety of habitat types including Biodiversity Action Plan habitats. The mature trees and hedgerows within the site were also identified as important for biodiversity. Natural England expressed the potential for the proposed leisure and retail development at J27 to impact on the Culm Grasslands SAC due to traffic impacting the air quality. Further information regarding traffic assessments and any consequential air quality assessment on the effects on this SAC will have to be undertaken to rule out any effect. Given the scale of development, impact on the landscape, biodiversity and potential impact on the Culm Grasslands SAC, overall a significant negative impact is considered although this remains uncertain.		where possible. The landscape assessment recommends that the existing landscape structure should be reinforced to provide integration. Given the scale of development some landscape and biodiversity impact is likely to remain and the potential impact on the Culm Grasslands SAC cannot be ruled out at this stage. Therefore a negative and uncertain effect is considered.	
B) Protection and promotion of a quality built and historic environment	Given the scale of development there could be a wider impact on Willand and Sampford Peverell built environments, including the setting of the Sampford Peverell Conservation Area. The impact of the development would need to consider the nearby Listed building. This site occupies a substantial area within a landscape that has evidence of prehistoric and Roman activity, overall a negative and uncertain effect.	-2/?	The policy requires a public Masterplanning exercise to be undertaken before any planning application is made which will improve the quality of the final design of the development. This site occupies a substantial area within a landscape that has evidence of prehistoric and Roman activity. Any planning application for development here will need to be supported by the results an appropriate level of archaeological works to allow the significance of	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			the heritage asset to be understood along with the impact of the development upon it. A neutral / uncertain effect would be considered.	
C) Mitigating the effects of climate change	The site contains a number of small streams and is in close proximity to the flood plain but is located in flood zone 1 the lowest level of flood risk, a neutral effect. Evidence in the SFRA suggests that the site may also have some residual flood risk from the Grand Western Canal or Wimbleball Reservoir. The site could also contribute to surface water run off without appropriate mitigation measures. Given the scale of development carbon emissions could be high. Overall a significant negative effect and uncertain effect is considered given the potential but unknown impact of the small streams, the potential contribution to surface water run off and increased carbon emissions.	-3/?	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. A flood risk assessment will be required as even though the site is in flood zone 1 it is over 1ha which will determine the impact of the small steams. Appropriate mitigation measures should be incorporated into the design of development to respond to the flood risk from the Grand Western Canal or Wimbleball Reservoir. The policy also requires carbon reduction and air quality improvements, overall a neutral and uncertain effect is considered as the impact of the	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			small streams remains unknown.	
D) Safeguarding and minimising resource use	Part of Junction 27 borders the Mineral Consultation Area for Hillhead Quarry. Development of the site may constrain future working of the remaining permitted reserves within Hillhead Quarry which extend up to the eastern boundary of Junction 27.The site is located on mainly greenfield land with a small portion on brownfield land. The majority of the site is Grade 3 good / moderate quality land with a small section of the site to the west of the M5 grade 4 poor quality land. Given the scale of the development, the potential impact on Hillhead Quarry and the majority of the site on Grade 3 agricultural land a significant negative effect is considered. There is some uncertainty as there is potential that Hillhead Quarry is unviable to extract.	-3/?	No mitigation can be provided at this stage unless Hillhead Quarry is demonstrated as unviable to extract. Therefore a significant negative effect remains although there is still some uncertainty.	-3/?
E) Promoting economic growth and employment	This option provides 96 ha of commercial floorspace helping to diversify the economy and encourage inward investment, a significant positive effect. The policy notes development might comprise 25ha for B8 storage and distribution / logistics, 13ha outdoor leisure destination, 8 ha for designer retail outlet/village, 4.5ha Devon produce promotion centre, 3.4ha sports and activities centre including associated retail, 3ha plant / horticultural, 2.4ha cinema, 1.9ha motorway service area, parking and refuelling services, 1.8ha hotel, conference venue and concert hall and 0.8ha for regional visitor centre. Development in this location and at this scale has the potential to bring major inward investment and job creation for Mid Devon and the wider region. Development will need to recognise impacts could therefore be regional too.	+3		+3
F) Supporting retail	The J27 / Willand site will deliver 96ha of mixed commercial floorspace subject to an impact assessment which will need to demonstrate no adverse impact on town centre vitality and viability at a sub-regional level. The scale of commercial development proposed could significant enhance the retail offer of the district a significant positive effect however without a supporting retail impact assessment to determine the full implications a	-3/?	Development proposals for strategic retail development in this location would be required to be accompanied by a retail impact assessment demonstrating no	-3/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	significant negative / unknown impact is recorded because of the potential to draw trade away from existing town centres.		harm to existing town retail centres.	
G) Meeting housing needs	No impact.	0		0
H) Ensuring community health and wellbeing	The site is remote from existing services/facilities however development on this scale would entail the provision of supporting services/facilities. The train station is accessible by cycle path and by car. Given the sites remote location but critical development mass capable of supporting services and facilities which is more than that is required for a new community a positive effect is considered as it would serve the community of the surrounding area. The Renewable Energy, Carbon Reduction and Air Quality Study 2014 suggests that development at junction 27 would result in the need for significantly less housing and commercial development in Tiverton, Cullompton and Crediton, which would be preferable with regard to local air quality.	+1	The policy option includes leisure and community uses including a major outdoor and indoor leisure attraction and cinema that could serve the local community. The policy seeks Carbon reduction and air quality improvements. A Masterplanning exercise will be undertaken before any planning application is made to ensure that essential services and facilities are delivered at the right time and in the right location, overall a positive effect as this development would provide new facilities to the wider community.	+2
I) Delivering the necessary infrastructure	Further assessment work is needed to identify the transport impact, sustainable transport options and strategic infrastructure requirements an uncertain effect. Essential service infrastructure including; water supply, sewage works capacity, gas and electricity will need to be determined as deliverable. Overall a negative and uncertain effect is considered.	-2/?	The policy seeks appropriate transport provision to ensure appropriate accessibility for all modes, improvement to Junction 27 of the M5 motorway and provision of dedicated pedestrian	+2/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			and cycle route to the Tiverton Parkway railway Station. Development will also be expected to include environmental protection and enhancement including Strategic Green Infrastructure which delivers multiple environmental benefits. Development will be expected to be brought forward through a Masterplanning process and agreed phasing strategy to ensure infrastructure remains in step with overall viability of development, overall a positive and uncertain effect a this will require further assessment.	

Secondary/cumulative/synergistic effects:	The Highways Agency require improved capacity infrastructure for Junction 27. The site is of such a scale, it could be considered a new settlement. Matching neighbouring housing density is not so relevant in this case, especially as the site abuts Willand's employment land rather than housing. Development should achieve a satisfactory relationship between housing and employment land. Density and distribution of uses would be determined through a Masterplanning exercise.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Development will occur throughout the lifetime of the plan and the effect should be considered permanent.
Spatial extent: (District wide / local)	The policies set seek to meet the employment needs of the District and wider region.

Land at M5 Junction 27 and adjoining Willand (Residential) Option

A site of 104 hectares between M5 Junction 27 and Willand could be allocated residential development; 3,000 dwellings including transport provision, environmental protection, community facilities, carbon reduction and air quality improvements, an agreed phasing strategy and public master planning exercise.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. Development of this scale would have a significant impact on existing landscape character, altering the rural quality of the entrance into Mid Devon from the M5 and the rural character around Willand and Sampford Peverell. Some parts of the site are more enclosed and shielded from wider views than others. Around Pitt Farm, there are undulating fields and a significant drop in ground level towards the motorway, with wide landscape views to the other side of the valley. Landscape sensitivity is higher, primarily because of the lack of a relationship with an existing settlement, and the change to landscape character that would arise as a result. There are views available into the site from the west, as far as the canal in Sampford Peverell, whereas some parts feel isolated, with reduced visibility – though some parts are visible from the motorway. There are differences in character/visibility between the north and south, the north being more open and plainly visible, the south less so. In terms of the relationship to the countryside, the site is largely contained by the M5 and B3181, and consists of a ridge which then slopes down to the M5. There are views from it and through it. The Phase I habitat survey for the southern housing element of the site (Devon Biodiversity Records Centre, June 2014) was undertaken. The site includes a variety of habitat	-3/?	The policy requires environmental protection and enhancement including strategic green infrastructure which delivers multiple environmental benefits, this provides some mitigation. Furthermore Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide some mitigation. The habitat survey recommends that if the site is developed upon, hedgerows and woodlands should be retained where possible. Also it is recommended that fields which are most species rich should be managed for biodiversity purposes. The landscape assessment recommends that the existing landscape structure should be	-2/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	types including Biodiversity Action Plan habitats. The mature trees and hedgerows within the site were also identified as important for biodiversity. The hedgerow running along the road from Braddons Farmhouse to the B3181 junction is particularly species rich in places. Natural England has also expressed the potential for the proposed additional housing at J27 to impact on the Culm Grasslands SAC due to traffic impacting the air quality. Further information regarding traffic assessments and any consequential air quality assessment on the effects on this SAC will have to be undertaken to rule out any effect. Given the scale of development and the impact on the landscape but differences in character and visibility, potential impact on biodiversity and the Culm Grasslands SAC a significant negative effect is considered although this remains uncertain.		reinforced to provide integration. Given the scale of development some landscape and biodiversity impact is likely to remain and the potential impact on the Culm Grasslands SAC cannot be ruled out at this stage. Therefore a negative and uncertain effect is considered.	
B) Protection and promotion of a quality built and historic environment	The site contains a listed building. Given the scale of development there could be a wider impact on Willand and Sampford Peverell built environments, including the setting of the Sampford Peverell Conservation Area. This site occupies a substantial area within a landscape that has evidence of prehistoric and Roman activity, overall a negative and uncertain effect.	-2/?	The policy requires a public Masterplanning exercise to be undertaken before any planning application is made and which will improve the quality of the final design of the development Any planning application for development here will need to be supported by the results an appropriate level of archaeological works to allow the significance of the heritage asset to be understood along with the impact of the development upon it. A neutral / uncertain effect would be	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			considered.	
C) Mitigating the effects of climate change	The site contains a number of small streams and is in close proximity to the flood plain but is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures. Given the scale of development carbon emissions could be high. Overall a significant negative effect and uncertain effect is considered given the potential but unknown impact of the small streams, the potential contribution to surface water run off and increased carbon emissions.	-3/?	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. A flood risk assessment will be required as even though the site is in flood zone 1 it is over 1ha which will determine the impact of the small steams. The policy also requires carbon reduction and air quality improvements, overall a neutral and uncertain effect is considered as the impact of the small streams remains unknown.	0/?
D) Safeguarding and minimising resource use	The site is located on mainly greenfield land with a small portion on brownfield land. The majority of the site is Grade 3 good / moderate quality agricultural land with a small area to west Grade 4 poor quality agricultural land. Given the scale of the development and the majority of the site on Grade 3 agricultural land a negative effect is considered.	-2		-2
E) Promoting economic growth and employment	Development of this scale would be a boost to local construction firms and associated trades who would benefit from being able to undertake contract work on the site. There would therefore be some positive impact.	+1		+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
F) Supporting retail	The site is remote from existing retail services however development on this scale would entail the provision of supporting facilities, a neutral effect.	0		0
G) Meeting housing needs	Option provides for 3,000 new dwellings a significant contribution towards future housing need of which 35% should be affordable, a significant positive effect. The mix of dwellings to be achieved on site is already specified within a supplementary planning document, and will be tailored to achieve the appropriate balance.	+3		+3
H) Ensuring community health and wellbeing	The site is remote from existing services/facilities and the scale of the development would require a significant provision of new community service and facilities to provide for the community. The Renewable Energy, Carbon Reduction and Air Quality Study 2014 suggests that development at junction 27 would result in the need for significantly less housing and commercial development in Tiverton, Cullompton and Crediton, which would be preferable with regard to local air quality. The scale of development and proximity to Willand village may have a negative impact on this village community. Given the need for a substantial level of new services and facilities, potential impact on Willand village and potential impact on air quality and significant negative impact is considered.	-3	The policy seeks Carbon reduction and air quality improvements. A Masterplanning exercise will be undertaken before any planning application is made to ensure that essential services and facilities are delivered at the right time and in the right location. The policy also requires community facilities to meet local needs arising from housing development which provides mitigations. However given the scale of development and proximity to Willand village and concerns over the impact on the village community a negative impact remains.	-2
I) Delivering the necessary	There is limited capacity to support this development, on the assumption it is a relatively large development, a new primary school may be required	-3/?	The policy seeks community facilities to meet local needs arising	+2/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
infrastructure	given constraints on other schools in the area. Further assessment work is needed to identify the transport impact, sustainable transport options and strategic infrastructure requirements which could have a negative effect although this remains uncertain. Essential service infrastructure including; water supply, sewage works capacity, gas and electricity will need to be determined as deliverable. Overall a significant negative effect given the potential impact on transport and other essential service infrastructure.		from the housing development. The policy seeks appropriate transport provision to ensure appropriate accessibility for all modes, improvement to Junction 27 of the M5 motorway and provision of dedicated pedestrian and cycle route to the Tiverton Parkway railway Station. Development will also be expected to include environmental protection and enhancement including Strategic Green Infrastructure which delivers multiple environmental benefits. Development will be expected to be brought forward through a Masterplanning process and agreed phasing strategy to ensure infrastructure remains in step with overall viability of development, overall a positive effect although uncertain (as further assessments are required) is considered as the improvement to J27 will be a positive impact for both the new	

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			and existing community.	

Secondary/cumulative/synergistic effects:	The Highways Agency require improved capacity infrastructure for Junction 27. The site is of such a scale, it could be considered a new settlement. Matching neighbouring housing density is not so relevant in this case, especially as the site abuts Willand's employment land rather than housing. Development should achieve a satisfactory relationship between housing and employment land. Density and distribution of uses would be determined through a Masterplanning exercise. The large scale of development in one location would be better for the district as a whole in terms of carbon production.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Development will occur throughout the lifetime of the plan and the effect should be considered permanent.
Spatial extent: (District wide / local)	The policies set seek to meet the housing needs of the District.

Appendix 6.7

Managing Development Policies

Please note the original DM 1 'Presumption in favour of sustainable development' is deleted.

Policy DM1 High quality design

This policy recognises the importance of good design as a key aspect of sustainable development, setting out key principles to be adhered to. It requires development to have a clear understanding of character, context and surrounding area. New development is required through the policy to make a positive contribution to local character, create safe places, encourage sustainable transport and take account of architecture, layout, siting, scale, massing, orientation, fenestration, materials, landscaping and green infrastructure. The Government's review of housing standards mean that a requirement for major residential developments to achieve a 75% score against the Building for Life standard is no longer supported.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	Criteria within the policy states that development should demonstrate a clear understanding of the characteristics of the site, wider context and the surrounding area as well as a positive contribution to the local character including biodiversity assets, a positive effect on the natural environment.	+2		+2
B) Protection and promotion of a quality built and historic environment	The policy states that the design of new development must be of high quality and based on set principles: characteristics of the site, efficient and effective use, positive contribution to local character, creation of safe and accessible places, visually attractive places including taking into account Architecture, Siting, layout, scale and massing, orientation and fenestration, materials and landscaping and green infrastructure and appropriate use of sustainable urban drainage schemes. The policy also requires development to make a positive contribution to character including heritage assets, and therefore scores positively for the effect it should have on listed buildings, historic parks and gardens and the character of conservation areas. The policy's focus on architecture, scale, and materials ensure that the details that contribute towards historical character are positively emphasised. Overall this policy will have a significant positive effect.	+3		+3

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
C) Mitigating the effects of climate change	Criteria within the policy seek the efficient and effective use of sites, a positive effect. Policy criteria seek appropriate drainage including sustainable urban drainage systems (SUDs) and connection of foul drainage to a main sewer where available, a positive effect. Through designs that maximise opportunities for the use of sustainable transport modes such as walking, cycling and public transport and environmental improvements incorporating facilities such as plug-ins for ultra-low emission vehicles, carbon emissions can be reduced, a significant positive effect towards climate change.	+3		+3
D) Safeguarding and minimising resource use	Criteria within the policy seek the efficient and effective use of sites, a minor positive effect.	+1		+1
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Criteria in policy seek high quality development that create visually attractive places that do not adversely effect on the privacy and amenity of proposed neighbouring properties, a positive effect.	+2		+2
H) Ensuring community health and wellbeing	Criteria within the policy seek the creation of safe and accessible places that encourage sustainable modes of travel such as walking and cycling, a positive effect.	+2		+2
I) Delivering the necessary infrastructure	Proposals should take into account green infrastructure, a positive effect.	+2		+2

Secondary/cumulative/synergistic effects:	This policy will complement a number of other policies within the plan. DM3 (transport and air quality) through prioritising sustainable modes of transport in developments, particularly walking and cycling; and DM12 (design of housing) through complementary approaches to high quality local places, daylight, orientation, materials etc; and

	DM25 (development affecting heritage assets) as the policy requires development to make a positive contribution to local character.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Permanent, as this policy will apply to all new development that takes place in the district over the lifetime of the plan. Immediate to long term.
Spatial extent: (District wide / local)	District wide.

Policy DM2 Renewable and low carbon energy

The policy requires proposals for renewable or low carbon energy to be weighed against their impact. The policy recognises the importance of delivering low carbon or renewable technology, but understands that there are other considerations that need to be taken account of in order for such developments to be acceptable in planning terms. The policy text has been updated from LP3 to list proposals for renewable or low carbon energy will be permitted where they do not have a significant adverse impact on character, amenity, visual quality, "the community and agricultural land" of the area reflecting Government guidance. Requirement's for Environmental Impact Assessment has been deleted.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The policy requires development proposals to take account of landscape character, which could be detrimentally affected by renewable technology development, for example where large scale solar farms are proposed in sensitive landscapes. A negative effect is considered. The policy seeks to reduce the likelihood of habitat fragmentation and to consider the environmental amenity of nearby properties. Such proposals would also have to be assessed against other policies within the Local Plan, which provide protection for landscapes, a positive effect.	-2	In order to mitigate such development in sensitive landscapes the policy requires the benefits of proposals to be weighed against their impact, and does not permit such development where it would have a significant effect on 'character, amenity and visual quality of the area'. The policy seeks to reduce the likelihood of habitat fragmentation.	+2
B) Protection and promotion of a quality built and historic environment	The policy requires development proposals to take account heritage assets, which could be detrimentally affected by renewable technology development, for example where solar panels are proposed on listed buildings or buildings in a conservation area. A negative effect is considered.	-2	In order to mitigate such issues the policy requires the benefits of proposals to be weighed against their impact, and does not permit such development where it would have a significant effect on 'character, amenity and visual quality of the area'. Such proposals would also have to be assessed against other policies within the Local Plan, a positive effect.	+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
C) Mitigating the effects of climate change	Proposals for renewable or low carbon energy will be permitted where they do not have a significant adverse impact, a positive effect towards mitigating climate change.	+3	The policy contains a number of factors to mitigate a number of possible negative aspects of renewable and low carbon development including having regard for character, amenity, visual quality of the area, agricultural land value and biodiversity. The policy represents a significant positive impact on delivering the objective.	+3
D) Safeguarding and minimising resource use	The policy, by permitting renewable energy generation, could reduce district-wide and nation-wide reliance on other forms of energy, such as those derived from fossil fuels. This could have a significant impact on reducing the loss of limited resources.	-2	The policy requires development to recognise the quality and productivity of agricultural land including the quality and productivity of the best and most versatile agricultural land (grade 1, 2 & 3a). Overall the impacts are considered to significantly contribute towards achieving the objective.	+3
E) Promoting economic growth and employment	Renewable energy schemes can provide a form of alternative income, particularly for farmers wishing to diversify from traditional land uses. Overall, a slight positive outcome has been assumed as a result.	+1		+1
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	No impact.	0		0
H) Ensuring community health and wellbeing	There are positive and negative impacts in terms of public support, which vary depending on the individual proposal in question. Overall a neutral impact has been assumed, given the both positive and negative feedback the Council has previously received about such projects.	0		0
I) Delivering the necessary	Renewable energy schemes now form a significant component in the Countries energy mix and infrastructure, Contributing significantly towards	+2		+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
infrastructure	the UKs renewable energy target.			

Secondary/cumulative/synergistic effects:	Wind turbines can have cumulative impacts on a landscape, particularly where isolated small scale developments are granted, eventually dotting the landscape. The policy requires development not to have significant adverse impacts, including cumulative impacts in relation to other similar developments, with many developments being required to support their application with a Landscape and Visual Impact Assessment (LVIA). The policy also works in tandem with DM3 (transport and air quality) to consider the environmental amenity of nearby properties, and with DM27 (protected landscapes) and DM28 (other protected sites) to provide protection against habitat fragmentation. Proposals should have reference to the Mid Devon Landscape Character Assessment (2011) and Landscape Sensitivity Study (2013).
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	The scoping stage of installing renewable energy technology to investigate feasibility, such as the installation of anemometer masts to assess wind speeds, will have a temporary effect on the landscape, as temporary permissions are often granted for the masts. Large renewable projects, such as solar farms are often granted long-term permissions, for example 25 years, so that once the Fed In Tariff expires, the facility is required to be removed, in order to protect the landscape and best agricultural land. Immediate to long term as an increasing number of applications have been received in recent years, which is likely to increase as time progresses given the pressures to reduce carbon emissions as a result of climate change.
Spatial extent: (District wide / local)	District wide.

Policy DM3 Transport and air quality

The policy aims to manage the impact of additional transport on air quality arising from development proposals. The policy requires major development that significantly increases levels of movement to be accompanied by an integrated Transport Assessment, Travel Plan, Environmental Statement and Low Emission Assessment. Where Low Emission Assessments are required the policy requires them to specify their impact on existing Air Quality Management Areas, to set out modelling of transport emissions and onsite mitigation measures to off-set negative impacts on air quality. The impacts of transport emissions on environmental assets must also be assessed and mitigated where necessary.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The impacts of transport emissions on environmental assets must also be assessed, with the policy requiring mitigation measures to reduce negative impacts.	0		0
B) Protection	No impact.	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
and promotion of a quality built and historic environment				
C) Mitigating the effects of climate change	The policy requires major development that significantly increases levels of movement to be accompanied by an integrated Transport Assessment, Travel Plan, Environmental Statement and Low Emission Assessment. Through the implementation of the requested statements it is anticipated that traffic movements in new development can be reduced, thereby decreasing traffic CO2 pollution, a positive effect.	+2		+2
D) Safeguarding and minimising resource use	No impact.	0		0
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	The impact on town centres could also be a positive factor. Cullompton and Crediton are both Air Quality Management Areas, with Tiverton at risk of being classified in addition. It is noted that the poor air quality, caused by the significant amount of road traffic through Cullompton and Crediton, has a link to the viability and vitality of the town centre. This policy may have a positive effect on the town centres through the requirement for development in those areas to provide on-site mitigation to reduce negative impacts on air quality.	+2		+2
G) Meeting housing needs	No impact.	0		0
H) Ensuring community health and wellbeing	It is acknowledged that new development can result in an increase in transport and associated emissions, a negative effect. Without this policy in place only the site specific measures on the largest allocations will apply. These provide a level of protection, however the policy has a specific requirement for major development to provide low emission assessments	+2		+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	and associated on site mitigation measures that include encouraging public transport, walking and cycling. This provides a mechanism for addressing negative air quality impacts, whilst also encouraging the introduction of low emission technologies, such as electric charging points, thereby creating the infrastructure for longer term climate change mitigation, an overall positive effect.			
I) Delivering the necessary infrastructure	No impact.	0		0

Secondary/cumulative/synergistic effects:	Emissions can have significant indirect negative impacts on biodiversity and in particular on protected species. The policy links to Policy DM28 (other protected sites) in order to provide protection for sites that may be vulnerable due to their proximity to major roads (such as the Rackenford Special Area of Conservation near to the A361).
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Temporary effects will arise during construction phase, for which the provision of Travel Plans are designed to allow developments to set out alternative sustainable modes of transport as a means of accessing the development site. Permanent effects should be highlighted within the supporting evidence submitted with an application, and mitigation required. Short to long term.
Spatial extent: (District wide / local)	District wide.

Policy DM4 Pollution

This policy aims to protect individuals, the natural environment and general amenity from the harmful effects of noise, odour, light, air, water, land and other forms of pollution. The policy requires development to provide an impact assessment of the effects of pollution from development and details of mitigation where necessary.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The policy acknowledges that development may have a negative impact on the quality of the environment through the direct, indirect and cumulative effects of pollution. However, the policy only permits development where these effects do not have an unacceptable negative impact. Whilst this is a general policy, it is anticipated that with it in place, there is an additional level of protection against developments that would pollute the local	+2		+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	environment, a positive effect.			
B) Protection and promotion of a quality built and historic environment	No impact.	0		0
C) Mitigating the effects of climate change	No impact.	0		0
D) Safeguarding and minimising resource use	No impact.	0		0
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	There could be a positive impact on town centres as a result of implementing the policy. Cullompton and Crediton are already Air Quality Management Areas, with Tiverton at risk of being classed in addition. The various forms of pollution can have a damaging impact on the vitality of a town centre. This policy may result in mitigation schemes being put in place within town centres to address potential negative impacts.	+2		+2
G) Meeting housing needs	No impact.	0		0
H) Ensuring community health and wellbeing	The policy acknowledges that development may have a negative impact on the quality of the environment through the direct, indirect and cumulative effects of pollution including on light, air, odour and noise. However, the policy only permits development where these effects do not have an unacceptable negative impact. Whilst this is a general policy, it is anticipated that with it in place, there is an additional level of protection against developments that would pollute the local environment, a positive effect.	+2		+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
I) Delivering the necessary infrastructure	No impact.	0		0

Secondary/cumulative/synergistic effects:	Traffic pollution from individual vehicles can have a low level impact, but indirectly and cumulatively there can be more significant impacts on amenity, biodiversity and the environment. The policy seeks to minimise such unacceptable negative impacts.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Temporary, in that some pollution may result during construction; however it is the lifetime of a development where pollution will continue to have an effect. Short to long term.
Spatial extent: (District wide / local)	District wide.

Policy DM5 Parking

The policy takes account of the fact that car ownership is predicted to increase, rather than decrease, over the next 10-15 years, and particularly reflects the importance of car usage in Mid Devon due to its rural nature. Rather than try to limit car usage through applying maximum parking standards, the policy seeks to provide adequate parking, and seeks to deliver low emission vehicle infrastructure to new developments. This recognises that restrictions in parking do not correspond to a reduction in car ownership, which has caused increasing congestion within residential areas. A parking SPD has been produced which provides further guidance. The policy has been updated from LP3 to clarify the retail requirements and “Gross floor area” as opposed to “shop floor area”.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	No impact.	0		0
B) Protection and promotion of a quality built and historic environment	No impact.	0		0
C) Mitigating the effects of climate change	The analysis highlights that the policy has potentially a mixed outcome in terms of reducing carbon dioxide emissions. This is because the positive benefits of using electric vehicles is to some extent offset by the fact that their production incurs a high carbon cost, whilst the electricity that	0	The policy states that design must enable and encourage the maximum use of sustainable modes of transport, including the provision for cyclists and low-	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	powers them may be derived from fossil fuels, which are a finite resource. However the supporting text does encourage the option for other alternative fuel sources to be used in future.		emission vehicles.	
D) Safeguarding and minimising resource use	No impact.	0		0
E) Promoting economic growth and employment	The proposed parking standards for non-residential development is unlikely to change the approach that has previously been applied, and is not expected to result in any new negative impacts, a neutral effect.	0		0
F) Supporting retail	The proposed parking standards for non-residential development is unlikely to change the approach that has previously been applied, and is not expected to result in any new negative impacts, a neutral effect.	0		0
G) Meeting housing needs	These are related to the delivery of affordable housing, as the requirement to deliver low emission technologies adds an additional requirement and cost to developers which may impact on viability. However, building EV charging infrastructure into a development alongside all the other utilities infrastructure is likely to be far cheaper than retro-fitting, and is not considered to impose an excessive burden on development, a slight positive effect. The application of a minimum parking standard has implications for the land take of development, as requiring more parking is an additional requirement on space within a development. Therefore, it is possible that this requirement may result in a squeeze on other land-based uses within a development, such as garden sizes, or could perhaps result in a reduction in the overall number of dwellings to be constructed on a given site (and hence would lower the ratio of dwellings per hectare). However, given that residential sites can exceeded the proposed minimum, it is considered that the standard does not place a disproportionate burden on development. Therefore, the implementation of a minimum parking standard is considered to have a balanced/neutral impact, taking account of some positive and some negative impacts arising.	0		0
H) Ensuring	It is difficult to be absolutely certain about the positive outcomes, given	+1		+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
community health and wellbeing	that low emission technologies are relatively new, though there should be beneficial impacts on public transport and opportunities for walking and cycling, a slight positive effect.			
I) Delivering the necessary infrastructure	The success of the policy will be greatly determined by the introduction of affordable mass-market low emission vehicles. The introduction of low emission infrastructure alone is unlikely to be sufficient to change car ownership preference from petrol/diesel usage to more sustainable alternatives. However, without infrastructure in place to enable residents and businesses to charge/re-fuel low emission vehicles there would be a significantly reduced likelihood of the technologies taking hold in the district. It is likely that residents will continue to make use of traditional diesel/petrol vehicles until mass market low emissions technology becomes common across the country, thereby driving down costs, a slight positive effect.	+1		+1

Secondary/cumulative/synergistic effects:	The impact on the use of electric vehicles is likely to have a cumulative effect, as a 'critical mass' will need to be reached in terms of the availability of infrastructure and reduced costs of vehicles for their wider use to take place. Synergistically, this policy, and others such as DM9 (conversion of rural buildings) and DM18 (rural employment development) is unlikely to lead to a reduction in car use in the countryside; more likely car usage may be increased as a result.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	The impact will be permanent in relation to setting the amount of parking available per development, and through permanent installation of electric vehicle charging infrastructure. Immediate to long term.
Spatial extent: (District wide / local)	District wide.

Policy DM6 Rural exception sites

The policy allows for the development of sites for predominantly affordable or low cost housing, including self-build housing to meet proven local need in rural areas subject to certain criteria. The policy has been updated from a version contained within the Allocations and Infrastructure Development Plan Document to allow the inclusion of a proportion of market housing within exception sites. The NPPF paragraph 54 allows for the potential for exception sites to contain some market housing to facilitate the provision of significant additional affordable housing to meet local needs. The proportion of market housing will be expected to be less than the provision of affordable housing and the market housing will be at the lowest level to ensure that the development is deliverable.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The policy may result in more homes being built on the edge of settlements which cumulatively could impact on landscape, a negative effect.	-2	Criteria within the policy note that exception sites are expected to adjoin a settlement and take into account the visual impact and other relevant planning issues, positive effect. Given the potential for cumulative impact against mitigation measures an overall neutral effect is considered.	0
B) Protection and promotion of a quality built and historic environment	No impact.	0		0
C) Mitigating the effects of climate change	No impact.	0		0
D) Safeguarding and minimising resource use	No impact.	0		0
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	The policy allows for the development of sites for predominantly affordable or low cost housing; including self-build housing to meet proven local need in rural areas subject to criteria, a positive effect. The NPPF paragraph 54 allows for the potential for exception sites to contain some market housing to facilitate the provision of significant additional affordable housing to meet local needs.	+2	Criteria within the policy ensure that the proportion of affordable housing will always be larger than the provision of market housing on exception sites and developers will be expected to submit evidence to demonstrate the level of market housing proposed is the lowest	+3

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			level needed to deliver significant affordable housing. Evidence of local need will also be required in relation to exception sites.	
H) Ensuring community health and wellbeing	Exception sites allow affordable housing to come forward in rural locations where other developments would not normally be permitted. Such schemes allow people to remain living in settlements where they have a strong local connection. This is considered to be a positive impact on local community well-being.	+1		+1
I) Delivering the necessary infrastructure	The policy may result in more homes being built on the edge of settlements which cumulatively could impact on local infrastructure including traffic, schools and health services. However, such affordable housing schemes are generally exempt from contributions towards infrastructure, so there may be a negative impact as a result of housing growth taking place without the necessary accompanying growth in rural infrastructure.	-2		-2

Secondary/cumulative/synergistic effects:	The policy may result in more homes being built on the edge of settlements which cumulatively could impact on the landscape and local infrastructure. Any proposals would be determined with regard to DM1 (high quality design) and also Mid Devon's Landscape Character Assessment.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Development coming forward through this exception site policy is considered permanent. Short to long term.
Spatial extent: (District wide / local)	District wide.

Policy DM7 Gypsy and traveller accommodation

Planning applications for gypsy and traveller pitches including for travelling showpeople will be permitted subject to certain criteria. The policy has been updated from the version included within the Allocations and Infrastructure Development Plan Document to clarify sites will be permitted subject to suitable on-site facilities, consideration of environmental quality and that sites with employment or storage elements should not have a harmful impact on local amenities.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The location of gypsy and traveller sites in the open countryside could impact upon landscape sensitivity and local biodiversity, a negative effect.	-2	Development proposals should be considered against all policies within the Plan including those on landscape protection and biodiversity. Sites with associated employment or storage elements will be permitted where the location will not have a harmful impact on the local amenity or the environment. Given the negative impact on the natural environment but availability of mitigation measures a slight negative effect is considered.	-1
B) Protection and promotion of a quality built and historic environment	The location of gypsy and traveller sites in the open countryside could impact upon sites of historical interest, a negative effect.	-2	Development proposals should be considered against all policies within the Plan including those on the historic environment.	-1
C) Mitigating the effects of climate change	Sites should be located where they can access services within the use of a car. Though the use of cars for such purposes cannot be ruled out, the possibility of the use of sustainable modes of transport is considered to be a minor positive impact on carbon emissions.	+1		+1
D) Safeguarding and minimising resource use	No impact.	0		0
E) Promoting economic growth and employment	Sites with associated employment or storage will be permitted where there is a specific justification subject to harmful impact on local amenity or the local environment, a positive effect towards supporting local businesses.	+1		+1
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	The policy supports proposals for gypsy and traveller pitches including travelling showpeople where a need is identified. Occupancy will be	+2		+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	limited to those who met the Governments published definition of gypsies and travellers, a positive effect.			
H) Ensuring community health and wellbeing	New gypsy and travellers sites could place extra pressure on existing services.	+2	Criteria within the policy seek proposals that provide suitable on-site facilities including space for children's play, consideration of environmental quality for residents, a positive effect.	+2
I) Delivering the necessary infrastructure	The policy may result in residential sites being built in the open countryside which cumulatively could impact on local road infrastructure. A minor negative impact, given the generally small scale of typical sites in the district.	-1		-1

Secondary/cumulative/synergistic effects:	The provision of gypsy and traveller sites in rural locations will increase the number of people living in the countryside, this has effects in terms of carbon emissions and services reaching those dwellings
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Permissions can be either temporary or permanent. Immediate too long term.
Spatial extent: (District wide / local)	District wide.

Policy DM8 Rural workers dwellings

This policy permits the development of housing for rural workers outside of defined settlement limits, providing a criterion based approach when this can take place: the nature and demand of an existing rural business are such that a full time worker has an essential need to be a permanent resident, the need cannot be met elsewhere (a nearby settlement or dwelling), the size and scale of the residence is commensurate with the scale of operation and the rural enterprise has been established for at least three years and is financially sound. Where a rural business is not established the policy allows for a mobile home on a temporary period against set criteria. Permission will also be subject to an occupancy condition.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	Negative impacts could arise from development taking place within the open countryside to the detriment of the surrounding landscape.	-2	To minimise the harm, the policy has been worded so that the scale of any building is proportionate to the size of	-1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			the enterprise, and that it reflects the location and setting of the site. Given the proposed mitigation measure an overall slight negative effect is considered.	
B) Protection and promotion of a quality built and historic environment	No impact.	0		0
C) Mitigating the effects of climate change	The location of the dwelling, outside of a settlement is likely to lead to increased car usage in order to access services that potentially could be some distance away, resulting in increased carbon emissions, a negative effect.	-2	In order to minimise such harm, developments will only be permitted where there is no existing housing or conversion of existing buildings is not an option, thereby reducing opportunities where the policy will apply. Given the proposed mitigation measure an overall slight negative effect is considered.	-1
D) Safeguarding and minimising resource use	This policy permits the development of housing for rural workers outside of defined settlement limits.	-2	In order to minimise such harm, developments will only be permitted where there is no existing housing or conversion of existing buildings is not an option, thereby reducing opportunities where the policy will apply. Given the proposed mitigation measure an overall slight negative effect is considered.	-1
E) Promoting economic growth and employment	The policy will positively help a rural business where the need for a worker to be permanently on site is essential to the success of the enterprise, a positive effect.	+2		+2
F) Supporting retail	No impact.	0		0
G) Meeting	The policy will deliver a limited number of new housing where there is a	+2		+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
housing needs	rural need, a positive effect. This policy attaches a planning condition to rural workers dwellings, tying the dwelling to the agricultural or occupancy use. The removal of a tie is restricted to situations where the use is no longer needed, and requires provision of strong evidence as justification. Whilst not classed as affordable housing, this type of housing could be considered low cost. The tie placed on the building by a planning condition effectively keeps the cost of the property to a level that makes it more affordable to rural workers, thereby possibly providing a form of lower cost housing that meets a local need. Whilst this cannot be highlighted on the sustainability appraisal as having a positive effect on 'affordable housing', it does have a local positive impact.			
H) Ensuring community health and wellbeing	By providing rural workers' dwellings, the policy may permit people to remain living in places from which they originate, where otherwise, many people may have had to move away to find suitable affordable accommodation. A slight positive impact is anticipated.	+1		+1
I) Delivering the necessary infrastructure	The policy may result in more homes being built in the open countryside which cumulatively could impact on local infrastructure including traffic, schools and health services, a negative effect.	-2		-2

Secondary/cumulative/synergistic effects:	The policy may result in more homes being built in the countryside which cumulatively could impact on the landscape. Any proposals would be determined with regard to DM1 (high quality design) and also Mid Devon's Landscape Character Assessment and the Landscape Sensitivity Assessment. This will have secondary effects on the availability of agricultural/forestry/other important rural labour in the vicinity. The policy should have a positive impact in this regard.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	The policy permits temporary dwellings where a firm intention to establish a rural enterprise is demonstrated, which will result in dwellings appearing for a limited period. Otherwise, the construction of rural workers dwellings is likely to have a permanent impact. The effects will be permanent for occupancy conditions, though the policy does set criteria whereby an occupancy condition can be removed. Short to long term.
Spatial extent: (District wide / local)	District wide.

Policy DM9 Conversion of rural buildings

This policy permits the conversion of redundant or disused rural buildings to a residential or employment use. The policy recognises the importance of rural buildings to the landscape and character of Mid Devon and permits their conversion where proposals meet a number of criteria regarding access, design, amenity and compatibility with rural character.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	Rural buildings such as barns can provide habitats for creatures such as barn owls and bats, particularly if the buildings have been redundant for some time, and therefore negative effects could be anticipated. Other effects include the impact on the rural landscape of the district. Rural buildings contribute positively towards the character and appeal of the district. Inappropriate conversion of such buildings to a residential or employment use could therefore have a negative impact. Given the negative effect to nature conservation / landscape through conversion but an overall negative effect is considered.	-2	However, criteria within the policy seek to retain any nature conservation interest associated with the site or building and provide a net gain in biodiversity where possible, and the supporting text requires provision of a habitat survey and makes reference to other legislation that exists to provide protection for priority species, a positive effect. The policy seeks to improve the landscape by retaining buildings of character – others will eventually be knocked down, a neutral effect.	0
B) Protection and promotion of a quality built and historic environment	Rural buildings contribute positively towards the character and appeal of the district. Inappropriate conversion of such buildings to a residential or employment use could therefore have a negative impact.	-2	The policy seeks designs that will retain the original character of the building and its surrounds, a positive effect. Given the negative effect to through conversion but the mitigation measures available an overall neutral effect is considered.	0
C) Mitigating the effects of climate change	The policy could have an effect on carbon emissions. Locating development away from existing settlements is likely to lead to increased car usage, given the low levels of public transport in the more rural parts of the district. Further negative impacts will be felt in terms of waste, as the creation of isolated homes in the countryside requires services, such as waste collection to come to them. This has implications for carbon usage in increasing the length of collection rounds, as well as increasing the cost of services. To some degree there will be a positive impact on carbon	-1		-1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	emissions as converting an existing building will use less energy than constructing a brand new dwelling. Given the negative effect through the creation of isolated homes in the countryside against some positive effects an overall slight negative effect is considered.			
D) Safeguarding and minimising resource use	Further negative impacts will be felt in terms of waste, as the creation of isolated homes in the countryside requires services, such as waste collection to come to them. To some degree the re-use of rural buildings is a positive effect. Given some positive and some negative impacts, and overall neutral impact has been considered.	0		0
E) Promoting economic growth and employment	There are positive impacts on the provision of employment floorspace in rural areas as a result of converting rural buildings for a commercial purpose. Tourism could also be affected as the rural nature is central to the attraction of the district, a minor negative effect.	-1	To mitigate such impacts the policy requires a conversion to be undertaken without significant alteration to existing building, to retain the original character of the building and surrounding landscape, and to result in an overall enhancement to the immediate vicinity as required by the NPPF. Given the positive effect of employment floorspace and negative effect to tourism through conversion but mitigation measures available an overall neutral effect is considered.	0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	There are positive impacts on the number of houses created, in rural areas.	+2		+2
H) Ensuring community health and wellbeing	No impact.	0		0
I) Delivering the	The policy may result in more homes being built in the open countryside	-2		-2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
necessary infrastructure	which cumulatively could impact on local infrastructure including traffic, schools and health services, a negative effect.			

Secondary/cumulative/synergistic effects:	The conversion of rural buildings to residential use will increase the number of people living in the countryside; this has effects in terms of carbon emissions and services reaching those dwellings. Synergistically, when assessed alongside Policy DM18 (rural employment development) which sets criteria by which new employment development can take place in the countryside, both policies will be adding to the number of people not living and working in the main settlements. However there is a limited stock of available buildings for conversion, so it is anticipated that these effects will not be too significant.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Once converted, those buildings cannot be used again for their original purpose. However the policy stipulates that any conversion must result in an enhancement of the setting, thereby having a positive permanent effect on the landscape. Immediate to long term. Proposals for conversion of rural buildings could be submitted immediately given the provisions of the NPPF.
Spatial extent: (District wide / local)	District wide.

Policy DM10 Replacement dwellings in rural areas

This policy permits the replacement of existing dwellings with new buildings, but limits the floorspace to no greater than that of the original property.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	To ensure the character of the area is not harmed, the size of new dwellings will be restricted to that of previous dwellings except where there are any unspent permitted development rights, a positive effect on the districts landscape.	+2		+2
B) Protection and promotion of a quality built and historic environment	To ensure the character of the area is not harmed, the size of new dwellings will be restricted to that of previous dwellings except where there are any unspent permitted development rights, a positive effect on the districts built and historic environment.	+2		+2
C) Mitigating the effects of	In terms of carbon emissions the construction of a new building will result in the use of large amounts of emissions during the manufacture of the	0	A new building will have to adhere to higher standards of energy efficiency as	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
climate change	materials and during construction. A new building may also feature renewable energy technologies as part of the design, thereby increasing the capacity of the district.		set out by building control regulations. Given the negative effect associated with construction but mitigation measures proposed, an overall neutral effect is considered.	
D) Safeguarding and minimising resource use	No impact.	0		0
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	A general beneficial impact of the policy is that it may allow sub-standard homes to be improved, a positive effect.	+2		+2
H) Ensuring community health and wellbeing	No impact.	0		0
I) Delivering the necessary infrastructure	No impact.	0		0

Secondary/cumulative/synergistic effects:	Synergistically this policy will be read in conjunction with policies DM1 (high quality design) and DM12 (design of housing) thereby ensuring that any replacement dwellings are built to a high standard, improving the quality of the housing stock across the district.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Replacement buildings will be permanent additions to the landscape. Short to long term.
Spatial extent: (District wide / local)	District wide.

Policy DM11 Residential extensions and ancillary development

This policy sets out the conditions under which extensions to existing dwellings and any other ancillary development can take place.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	Extensions and ancillary development can have an impact on an area, though the scale of the impact is typically determined by the size of the development. Small domestic extensions, where there are few immediate neighbours can have very little impact. Larger extensions, taking up significant parts of a garden, or that affect the amenity of neighbours, or are in a rural location and visually impact on the quality of a landscape can be particularly detrimental to the local environment. Given the positive and negative effects an overall neutral effect is considered.	0		0
B) Protection and promotion of a quality built and historic environment	Extensions and ancillary development can have an impact on building character, a negative effect.	-2	Criteria within the policy require development to respect the character, scale, setting and design of the existing dwelling, a positive effect. Given the positive and negative effects an overall neutral effect is considered.	0
C) Mitigating the effects of climate change	In terms of climate change impacts, permitting extensions increases the footprint of a property, and thereby the energy consumption of a property, a slight negative effect.	-1		-1
D) Safeguarding and minimising resource use	The land an extension is built on is often classed as previously developed land, which is being reused, a slight positive effect.	+1		+1
E) Promoting economic growth and employment	Householder applications make up approximately 30% of the applications received by Mid Devon District Council and these typically request planning permission for extensions. The building work undertaken for this type of development is an important part of the local economy and is typically undertaken by local self-employed building contractors or small firms, an overall positive effect.	+2		+2
F) Supporting retail	No impact.	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
G) Meeting housing needs	In rural areas adding an extension to a property can significantly increase the desirability and therefore the price of a dwelling. The reduction of 'lower cost' housing in rural areas contributes towards gentrification and creates less sustainable communities. On the reserve of this however, permitting someone to extend their home may remove their need to move home, either to a bigger property, or to one that is designed to meet their needs, e.g. if they have a disability. In such cases allowing them to extend their own home may mean they do not need to join a waiting list for an adapted local authority or housing association property. Given the positive and negative effects an overall neutral effect is considered.	0		0
H) Ensuring community health and wellbeing	Residential extensions and ancillary development could harm the living conditions of neighbours through the loss of light, privacy, and overbearing or over-dominating effect, a negative effect.	-2	Criteria within the policy state that development will not have a significant adverse impact on the living conditions of occupants of neighbouring properties and will not result in the over-development of the dwelling curtilage. Given the negative effects but mitigation available, an overall neutral effect is considered.	0
I) Delivering the necessary infrastructure	No impact.	0		0

Secondary/cumulative/synergistic effects:	The local street scene can be affected by many properties adding extensions. Extensions may also present opportunities for home working.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Once built, extensions and ancillary development are permanent additions. Immediate to long term.
Spatial extent: (District wide / local)	District wide.

Policy DM12 Design of housing

This policy seeks to guide the development of new housing within the district. It stipulates requirements to deliver a high quality housing design, including provision of adequate space for storage, adaptability, private amenity space and in accordance with car parking standards. The policy deviates from LP3 as a requirement for a proportion of homes to meet lifetime homes is no longer supported by the Governments Review of Housing Standards.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The policy requires the delivery of high quality places that take account of local character, physical context, density and land use mix, an overall positive effect for the protection of the natural environment.	+2		+2
B) Protection and promotion of a quality built and historic environment	The policy requires the delivery of high quality places that take account of local character, physical context, density and land use mix, a significant positive effect for the promotion of a quality built environment.	+3		+3
C) Mitigating the effects of climate change	Housing development should include space for cycle storage, a minor positive effect. Criteria within policy seek sustainable forms of development that maximise the natural benefits of the site through design, materials, technology and orientation, a further positive effect.	+2		+2
D) Safeguarding and minimising resource use	Adaptable dwellings that can accommodate a range of occupiers and their changing needs over time which will include the provision of a stairway suitable for stair lift installation or space for the provision of a lift in homes with more than one storey, allowing residents to remain in their homes for longer is considered a positive effect.	+1		+1
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	The policy seeks to deliver a high quality housing design, including provision of adequate space for storage, adaptability, private amenity space and a proportion of homes to meet lifetime homes standard and in	+3		+3

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	accordance with car parking standards, a significant positive effect on the new housing stock of the district.			
H) Ensuring community health and wellbeing	Research by the RIBA in recent years highlighted that the UK is building some of the smallest houses in Europe. It noted the importance of providing flexibility of space within the home to adapt to changing needs, to provide space for family life and opportunities for children to study in private and most importantly that improved health and well-being can result from living in a well-designed home that provides sufficient space to function well and support privacy and social activity. This policy includes the inclusion of space for cycle storage and the impact this could have on local cycling activity and the need for adequate room for storage and movement within a property, a positive effect. The impact on public open space deriving from the requirement to provide 'private amenity space that reflects the size, location, floorspace, type and orientation of the property' could result in larger private gardens at the expense of public open space, an uncertain effect. However, overall the policy is considered to have a generally positive effect.	+2		+2
I) Delivering the necessary infrastructure	No impact.	0		0

Secondary/cumulative/synergistic effects:	Cumulatively the policy will start a process by which more properties across the district are adaptable, though the policy will have no effect on the existing housing stock. The policy is therefore likely to have the indirect effect of allowing elderly or disabled people the opportunity to remain in their homes, should their needs change. The policy complements DM1 (high quality design) in the delivery of both a high quality urban realm with well-designed housing that meets the needs of local residents.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Permanent, as the policy requires a high standard of design which will affect the lifetime of a development. The requirement for adaptable properties will have a changing effect over time on the layout of a house, for example allowing buildings to be altered as circumstances change. Short to long term.
Spatial extent: (District wide / local)	District wide.

Policy DM13 Housing sizes

This policy requires development proposals to balance their benefits against any adverse impacts on protected sites. It aims to provide a degree of protection for important sites that do not have the level of security given to designations such as national parks or AONBs. The policy differs from LP3 as it now includes priority habitats define under the UK and Devon Biodiversity Action Plans.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The minimum standards for dwelling size may have a negative impact as the sizes for some of the properties are slightly larger than the current policy, leading to fewer dwellings per hectare. This would result in a slight increase in the amount of land needed to meet the housing need.	-1	Planning permission will be granted where appropriate mitigation measures have been put in place.	-1
B) Protection and promotion of a quality built and historic environment	Policy requires that the quality of homes meets the Nationally described Space Standard, providing adequate internal space within new dwellings for the number of occupants. A positive impact.	+1		+1
C) Mitigating the effects of climate change	No impact.	0		0
D) Safeguarding and minimising resource use	No impact.	0		0
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	The Policy will allow the housing needs of a variety of Mid Devon residents to be met through providing dwellings which provide enough internal floorspace to allow movement.	+1		+1
H) Ensuring community health and	Dwellings would meet the National described Space Standard to ensure houses are designed with sufficient space for activity, privacy, circulation and storage for the expected number of occupants. A positive impact.	+1		+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
wellbeing				
I) Delivering the necessary infrastructure	No impact.	0		0

Secondary/cumulative/synergistic effects:	New housing developments will meet the Nationally described Space Standards, allowing residents enough internal space for the number of inhabitants.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Permanent; the policy provides the sizing of dwellings across the District to enable space for privacy, activity, circulation and storage. Once built, dwellings will be permanent.
Spatial extent: (District wide / local)	District wide.

Policy DM14 Town centre development

This policy encourages sustainable growth and regeneration of the district's principal settlements of Tiverton, Cullompton and Crediton. The policy focuses on promoting a variety of town centre uses, whilst resisting development that would harm the vitality and viability of defined primary shopping frontages. The policy has been updated from LP3 to remove Bampton town centre reflecting its proposed new settlement status as a village.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	No impact.	0		0
B) Protection and promotion of a quality built and historic environment	This policy encourages sustainable growth and regeneration of the district's principal settlements of Tiverton, Cullompton and Crediton including their historic cores which could be adversely affected, a minor negative effect.	-1	Development will be supported where it retains or enhances the town centre's historic character, a positive effect.	+2
C) Mitigating the effects of climate change	There are anticipated to be positive impacts of permitting a wide variety of uses within town centres. These are places where there are already a range of uses, facilities and services, which are already used to varying degrees. Promoting further and more varied uses could help regenerate	+2		+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	the town centres, ensuring that residents continue to make use of their centralised locations, which can be accessed by sustainable modes of transport, i.e. on foot, or via bus services.			
D) Safeguarding and minimising resource use	No impact.	0		0
E) Promoting economic growth and employment	It is considered that providing some housing within town centres can positively contribute towards vitality. Mixed use town centres can have a wider economic benefit through developing the evening economy, whereby residents' access facilities such as restaurants/cinemas after traditional retail closing hours. The policy is therefore striking a balanced approach to maintaining vitality and viability, seeking to encourage a range of uses that support economic growth, an overall positive effect.	+2		+2
F) Supporting retail	Development and change of use of ground floor premises to alternative uses will not be permitted where the primary retail role and character is undermined causing unacceptable fragmentation and isolation of remaining shops, a detrimental effect on the visual character and harm to the vitality and viability of the primary shopping area, a positive effect.	+2		+2
G) Meeting housing needs	This policy may also increase the level of housing across the district. It is felt that providing some housing within town centres can positively contribute towards vitality, a positive effect.	+2		+2
H) Ensuring community health and wellbeing	The town centres of Crediton and Cullompton are already designated as Air Quality Management Areas, whilst Tiverton is at risk of being given the same status. Whilst town centre living is likely to result in increased use of sustainable modes of transport, evidence suggests that residents will still wish to own a vehicle. More residents living in a town centre could have a negative impact on town centre air quality, but overall the concentration of commercial development in town centres is likely to reduce travel to out of centre retail and business premises and reduce the district's residual transport emissions. Overall a neutral effect is anticipated.	0	The policy should be read in the context of other policies in the plan.	0
I) Delivering the necessary	No impact.	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
infrastructure				

Secondary/cumulative/synergistic effects:	As a direct consequence the policy concentrates town centres uses within town centre boundaries, and therefore indirectly may make residential uses more likely outside of those boundaries. Synergistically this policy along with DM15 (development outside town centres) directs new employment development towards the town centres, i.e. the most sustainable location. The policy will need to be applied alongside DM5 (parking), given that driving to town centres is a popular means of travel, and any new developments will need to take account of parking levels, noting what existing provision is currently in place.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Permanent, but will be incremental in nature, and the option to revise town centre boundaries to permit different uses can be revisited in future should circumstances change. Medium to long term - change of use is an incremental process, and the concentration of town centre uses within the primary shopping areas and shopping frontages is likely to be more noticeable in the medium to long term.
Spatial extent: (District wide / local)	District wide.

Policy DM15 Development outside town centres

The policy aims to guide development to the most sustainable locations, e.g. town centres, closer to other shops, services and public transport provision. This policy sets out a sequential approach to approving main town centre uses in the three towns of the district. Retail and leisure development over 500 square metres gross floorspace is required to be accompanied by an impact assessment. The policy has been updated from LP3 to remove Bampton town centre reflecting its new settlement status as a village.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	No impact.	0		0
B) Protection and promotion of a quality built and historic environment	No impact.	0		0
C) Mitigating the effects of	The policy aims to have a positive impact on reducing carbon emissions. By applying a sequential approach which directs development towards	+2		+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
climate change	town centres, and away from out of town sites, this should reduce the number of vehicle journeys to less sustainable locations. A positive impact is anticipated.			
D) Safeguarding and minimising resource use	No impact.	0		0
E) Promoting economic growth and employment	The variation in impact is dependent on whether new development is located within the town centre (and largely has positive benefits), or as it moves to the edge of, or out of centre, those impacts become less pronounced or can have a negative effect. It is noted that the policy does not stop development taking place, and therefore should result in a positive impact on the amount of employment floorspace for the district. However, where edge-of-centre and out-of-centre land is marketed at a lower price than land within the town centre, there could be considerable pressure to be less than rigorous in applying the sequential test. The perceived benefit would be the creation of additional jobs. Whilst new employment development would create new posts, there could be negative effects on the viability of existing retail or other employment, particularly in town centres. The creation of jobs in one location could reduce jobs in another location, having no net effect on jobs, or degrading the town centre to the point that there is an overall reduction in employment. People may choose to work or shop in new developments if they are out of town, and in doing so, visit town centres much less frequently. The policy aims to minimise such opportunities by applying the sequential approach and requiring an undertaking of an impact assessment which considers the effect on town centre vitality and viability. It will be the Council's responsibility to make balanced judgements based on evidence. An overall positive effect.	+2		+2
F) Supporting retail	National policy requires local authorities to apply a sequential approach to retail development in towns, to ensure the vitality and viability of town centres are not harmed by out-of-centre development. A proportionate, locally set threshold may be applied to retail floorspace proposed outside	+2		+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	of town centres, over which an impact assessment should be required. The Mid Devon Retail Study recommends a threshold of 500 square metres gross floorspace. In considering development proposals in edge of centre or out of centre locations, the Council will assess whether there are suitable sites in more sustainable location according to the order of preference and apply a flexible approach where justified. The nature scale, car parking requirement s and market demands of the proposal will be taken into account, a positive effect towards town centre vitality and viability.			
G) Meeting housing needs	No impact.	0		0
H) Ensuring community health and wellbeing	No impact.	0		0
I) Delivering the necessary infrastructure	No impact.	0		0

Secondary/cumulative/synergistic effects:	The policy directs development towards the town centres as the most sustainable locations. Indirect effects of this include the impact on traffic, which would be reduced if not having to access out of centre retail parks, instead making use of accessible sites in town centres with good public transport links. This policy complements Policy DM5 (parking) in this regard. The policy also works synergistically with DM17 (rural shopping) to direct larger retail towards town centres, rather than permit any development in the countryside or on the edge of settlements that may jeopardise town or village centre viability.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Permanent, once built these facilities are a permanent fixture of the townscape. Short to long term.
Spatial extent: (District wide / local)	District wide.

Policy DM16 Fronts of shops and business premises

This policy sets a standard for the design of shop fronts and business premises. The three towns of the district are all historic settlements, where the character of the high street is integral to their sense of place. Most of the town centre area for each of the three towns forms part of a conservation area. Over time the significance of a historic character can be diluted if unsympathetic shop and business fronts are permitted.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	No impact.	0		0
B) Protection and promotion of a quality built and historic environment	The policy will have a positive effect on listed buildings and the character of conservation areas. The historic nature of the district's market towns is an element in their tourist appeal. Ensuring the development of appropriate shop fronts should contribute towards maintaining a tourist attraction whilst also helping to deliver the priorities set out in conservation area appraisals. Shop fronts in areas of high architectural or historic value may require bespoke designs and construction in order to meet the criteria of the policy. It is possible that in some cases this could be the determining factor between an operations remaining open or being forced to close. However, taking a less stringent approach could result in the dilution of the character of a shopping area, which in itself could have a wider impact on the vitality of the entire centre. Given the positive and negative effects, an overall positive effect is still considered.	+2		+2
C) Mitigating the effects of climate change	No impact.	0		0
D) Safeguarding and minimising resource use	No impact.	0		0
E) Promoting economic growth and employment	No impact.	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
F) Supporting retail	The policy will have a positive effect on listed buildings and the character of conservation areas. The historic nature of the district's market towns is an element in their tourist appeal. Ensuring the development of appropriate shop fronts should contribute towards maintaining a tourist attraction whilst also helping to deliver the priorities set out in conservation area appraisals. Shop fronts in areas of high architectural or historic value may require bespoke designs and construction in order to meet the criteria of the policy. It is possible that in some cases this could be the determining factor between an operations remaining open or being forced to close. However, taking a less stringent approach could result in the dilution of the character of a shopping area, which in itself could have a wider impact on the vitality of the entire centre in the long-term. Given the balance between positive and negative effects, an overall slight positive effect is still considered.	+1		+1
G) Meeting housing needs	No impact.	0		0
H) Ensuring community health and wellbeing	No impact.	0		0
I) Delivering the necessary infrastructure	No impact.	0		0

Secondary/cumulative/synergistic effects:	Synergistically the policy support DM25 (Development affecting heritage assets) in that the town centres of the three towns are all conservation areas. The quality of the retail environment in these centres is closely interlinked to their history as market towns and both policies would be applied together in order to preserve the character of the street scene.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Permanent, though the effects can be reversed much more simply (relatively), than making changes to buildings that have been constructed. Short to long term.
Spatial extent: (District wide / local)	District wide.

Policy DM17 Rural Shopping

This policy sets the criteria by which retail development can take place within villages, adjacent to villages, or elsewhere in the open countryside. The policy aims to direct rural shopping to the centre of villages, setting stricter criteria for proposals on the edge of settlements or in the countryside.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	Landscape impacts could be negative if developing in the countryside.	-2	Criteria within the policy also seek development that would not have an unacceptable adverse impact on the character and appearance of the countryside, an overall neutral effect.	0
B) Protection and promotion of a quality built and historic environment	No impact.	0		0
C) Mitigating the effects of climate change	The overall effect of the policy on sustainability is largely determined by the eventual location of development. Locating retail development within villages is likely to have a much less harmful impact in terms of reducing the need for the use of unsustainable modes of transport and promoting walking and cycling. Development at the edge of settlements or in the open countryside is potentially less sustainable, largely being accessed via the private car. The policy sets stricter criteria for rural development that is not within villages in order to minimise potential adverse impacts. An overall slight negative effect.	-1		-1
D) Safeguarding and minimising resource use	No impact.	0		0
E) Promoting economic growth and employment	The policy scores positively for increasing overall employment floorspace, particularly within villages, but this should be tempered against the impact this will have on existing retail offers. The impact on the availability of jobs within rural areas should be positive, given the criterion that the development should not impact on the viability of existing facilities.	+2		+2
F) Supporting	The overall effect of the policy on sustainability is largely determined by	+2	The policy requires that the location and	+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
retail	the eventual location of development. Locating retail development within villages is likely to have a much less harmful impact in terms of encouraging vitality of rural centres. Development at the edge of settlements or in the open countryside is potentially less sustainable, largely being accessed via the risk of detrimental effect on existing village retail viability. Therefore the policy sets stricter criteria for rural development that is not within villages in order to minimise potential adverse impacts, an overall positive effect.		scale of the development would not harm the vitality and viability of town centre or village shopping facilities.	
G) Meeting housing needs	No impact.	0		0
H) Ensuring community health and wellbeing	No impact.	0		0
I) Delivering the necessary infrastructure	Retail development adjacent villages or in the open countryside will put extra pressure on existing infrastructure, a minor negative effect.	-1	Criteria within the policy require development that would not lead to an unacceptable impact on the local road network, an overall neutral effect.	0

Secondary/cumulative/synergistic effects:	Indirectly the policy may reduce traffic in the open countryside or edge of settlement locations, instead directing uses to more central locations depending on the scale of the proposal. The policy supports DM15 (development outside town centres) in directing development towards central locations with better public transport links.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Permanent, once development has been directed to a location it becomes a fixed feature of the landscape. Short to long term.
Spatial extent: (District wide / local)	District wide.

Policy DM18 Rural employment development

This policy sets out the criteria by which employment development can take place within the open countryside. The policy permits employment development, but seeks to ensure that it is appropriate in scale for its location and reduces adverse impacts.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	This policy sets out the criteria by which employment development can take place within the open countryside. Where a business requires a significant volume of vehicular traffic to visit the site, either through customers and/or deliveries this can result in unacceptable increases in emissions through the increased length of journeys required. Rises in pollutants can be a result, which could impact on biodiversity.	-2	Criteria within the policy state that there should not be an unacceptable adverse impact on the character and appearance of the countryside, an overall slight negative effect.	-1
B) Protection and promotion of a quality built and historic environment	The supporting text of the policy notes that there are various indirect consequences of employment development, such as security fencing, lighting, advertising material, open storage and vehicle parking. This is considered to be a minor negative impact.	-1	To ensure that new employment development contributes to a quality built environment, the policy requires that there is not an unacceptable adverse impact on character, and that the proposal is of an appropriate scale and use for its location.	0
C) Mitigating the effects of climate change	Employment development that is located away from existing settlements can have negative sustainability impacts. Where a business requires a significant volume of vehicular traffic to visit the site, either through customers and/or deliveries this can result in unacceptable increases in emissions through the increased length of journeys required. Rises in pollutants can be a result. Furthermore, for the most rural locations, access to these locations via sustainable modes of transport becomes increasingly unlikely. A slight negative impact has been assumed, given that the impacts can vary depending on the location of the development.	-1	This policy has in place a number of criteria that set standards by which development would have to be in accordance. Transportation impacts are limited by criterion (a), whilst other impacts on character and appearance of the countryside are restricted by criterion (b).	-1
D) Safeguarding and minimising resource use	No impact.	0		0
E) Promoting economic growth and employment	This policy sets out the criteria by which employment development can take place within the open countryside supporting new build employment opportunities or the expansion of existing businesses, specifically where there is insufficient suitable sites or premises in the immediate area to meet the needs of the proposal, a positive effect for economic growth.	+2		+2
F) Supporting retail	No impact.	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
G) Meeting housing needs	No impact.	0		0
H) Ensuring community health and wellbeing	No impact.	0		0
I) Delivering the necessary infrastructure	Employment development that is located away from existing settlements can have negative sustainability impacts. Where a business requires a significant volume of vehicular traffic to visit the site, either through customers and/or deliveries, this could result in a negative effect on road infrastructure. Overall therefore, there could be some negative impacts on road capacity for certain developments, dependent on their location – therefore a slight negative impact has been assumed.	-1	Criteria in the policy state that development should not lead to an unacceptable impact on the road network.	0

Secondary/cumulative/synergistic effects:	Indirectly this policy may lead to a greater number of businesses operating within the countryside. When combined with Policy DM9 (conversion of rural buildings) together this could result in more people both working and potentially living in the countryside. This has an effect on the delivery of services, e.g. waste collection that would need to access new employment sites, increasing the size of collection rounds, increasing carbon emissions and potentially increasing costs for service delivery agencies.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Permanent, once development has been directed to a location it becomes a fixed feature of the landscape. Short to long term.
Spatial extent: (District wide / local)	District wide.

Policy DM19 Protection of employment land

This policy sets out Mid Devon's approach to protecting allocated and existing employment sites. The SA Scoping Report highlighted the loss of employment land as being a particularly importance sustainability issue for the district. Out-commuting to larger centres such as Exeter and Taunton is an existing concern, which has negative impacts on transport emissions, pollution and climate change. Employment sites have been allocated in sustainable locations within the Local Plan, to meet an identified shortfall across the district. Therefore, the protection of these sites, in the immediate term is a priority.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	No impact.	0		0
B) Protection and promotion of a quality built and historic environment	In the short term the policy could mean that sites allocated for development remain in their current state. For greenfield sites this is not an issue, but for brownfield sites, particularly where there are dilapidated buildings, the immediate result could be a negative impact on the quality of the overall street scene. For this reason, a minor negative impact has been assumed.	-1		-1
C) Mitigating the effects of climate change	Without the policy it is possible that should these sites be given over to other uses, most likely to housing, out-commuting would likely increase. This would have negative impact on the transportation emissions and climate change, and reduce the district's ability to meet its own needs. The application of this policy will therefore be likely to have a positive effect in terms of mitigating climate change.	+2		+2
D) Safeguarding and minimising resource use	Without a safeguarding policy there could be increased pressure for non-allocated sites to come forward for employment, which could likely be on greenfield land. The policy has a positive effect in respect of minimising the loss of greenfield land.	+2		+2
E) Promoting economic growth and employment	This policy sets out Mid Devon's approach to protecting allocated and existing employment sites, a positive effect for business by ensuring the district has a range of available sites of different sizes. Criteria within the policy allow for alternative uses where there is a suitable range of suitable and available employment sites in the local area, there is no commercial interest in the site which has been marketed for 18 months, a sequential viability test has been applied following unsuccessful marketing, testing mixed use and non-employment uses. Overall, it is considered that the policy will have a positive impact on economic growth.	+2		+2
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	The policy seeks to protect employment land from the change of use to other use. As housing is a likely alternative use for such sites this policy has	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	the potential to provide a limited amount of residential development should other uses prove unlikely to come forward in the long term. However, there needs to be consideration of the appropriateness of the location for housing, as some employment land will be in a location where it is acceptable, but perhaps, housing would not be. Overall, there are possible positive and negative impacts on housing, so a neutral impact has been assumed.			
H) Ensuring community health and wellbeing	No impact.	0		0
I) Delivering the necessary infrastructure	No impact.	0		0

Secondary/cumulative/synergistic effects:	The redevelopment of existing employment sites is covered by the policy which states this will be permitted where there are not strong economic reasons. Mid Devon has an undersupply of small employment allocations and such sites may be protected from development for alternative uses in line with this policy. In the short term this may result in certain sites in towns not being redeveloped immediately, and potentially being vacant. Vacant sites can attract vandalism, can deteriorate and affect the feel of an area, therefore there are circumstances where a negative indirect impact could be felt. Though a long-term view on the availability of employment land across the district would be taken. Any proposals to redevelop the site would also be considered in light of Policy DM1 (high quality design) as it may be inappropriate to redevelop a site in a predominantly industrial area for residential use as this would result in a poor level of amenity for potential residents.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Temporary in that an employment site may be protected for up to 5 years, but after this period it may be considered for other uses. Short to medium term.
Spatial extent: (District wide / local)	District wide.

Policy DM20 Agricultural development

This policy permits agricultural development where it supports activity on a farming enterprise and is sensitive in its design and location to limit any adverse effects.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The scale of some modern agricultural facilities and their impact on the surrounding landscape could have a negative effect. Development should also not have an unacceptable impact on the environment.	-2	Criteria within the policy however require development to be sensitively located to limit any adverse effects on residents and are well designed respecting the character and appearance of the area. Given the proposed mitigation measures an overall neutral effect is considered.	0
B) Protection and promotion of a quality built and historic environment	Agricultural development could impact on the character and appearance of the historic environment, a minor negative effect.	-1	The policy requires development to be sensitively located, be well-designed and respectful of character and appearance of the area. Therefore a positive impact is anticipated.	+2
C) Mitigating the effects of climate change	The increased carbon emissions created at all stages of constructed a new building (i.e. at manufacture of materials, transportation, on-site energy usage), a slight negative effect.	-1	The policy states that development should not have an unacceptable adverse impact on the environment, although this would not mitigate all effects.	-1
D) Safeguarding and minimising resource use	No impact.	0		0
E) Promoting economic growth and employment	Through being allowed to upgrade to more modern buildings and/or expand their farming enterprise, potentially creating more jobs in the process, the policy will have a positive effect for rural enterprise.	+2		+2
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	No impact.	0		0
H) Ensuring community health and wellbeing	Pollution, air quality and transportation impacts on rural roads are also a negative impact, but these have been limited through criteria in the policy. An overall neutral effect is considered.	0		0
I) Delivering the	Agricultural development in the countryside can put additional pressure on	-2	Criteria within the policy seek	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
necessary infrastructure	road infrastructure, a potentially negative effect.		development that will not have an unacceptable traffic impact on the local road network, so the overall effect is considered to be neutral.	

Secondary/cumulative/synergistic effects:	The cumulative development of large modern agricultural buildings can alter a landscape. The policy seeks to limit such cumulative impact by requiring development to respect the character and appearance of an area. Together with Policy DM9 (conversion of rural buildings) the policy could result in some agricultural buildings being developed that could later be converted to other uses, however they would need to demonstrate that they were of substantial and permanent construction and make a positive contribution to an area's character.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Permanent, once development has been directed to a location it becomes a fixed feature of the landscape. Short to long term.
Spatial extent: (District wide / local)	District wide.

Policy DM21 Equestrian development

This policy permits equestrian related development within the countryside, providing that it is well integrated with the local landscape, through appropriate location, scale, design and materials. Commercial or large domestic developments are also required to demonstrate that they do not result in an unacceptable increase in traffic.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	This policy permits equestrian related buildings within the countryside which are often located in fields away from other development leading to a negative effect on the landscape.	-2	The policy has been written so that any development must be well integrated with the surroundings, and to take account of factors such as location, scale, design and materials, in order to reduce any harmful effects of building within the countryside, an overall slight negative effect is still anticipated.	-1
B) Protection and promotion	No impact.	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
of a quality built and historic environment				
C) Mitigating the effects of climate change	This policy permits equestrian related development within the countryside with the carbon dioxide emissions related to construction (from extraction/manufacture of materials, transportation and on-site emissions), being a slight negative effect.	-1		-1
D) Safeguarding and minimising resource use	No impact.	0		0
E) Promoting economic growth and employment	This policy permits equestrian related development within the countryside with the growth in employment related developments, providing opportunities for economic growth and potentially tourism, a positive effect.	+2		+2
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	No impact.	0		0
H) Ensuring community health and wellbeing	Potential negative impacts include pollution from vehicles accessing the site at construction and during operation use is also a concern, though that will be dependent on the scale of the development. Whilst some schemes could potentially have a negative effect, overall a neutral effect has been considered, typically because equestrian developments are largely very small scale.	0		0
I) Delivering the necessary infrastructure	There is the possibility of the potential negative impacts on road safety from riders using local roads, where the bridleway network coverage is poor, a slight negative effect.	-1	The policy specifics that equestrian development must not result in an unacceptable increase in traffic on the local highway network.	-1

Secondary/cumulative/synergistic effects:	Where there are a number of equestrian developments in an area this could cumulatively change the nature of the landscape, particularly in the case of smaller scale domestic size developments.
Temporary/permanent effects:	Permanent, once development has been directed to a location it becomes a fixed feature of the landscape.

Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Short to long term.
Spatial extent: (District wide / local)	District wide.

Policy DM22 Tourism and leisure development

This policy sets out the circumstances in which tourist or leisure facility developments are acceptable. Development is permitted inside or adjacent to settlements, and only permitted in the countryside where proposals meet a criterion based approach.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	Developing within the open countryside could impact negatively on the landscape.	-2	Developing within the open countryside could impact negatively on the landscape, however to a degree this is mitigated by the policy requirement to respect local character and appearance. Overall a neutral effect is anticipated given the mitigation.	0
B) Protection and promotion of a quality built and historic environment	Development is required to take account of character and appearance, thereby ensuring the promotion of a quality built environment. A sequential approach is taken, whereby development is first directed to nearby settlements, in order to ensure unnecessary building in countryside locations.	0		0
C) Mitigating the effects of climate change	Negative impacts are linked to the transportation and carbon emissions associated with locating new development away from existing settlements. The policy applies a stricter control of tourist development away from settlements, only agreeing proposals where there is not an unacceptable impact on the road network. Despite this provision, any development away from settlements will involve a greater level of carbon emissions from the longer journeys required to access the site. This is in addition to the carbon emitted during the manufacture of materials and construction phases.	-2	The policy criteria seek where possible to involve conversion or replacement of existing buildings reducing the carbon emissions associated with construction, although a minor negative effect is still considered to be experienced.	-1
D) Safeguarding and minimising resource use	Policy supports proposals for new or expanded tourism, visitor or leisure facilities.	0	The policy criteria seek where possible to involve conversion or replacement of existing buildings, a minor positive effect.	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
E) Promoting economic growth and employment	In terms of employment, it is noted that the policy supports the development of tourist, visitor and leisure facilities, both in/adjacent to settlements, or where justified, within the open countryside, thereby supporting an increase in employment floorspace in rural areas, and overall across the district. This will also result in an increase in the number of tourist bedspaces provided and thereby should positively impact on tourist numbers across the district, an overall positive effect.	+2		+2
F) Supporting retail	Town centres may also have a mixed outcome from the policy, which will largely be determined by whether the development is located in such a position as to draw focus towards itself and away from an existing centre, thereby impacting on vitality and viability. Given the positive and negative effects an overall neutral effect is considered.	0		0
G) Meeting housing needs	No impact.	0		0
H) Ensuring community health and wellbeing	Access to public transport and local services will depend on the location of the development. If located in or adjacent to a settlement this could have a positive impact on public transport provision, through an additional number of tourists/visitors accessing the facility. However, any development in the open countryside is considerably less likely to be close to public transport provision, and unless it is significant in size and attraction, is unlikely to lead to alterations to existing networks. Given the positive and negative effects an overall neutral effect is considered.	0		0
I) Delivering the necessary infrastructure	Tourism and leisure facilities located in the countryside could increase the amount of traffic on unsuitable roads, a negative effect.	-2	Criteria with the policy require proposals to justify the countryside location, avoiding unacceptable traffic impact on the local road network. Development will also be expected to demonstrate that the need is not being met by existing provision within nearby settlements, an overall slight negative effect.	-1

Secondary/cumulative/synergistic effects:	The policy could work positively with DM9 (conversion of rural buildings) to convert appropriate buildings in the

	countryside to tourist uses. These are lower impact in terms of sustainability than residential developments, such as not needing access to the same level of services, and generating lower carbon emissions because they tend to be less frequently used during autumn/winter, when more fuel would be needed to heat them if lived in all year round. Indirect effects could include the boost to rural incomes, particularly in cases where farm owners wish to diversify their activities, and research has often shown that tourism is traditionally an area considered.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Permanent, once development has been directed to a location it becomes a fixed feature of the landscape. Short to long term.
Spatial extent: (District wide / local)	District wide.

Policy DM23 Community facilities

This policy covers a wide range of community facilities including shops, pubs, post offices, village halls, allotments and places of worship. It aims to provide new community facilities where they are accessible and provide a benefit to local residents, whilst only permitting the loss of existing facilities where it can be proven that the facility is not economically viable.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	No impact.	0		0
B) Protection and promotion of a quality built and historic environment	No impact.	0		0
C) Mitigating the effects of climate change	No impact.	0		0
D) Safeguarding and minimising resource use	The policy supports proposals for the redevelopment of existing community facilities that enable them to modernise, remain viable and continue to be retained for the benefit of the community will be supported. The reuse of existing buildings is a positive effect towards minimising resources.	+2		+2
E) Promoting	New community facilities in rural areas could increase retail and	+1		+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
economic growth and employment	employment opportunities, a slight positive effect.			
F) Supporting retail	New shops in rural areas will increase retail and employment opportunities, a positive effect. New development could be harmful to the viability of existing facilities by acting in competition, e.g. a new edge of village retail offer could reduce footfall in the existing centre. However, such proposals will be judged against this policy, and others on employment set out in the Local Plan, a negative effect on existing retail facilities in towns and smaller settlements. The policy does not support proposals involving the loss of community facilities such as local shops and other important local services to be permitted where this would damage the settlements ability to meet its day to day needs. Overall, a slight positive impact is anticipated.	+1		+1
G) Meeting housing needs	The policy does not support proposals involving the loss of community facilities such as local shops and pubs where the loss would damage the settlements ability to meet its day to day needs. As residential housing is a suitable re-use of these facilities, some small negative impact on housing supply maybe considered.	-1		-1
H) Ensuring community health and wellbeing	The appraisal highlights the positive effects this has in terms of delivering social objectives. In particular the provision of new community facilities in a settlement has positive effects on the viability of settlements. For instance the greater level of services in a settlement, the higher likelihood that it will be served by public transport. Such facilities include schools and colleges, thereby increasing access to education and training. The policy does not support proposals involving the loss of community facilities such as local shops, public houses, allotments, cultural and recreational facilities and other important local services to be permitted where this would damage the settlements ability to meet its day to day needs.	+2		+2
I) Delivering the necessary infrastructure	The policy is supportive of new community facilities that provide a local community benefit where they are easily accessible by the local community and well related to the settlement. New community facilities	+3		+3

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	such as shops, pubs, post offices, village halls, allotments and places of worship will improve the self sufficiency of the settlement and reduce the need to travel, a significant positive effect.			

Secondary/cumulative/synergistic effects:	Retaining community facilities within settlements can increase the vitality and viability of a town/village. Where community facilities do not exist or are lost an indirect effect is likely to take place on the level of local traffic. Where people do not have access to local community facilities they may access others in different settlements; typically they will do this by using a car. The presence of community facilities in a settlement is likely to reduce traffic in that location.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Permanent, once facilities are built they are a permanent feature of the landscape. Once community facilities are lost, such changes are unlikely to be reversed. Short to long term.
Spatial extent: (District wide / local)	District wide.

Policy DM24 Protection of local green spaces and recreational land / buildings

This policy provides protection for recreational land and buildings against being used for alternative development. It provides a criterion based approach under which open space, sports or recreational buildings and land can only be redeveloped in certain circumstances. Redevelopment is limited to situations where the existing use is surplus, or where there will be replacement provision in a suitable location, or where the new development is for better sports or recreational provision. The policy expands on LP3 with new criteria that designated areas of Local Green Space will be protected from development unless development meets the criteria set out in national policy for Green Belts.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	No impact.	0		0
B) Protection and promotion of a quality built and historic environment	No impact.	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
C) Mitigating the effects of climate change	No impact.	0		0
D) Safeguarding and minimising resource use	This policy provides protection for recreational land and buildings against being used for alternative development. It provides a criterion based approach under which open space, sports or recreational buildings and land can only be redeveloped in certain circumstances.	0	The alternative use of open space, sports and recreation buildings and land will only be permitted subject to an assessment which demonstrates that the site is surplus to requirements, the proposed development would be a replacement or an alternative sport and recreation use a positive effect.	+2
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	The most likely alternative use for such sites is housing development. However, the plan will allocate sufficient housing to meet local need, so it is not felt that protecting recreational land and buildings will have a detrimental effect on housing provision.	0		0
H) Ensuring community health and wellbeing	There are positive outcomes in terms of the implications for public open space, in that its loss is severely restricted and can only take place where it is surplus or is to be replaced by equivalent or better provision. Development for alternative sports and recreational provision, where the need outweighs the loss. However because the policy does not result in a net increase of public open space, only a slight positive effect is considered.	+1		+1
I) Delivering the necessary infrastructure	Protecting sites of public open space, sports and recreational land is a positive impact, as these are critical elements of local infrastructure.	+3	The alternative use of open space, sports and recreation buildings and land will only be permitted subject to an assessment which demonstrates that the	+3

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			site is surplus to requirements, the proposed development would be a replacement or an alternative sport and recreation use a positive effect.	

Secondary/cumulative/synergistic effects:	Indirectly, retaining open space, sports and recreational land and buildings is likely to have a positive impact on health and wellbeing by providing places for residents to take part in sport or other outdoor activities. When considered alongside policies within the Local Plan that allocate land for new housing, thereby creating additional demand, and putting pressure on existing facilities; their protection is therefore important to meet the needs of future generations.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Permanent, once the loss has taken place this is not likely to be reversible. Short to long term.
Spatial extent: (District wide / local)	District wide.

Policy DM25 Development affecting heritage assets

This policy aims to preserve or enhance the heritage of the district, covering all heritage assets and their settings including; listed buildings, scheduled monuments, conservation areas, historic parks and gardens, archaeological sites and other locally important features. Heritage assets are a vital element of the district's landscape, contributing towards the character of the area, and once lost are gone forever. This policy therefore aims to preserve these elements, to save them for the benefit of future generations.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	No impact.	0		0
B) Protection and promotion of a quality built and historic environment	The policy scores positively against enhancing or improving the understanding of the district's heritage assets. Criteria within the policy include a presumption in favour of preservation in situ, requiring development proposals likely to affect heritage assets and their settings the opportunities to enhance them, only approving proposals that would be likely to substantially harm heritage assets and their setting if	+3		+3

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	substantial public benefits outweigh the harm requirements of paragraph 133 of the NPPF, where development proposals would lead to less than substantial harm, that harm will be weighed against any public benefit, including securing optimum viable use and requiring developers to make a systematic assessment of the impact on setting as set down in the guidance from English Heritage, a significant positive effect.			
C) Mitigating the effects of climate change	No impact.	0		0
D) Safeguarding and minimising resource use	No impact.	0		0
E) Promoting economic growth and employment	Local heritage and character is important for tourism, which whilst not playing as large a role as in other parts of the county, is an area that the district wishes to develop. The protection of local heritage ensures this will have a positive effect on efforts to growth the local tourism industry. Many of the town centres of the district have a historic core, and the preservation of their character is therefore a priority, a positive effect.	+2		+2
F) Supporting retail	The sustainability impacts on town centres also scores a mixed outcome. Many of the town centres of the district have a historic core, and the preservation of their character is therefore a priority. However, for retailers in these areas this places limitations on changes they can make to the appearance of their facility, and can add a cost burden to and development they wish to carry out. Given the positive and negative effects an overall neutral effect is considered.	0		0
G) Meeting housing needs	Requiring development proposals likely to affect heritage assets and their settings, including new buildings, alterations, extensions, changes of use and demolitions, to consider their significance, character, setting and local distinctiveness, and the opportunities to enhance them may in a limited number of cases add an additional financial cost to development. A minor negative impact has been assumed as a result.	-1		-1
H) Ensuring	No impact.	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
community health and wellbeing				
I) Delivering the necessary infrastructure	No impact.	0		0

Secondary/cumulative/synergistic effects:	The policy provides protection from harm to heritage assets, even if that harm is indirect. Providing appropriate protection to heritage assets should result in no incremental or cumulative loss of historic character or gradual fragmentation of conservation areas across the district.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Permanent, provides protection for heritage assets, as once they are lost they are gone forever. Short to long term.
Spatial extent: (District wide / local)	District wide.

Policy DM26 Green infrastructure in major development

This policy aims to ensure positive gains for biodiversity, flood and water management and other elements of green infrastructure are delivered as part of major development schemes. Allowances are made within the policy for alternative arrangements when viability or feasibility is a concern. The policy differs from LP3 in that policy requirement for public open space within housing development has been removed, as it is now separately considered under policy S5 Public open space.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The requirement for a net gain in biodiversity where warranted, means that though biodiversity may be affected by development, overall there will be a positive effect, for example through establishing greater links between wildlife networks or increasing habitat areas. Criteria within the policy seek new green infrastructure such as the creation of native woodland where possible. Landscape quality and character should be positively impacted by the requirement to develop green corridors, new woodland and public open space.	+2		+2
B) Protection	Inclusion of green infrastructure within a development is considered to	+1		+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
and promotion of a quality built and historic environment	add positively to its quality.			
C) Mitigating the effects of climate change	Green infrastructure should be incorporated into major sites as flood and water resource management a positive effect on flood risk. Green infrastructure can also act to mitigate the effects of climate change by acting as a 'carbon sink', thereby helping to reduce the overall CO2 levels in the atmosphere, a positive effect.	+2		+2
D) Safeguarding and minimising resource use	Green infrastructure should be incorporated into major sites as flood and water resource management a positive effect towards the use of water as a resource.	+2		+2
E) Promoting economic growth and employment	Integrating green infrastructure within major development does entail an element of additional cost for developers, though this is not a new concept and developers already expect to incorporate green space. It is possible that in some cases this additional requirement may be the element that determines the viability of a particular site. Where evidence demonstrates that meeting these criteria in full would render the development unachievable, the Council will balance the benefits of development against the objectives of this policy.	-1		-1
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Integrating green infrastructure within major development does entail an element of additional cost for developers, though this is not a new concept and developers already expect to incorporate green space. It is possible that in some cases this additional requirement may be the element that determines the viability of a particular site. Where evidence demonstrates that meeting these criteria in full would render the development unachievable, the Council will balance the benefits of development against the objectives of this policy.	-1		-1
H) Ensuring community	The policy should also result in an increase in walking and cycling opportunities, through the creation and/or improvements to public rights	+2		+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
health and wellbeing	of way, a positive effect. There could also be an overall reduction in pollution, e.g. through inclusion of sound buffers to reduce noise or by sustainable urban drainage systems bringing about natural improvements to water quality, a further positive effect.			
I) Delivering the necessary infrastructure	This policy aims to ensure positive gains for biodiversity, public open space and other elements of green infrastructure are delivered as part of major development schemes, a significant positive effect. Where evidence demonstrates that meeting these criteria in full would render the development unachievable, the Council will balance the benefits of development against the objectives of this policy. .	+3		+3

Secondary/cumulative/synergistic effects:	Synergistically the policy works alongside a number of other policies within the Local Plan, impacting positively on district wide sustainability issues. In particular it works jointly with Policy DM1 (high quality design) to provide flood attenuation measures and walking and cycling opportunities. This policy should be considered alongside Policy S5, which sets local standards for the provision of public open space in new development.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Permanent, the policy sets the level of green infrastructure that is delivered per major development proposal, which will be a permanent feature. Short to long term.
Spatial extent: (District wide / local)	District wide.

Policy DM27 Protected landscapes

This policy affirms the value of protected landscapes and the need to safeguard them from inappropriate development. Strict controls are in place to ensure that proposals for development within or affecting these areas take account of the character, appearance, setting and special qualities of the landscape. The policy requires, where possible, these features and biodiversity to be enhanced as a result of the development proposal. Major development within or adjoining the AONB and National Parks will only be permitted in exceptional cases.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	Protected landscapes, such as the Blackdown Hills AONB, are a distinctive and highly valued element that contributes to the character of the district. Development proposals within or affecting the Blackdown Hills Area of	+3		+3

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	Outstanding Natural beauty, Dartmoor National Park, Exmoor National Park and the North Devon Biosphere Reserve must demonstrate that the a) cultural heritage and the character, appearance, setting and other special qualities of the landscape will be conserved or, where possible enhanced and b) biodiversity will be conserved and enhanced where possible through improved linking of habitats, appropriate landscaping and habitat creation. Against the sustainability framework this policy scores significantly positively for the effect it will have on priority habitats, protected/priority species, wildlife networks and landscape quality and character.			
B) Protection and promotion of a quality built and historic environment	There are also positive effects in terms of cultural heritage, which the policy supports. For example the Dartmoor landscape contains many examples of mining heritage that may be visible from long distances, and the implementation of this policy should ensure that the special qualities of these landscapes, in terms of cultural heritage, are conserved or enhanced.	+2		+2
C) Mitigating the effects of climate change	The policy is likely to restrict opportunities for new renewable/low energy developments within or affecting those landscapes, a negative effect.	-2		-2
D) Safeguarding and minimising resource use	No impact.	0		0
E) Promoting economic growth and employment	None of the landscapes referenced in the policy text are in locations where strategic policy focuses development, therefore the effects on economic sustainability are not a major issue, a neutral effect. In contributing towards the district's character and appearance, these landscapes also are a primary factor in the area's attraction for tourism, a positive effect. On balance an overall positive effect.	+2		+2
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	The policy is likely to constrain some opportunities for new housing within or affecting those landscapes, a minor negative effect.	-1		-1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
H) Ensuring community health and wellbeing	No impact.	0		0
I) Delivering the necessary infrastructure	No impact.	0		0

Secondary/cumulative/synergistic effects:	Indirectly this policy should have a positive impact on tourism, as the character, appearance and setting of these landscapes is directly linked to their appeal as visitor destinations. Synergistically the policy will work alongside a number of others that require consideration of the character and appearance of the landscape, e.g. Policies DM1 (high quality design), DM2 (renewable and low carbon energy), DM9 (conversion of rural buildings), DM15 (development outside town centres), DM17 (rural shopping), DM20 (agricultural development), DM21 (equestrian development) and DM22 (tourism and leisure development). This is likely to reduce opportunities for new housing or renewable/low energy developments within or affecting those landscapes.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Permanent; it provides protection for the special qualities of designated landscapes, which could be permanently affected by inappropriate development. Short to long term.
Spatial extent: (District wide / local)	District wide.

Policy DM28 Other protected sites

This policy requires development proposals to balance their benefits against any adverse impacts on protected sites. It aims to provide a degree of protection for important sites that do not have the level of security given to designations such as national parks or AONBs. The policy differs from LP3 as it now includes priority habitats define under the UK and Devon Biodiversity Action Plans.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	Where development proposals would lead to an individual or cumulative adverse impact on Special Areas of Conservation, Sites of Special Scientific Interest, ancient woodland, Regionally Important Geological Sites, County Wildlife Sites and Local Nature Reserves, or priority habitats defined under	+2	Planning permission will be granted where appropriate mitigation measures have been put in place.	+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	the UK and Devon Biodiversity Action Plans, the Council will balance the overall benefits of the proposal against the impact. Impacts on habitats, biodiversity and landscapes are noted as being positive because the criteria are strong enough to afford sufficient protection. In most cases a less harmful location for development could be identified, i.e. where most development is already provided for, such as the towns of the district, or elsewhere in the countryside such as on a farm. Overall the impact of the policy is considered to be positive.			
B) Protection and promotion of a quality built and historic environment	No impact.	0		0
C) Mitigating the effects of climate change	No impact.	0		0
D) Safeguarding and minimising resource use	No impact.	0		0
E) Promoting economic growth and employment	The policy could restrict economic growth where development proposals would lead to individual or cumulative adverse impacts, a negative effect. Although the Plan strategy directs strategic growth towards the towns and away from protected sites, an overall neutral effect.	0	Planning permission will be granted where appropriate mitigation measures have been put in place.	0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	The policy could restrict housing growth where development proposals would lead to individual or cumulative adverse impacts, a negative effect. Although the Plan strategy directs strategic growth towards the towns and away from protected sites, an overall neutral effect.	0	Planning permission will be granted where appropriate mitigation measures have been put in place.	0
H) Ensuring community health and	No impact.	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
wellbeing				
I) Delivering the necessary infrastructure	No impact.	0		0

Secondary/cumulative/synergistic effects:	The cumulative effect of the policy is likely to be noted in directing some development to other locations that are less harmful to protected sites. The scope of the policy covers individual and cumulative adverse impacts on these sites and these are assessed in terms of the significance of the site. The policy provides greater protection for the most significant sites, and cumulative impacts could be felt on those sites of lesser significance. However any development proposals would need to meet the criteria of the policy, which does include demonstrating that other, less harmful locations are not available. The policy recognises that where development proposals would lead to an individual or cumulative impact on Natura 2000 sites, planning permission will be refused unless the proposal complies with criteria a) & b) and the fundamental integrity of the features of the Natura 2000 site would not be affected.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Permanent; the policy provides protection and appropriate mitigation for protected sites, which could be permanently affected by development. Short to long term.
Spatial extent: (District wide / local)	District wide.

Policy DM29 Planning enforcement

This policy sets out the district's approach to taking enforcement action. It confirms that investigations will be undertaken and action taken where it is deemed appropriate. The policy and supporting text notes that unauthorised development can have a detrimental impact on the local environment and can be a source of social tension.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	Without effective enforcement action inappropriate development can have an adverse impact on the local environment, biodiversity and landscape character. Such development could affect feel of a landscape, thereby reducing the qualities that make them special. Failure to investigate such developments is likely to encourage further transgressions. This policy sets out the district's approach to taking	+2	Planning permission will only be granted where the benefits of the need for the development outweigh the direct and indirect impact to the protected site and ecosystem, development could be located in an alternative less harmful	+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	enforcement action, a positive effect.		location & appropriate mitigation measures have been put in place.	
B) Protection and promotion of a quality built and historic environment	Without effective enforcement action inappropriate development can have an adverse impact on the historic environment through the detrimental impact on heritage assets such as listed buildings, conservation areas and historic parks and gardens. Such development could affect the setting of a heritage asset, thereby reducing the qualities that make them special. Failure to investigate such developments is likely to encourage further transgressions. This policy sets out the district's approach to taking enforcement action, a positive effect.	+2		+2
C) Mitigating the effects of climate change	Without effective enforcement action inappropriate development can have an adverse impact on climate change and flood risk, by avoiding requirements that may have been put in place as part of any planning consent. This policy sets out the district's approach to taking enforcement action, a positive effect.	+2		+2
D) Safeguarding and minimising resource use	No impact.	0		0
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	No impact.	0		0
H) Ensuring community health and wellbeing	Without effective enforcement action inappropriate development can have an adverse impact on community health and well-being for example through inappropriately located development and lack of services. This policy sets out the district's approach to taking enforcement action, a positive effect.	+2		+2
I) Delivering the	Without effective enforcement action inappropriate development can	+2		+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
necessary infrastructure	have an adverse impact on infrastructure provision, for example through inappropriately located development placing unacceptable pressure on the local highways network. This policy sets out the district's approach to taking enforcement action, a positive effect.			

Secondary/cumulative/synergistic effects:	Cumulatively the impact of failing to tackle inappropriate development could result in a loss of public confidence in the planning system, and could mean an opportunistic increase in attempts at unauthorised development. The policy has indirect implications for the service provision of planning enforcement, requiring a budget contribution that ensures the local authority adheres to the text of the policy in 'investigating unauthorised development' and 'acting proportionately'. A sufficient level of resources will be required to ensure this is undertaken in accordance with the policy.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	The effects of the policy may have both temporary and permanent effects. Planning enforcement may result in unauthorised development being regularised, either through granting of temporary or permanent planning permission; or may result in inappropriate development being addressed through enforcement action, which could mean developments that are currently part of the landscape or streetscape, being permanently removed. Immediate to long term.
Spatial extent: (District wide / local)	District wide.

Appendix 3: Sites which were not deemed deliverable by the SHLAA panel

Town/Village	*Sites which were not deemed deliverable by the SHLAA panel*
Ashill	Land at Southwoods Farm
Bampton	Land at Birchdown Farm
Blatchworthy	Land at Blatchworth
Bow	Land south of Bow Mill Lane East Langford Farm (southern field)
Burlescombe	Valley View
Butterleigh	Butterleigh Sawmill
Cadbury	Cadbury Church Cadbury Cross
Cadeleigh	Land at Cadeleigh
Copplestone	Land off Basetts Close
Cove	Rivermead
Crediton	Land off Jericho Street The Orchard Land adj. Winfrith Mews Land adj. Four Mils Lane Land off Park Lane The Bike Shed
Cullompton	Higher Orchard Merrimead, Five Bridges Herons Bank Padbrook Park Part OS enclosure 7031 Colebrooke Padbrook Hill
Exebridge	Land opposite Higher Grants Farm
Hele	Land behind Hillside House
Hemyock	Churchills Farm (west) Churchills Farm (east)
Hittisleigh	Field adj. Old Smithy
Kennerleigh	Land north of old rectory Land adj. Woodbeare House
Kentisbeare	Ford Farm Tuscan Workshop
Morchard Bishop	Canns Meadow
Morchard Road	Car Park
Newton St Cyres	Newton St Cyres Glebe Land around Cartaway Lilly Field Pocock Hill Land adjacent school
Poughill	Poughill Glebe
Rackenford	Higher North Coombe Farm
Sampford Peverell	Morells Farm and Land East Morells Farm (separate sties in 2013SHLAA panel, but later combined and enlarged site) Huntland Hill
Sandford	Land at Sandford (east)
Stenhill	Land at Stenhill

Town/Village	*Sites which were not deemed deliverable by the SHLAA panel*
Thorverton	Thorverton Glebe and paddock Land off Jericho Street The Orchard
Tiverton	William Street William Street Car Park Whitehall Crown Hill Field Westfield
Uffculme	Harvesters Pleasant Streams Three Acres Land at Hillhead Farm
Uplowman	Land at Uplowman
Wembworthy	Land opposite Coronation Villas The Farm
Westleigh	Land south of Westleigh
Willand	Land next to Willand Service Station Hillcrest and Dye House Farm
Woodland Head	Woodland Head
Yeoford	Land east of The Oaks, Station Road

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Mid Devon District Council - Local Plan

Sustainability Appraisal/Strategic Environmental Assessment

Non-technical Summary January 2015

1. Introduction

1.1 The Council has a duty to consider the sustainability of its plans through the Planning and Compulsory Purchase Act 2004 (as amended). It also has to prepare a Strategic Environmental Appraisal (SEA) as a result of requirements contained in the Environmental Assessment of Plans and Programme Regulations 2004. The requirements of both pieces of legislation have been met by the SA, which has been prepared following Government guidance.

1.1 This SA assesses the sustainability of the Local Plan Review Publication draft (2015) which has reviewed the targets, allocations, and policies contained within the current plan to reflect the latest evidence and guidance including the National Planning Policy Framework (2012) and will supersede the following three parts of the existing plan:

- Core Strategy (adopted 2007)
- Allocations and Infrastructure Development Plan Document (adopted 2010)
- Local Plan Part 3: Development Management policies (adopted 2013)

1.2 The SA helps planning authorities to consider the merit of a variety of options to help determine the most sustainable policy decisions. It should be read in conjunction with the Local Plan Review Publication draft (2015) document. The SA highlights potential negative impacts of a plan, thereby providing the opportunities for these effects to be avoided or mitigated. However, the SA cannot ensure that development will be absolutely sustainable in all its aspects. It is possible that in some cases development which is in some respects less sustainable may still have to take place, perhaps where the social and/or economic benefits outweigh environmental impact.

1.3 The SA is an iterative, ongoing process and integral to plan making. During the process of preparing the Local Plan Review, consultation was held in July 2013 on the Scoping Report and SA Scoping Report and in January 2014 on the Options Report and SA Interim Report. Comments received during these two consultations have been taken into account and amendments made to the Local Plan and the SA accordingly.

1.4 The Local Plan sets out a strategy for meeting the needs of the District over the plan period (2013-2033), including for housing and employment. Through the preparation of the plan there has been consideration of what the appropriate level of development should be and different options for delivering growth in light of environmental and other constraints.

2. Sustainability Appraisal Process

2.1 Government guidance advises a number of stages of SA work that need to be carried out as a Local Plan is being prepared:

Stage A: Setting Context and Scope
Stage B: Developing Options and Assessing Effects
Stage C: Preparing the SA Report
Stage D: Consulting on the Plan and the SA
Stage E: Monitoring Implementation of the Plan

2.2 The SA Scoping Report met the requirements of Stage A, assembling the background information, or evidence base, to inform the appraisal process and establishing the framework for the process including setting the objectives against which options would be tested.

2.3 The Interim Report met the requirements of Stage B, reviewing the Strategic Policies, Site Options and Managing Development Options against the sustainability objectives set out in the SA Scoping Report.

2.4 The SA of the Local Plan Publication Draft (2015) focuses on Stages B, C and D of the process and covers the following:

- A summary of the findings of the Scoping Report and Interim Report;
- An assessment of the sustainability of the options and reasonable alternatives considered in the preparation of the Local Plan, including overall housing numbers and site allocations;
- The identification of the potential significant effects resulting from the implementation of the Local Plan; and
- An outline of the proposed monitoring strategy to measure the effects of implementing the Local Plan.

2.5 The SA Report includes the following appendices:

- Appendix 1: Review of Plans and Programmes; and
- Appendix 2: Preferred Policies and Sites and Alternative Policies and Sites.
- Appendix 3: Undeliverable sites

3. Context and Scope

3.1 Mid Devon District Council covers an area of 353 square miles (914 sq. km) in the heartland of Devon. The District had a population of around 77,500 at the time of the 2011 Census and is located roughly equidistant between the Bristol and English Channel coast. The significant urban areas of Exeter (population 117,800) and Taunton (63,000) are just beyond the southern and eastern boundaries of the district respectively. Major east-west transportation routes run through the district, including the M5, A361, A30 and the Great Western Mainline Railway.

3.2 The majority of Mid Devon's settlements are nestled within the folds of the landscape, with many small historic settlements containing thatched cottages and ancient churches. Tiverton is the main town within the district, with the two smaller market towns of Cullompton and Crediton. Natural England has divided England into Natural Character Areas, with Mid Devon

falling into three distinct areas: the Culm, the Devon Redlands and the Blackdowns. The Mid Devon Landscape Character Assessment provides further more localised characterisation. Mid Devon is a district with a rich historic and cultural heritage. There is a wealth of historic buildings and features throughout the district, with over 2680 listings of buildings, bridges and milestones. The district has three historic parks and gardens of national importance – Knightshayes, Bridwell Park and Shobrooke Park, with 16 of local value. There are also 51 Conservation Areas and 49 Scheduled Ancient Monuments as well as a wide range of archaeological remains which are not listed.

3.3 There are a large range of plans, policies and programmes relevant to the production of the Local Plan. These range from the international to local level documents, covering social, economic and environmental issues. From these it has been possible to identify a number of key objectives that have informed the preparation of the SA and Local Plan. Appendix 1 of the SA Report outlines the relevant plans, policies and programmes.

3.4 The existing position in the District in relation to the environment, economy, local community and a number of other matters has been reviewed. The likely evolution of the District without the Local Plan was also considered which helped in the identification of a range of issues and problems and consequently informed the preparation of the sustainability objectives. The following sustainability issues within Mid Devon have been identified:

Key sustainability issues	
Natural Environment	Biodiversity levels are continuing to fall, often dramatically for some species. There is potential for negative impact on the Water Framework Directive status of waterbodies across the district as a result of development.
Built Environment	Some heritage assets are at risk. Some climate change objectives can conflict with the conservation of the area's historic environment, particularly in the installation of renewables technologies that may impact on heritage assets.
Climate Change and Flooding	There is pressure for the installation of renewable energy developments to meet energy shortage however this may conflict with other objectives e.g. built environment. There is an increased risk of flooding as a result of climate change.
Resource Use	There are high levels of best and most versatile land across the district. There may be a conflict between protecting this resource and the need for development across the district. There are limited brownfield sites and therefore pressure to develop primarily on greenfield sites. There is also a need to avoid disposal of waste instead of prioritising re-use, recycling or reduction.
Economic Growth	There are higher levels of out-commuting than in-commuting, especially to Exeter and the potential loss of employment within Mid Devon. There is declining town centre health with town centre regeneration having the potential to be affected by any new out-of-centre development.
Housing	There has been a large population growth within the last decade and demographic household change leading to the need for new

	housing. Houses have not previously been constructed of a sufficient size to meet the needs of the modern family. There is a continued need for affordable housing.
Community Health and Wellbeing	Mid Devon has small areas of social deprivation within Tiverton, Cullompton and some of the remote rural areas (including high levels of child poverty). Access to services and facilities for rural communities has worsened and may continue to do so. There is a low retention of high-attaining school leavers. There are issues around traffic congestion and poor air quality within Crediton and Cullompton.
Infrastructure	There is a high dependency on the car across the district, with levels of car ownership having grown and continuing to grow. Rural self-employment or small business start-up is a growing sector, however this may be constrained by poor broadband speeds.

4. Sustainability Appraisal Methodology

4.1 A framework is used to understand the sustainability effects of the Local Plan as has been developed, consisting of sustainability objectives, each of which include a number of elements against which a policy will be appraised. The framework includes all those factors highlighted within the SA that will affect the sustainability of the Local Plan and is central to the process of sustainability appraisal. The following objectives have been used to test the different options in the Local Plan. The sustainability objectives are:

A) Protection of the natural environment;
B) Protection and promotion of a quality built environment;
C) Mitigating the effects of climate change;
D) Safeguarding and minimising resource use;
E) Promoting economic growth and employment;
F) Supporting retail;
G) Meeting housing needs;
H) Ensuring community health and wellbeing; and
I) Delivering the necessary infrastructure.

4.2 The sustainability objectives proposed are distinctive from the objectives in the Local Plan, though they may in some cases overlap with them. In order to consider the impact of the Local Plan against the sustainability objectives, a scoring system has been used. #

4.3 The use of a scoring system with a range from +3 to -3 highlights the scale of any potential impact. This system enables the opportunity to differentiate between marginal or significant impacts. In some instances where there were technical deficiencies in which specific data was not available at the time of the sustainability appraisal assessments, an uncertain effect has been identified. It is important to note that the scores should not be summed to produce a total score to determine the overall sustainability of a policy or proposal. Mathematical models can lead to an 'artificial certainty' in determining the effect of a policy or proposal where the impacts of issues can be subjective.

4.4 The following table sets out the scoring system that has been used:

Score	*Rationale*
+3	The policy/proposal will have a significant positive contribution towards achieving the objective
+2	The policy/proposal will have a positive impact in contributing towards achieving the objective
+1	The policy/proposal will have a minor positive impact in contributing towards achieving the objective
0	The policy/proposal will have no impact or will have some positive and some negative impacts thereby having a balanced effect in contributing towards achieving the objective
-1	The policy/proposal will have a minor negative impact in contributing towards achieving the objective
-2	The policy/proposal will have a negative impact in contributing towards achieving the objective
-3	The policy/proposal will have a significant negative contribution towards achieving the objective

4.5 In addition to the scoring process, a commentary against each objective has been provided. This sets out a summary of the context of the policy/allocation and a description of the impact against each of the sustainability objectives. Measures for mitigation are also described and scores for post-mitigation are provided, whereby if mitigation measures are applied negative impacts may be reduced. This includes consideration of whether impacts noted are offset by other policies in the plan. Secondary, cumulative, synergistic, temporary, permanent, short, medium or long-term impacts are also reflected.

5. Reasons for selecting / rejecting policy alternatives

5.1 The development of the Local Plan has been an on-going and iterative process with key pieces of evidence influencing the selection and rejection of options.

Amount and Distribution of Development

5.2 The level of growth and development required is a key consideration in the Local Plan. Where the need is identified there is then the consideration as to how this need should be met. In terms of residential development, the SA has given consideration to the implications of different scales of housing development, the approach to distributing it and the locations of sites to provide housing. The first stage was to consider the scale of housing development that should be provided within the District informed by the evolving evidence base. The options assessed focused on whether the amount of development should meet the housing need (7,200 dwellings) or exceed the housing need (8,400 dwellings). A summary of the SA results are provided below.

Amount of Residential Development		
Sustainability objective	***Preferred Meet housing need Scenario (7,200 dwg)***	***Alternative Higher Growth Scenario (8,400 dwg)***
A) Protection of the natural environment	0	-1
B) Protection and promotion of a quality built and historic environment	0	0
C) Mitigating the effects of climate change	0	0
D) Safeguarding and minimising resource use	-2	-3
E) Promoting economic growth and employment	+1	+1
F) Supporting retail	+1	+1
G) Meeting housing needs	+3	+3
H) Ensuring community health and wellbeing	+1	+1
I) Delivering the necessary infrastructure	0	-2

5.3 In summary meeting housing need was the most appropriate option when assessing the overall impact against the sustainability options. Meeting the housing need would meet the economic and social needs of the District, while the environmental impacts would be neutral or balance out than a higher growth scenario which could have a minor negative impact. A higher growth scenario could potentially have negative impact on the delivery of necessary infrastructure, as opposed to the option of meeting housing need having no impact.

5.4 For commercial development, the SA has given consideration to the implications of the different scales of commercial development within the district over the plan period. The scale of commercial development appropriate within the district has been informed by the evidence base. The options focused on whether the amount of development should meet the need (154,000sq m) or exceed the need (310,000sq m). A summary of the results are provided below.

Amount of Commercial Development		
Sustainability objective	***Preferred Meet commercial need Scenario (154,000sq m)***	***Alternative Higher Growth Scenario (310,000sq m)***
A) Protection of the natural environment	0	-1
B) Protection and promotion of a quality built and historic environment	0	0
C) Mitigating the effects of climate change	0	-1
D) Safeguarding and minimising resource use	-1	-3
E) Promoting economic growth and employment	+3	+3
F) Supporting retail	+3	+2
G) Meeting housing needs	0	0
H) Ensuring community health and wellbeing	+2	0
I) Delivering the necessary infrastructure	0	-2

5.5 In light of recent evidence provided by the Employment Land Review (2013) which concluded that the market is unlikely to support the delivery of the current employment land allocations and the shift of policy emphasis in national policy to avoid the long-term protection of sites allocated for employment uses the reduced level of employment development of 154,000sq m is preferred.

5.6 An assessment for the three different options for the distribution of development across the District was completed and the results are outlined below.

Distribution of Development (using preferred option of 7,200 dwellings)			
Sustainability objective	***Preferred New Community (J28 Cullompton)***	***Alternative Town Focus (Hartnoll Farm)***	***Alternative New Community (J27 Willand)***
A) Protection of the natural environment	-1	-1	-2/?
B) Protection and promotion of a quality built and historic environment	0/?	-2/?	0/?
C) Mitigating the effects of climate change	0/?	0/?	0/?
D) Safeguarding and minimising resource use	-3	-3	-3/?
E) Promoting economic growth and employment	+3	+2	+3
F) Supporting retail	+1/?	+2	-3/?
G) Meeting housing needs	+3	+3	+3
H) Ensuring community health and wellbeing	0	+1	0
I) Delivering the necessary infrastructure	+2	+2	+2/?

5.7 The New Community option at Junction 28 preferred by the Local Plan Review is relatively unconstrained in landscape and environmental terms and forms a natural extension to one of Mid Devon's most sustainable settlements. Cullompton has excellent connections to the M5 motorway and the economic benefits this brings in particular with storage and distribution uses. The expansion of Cullompton is both achievable and supported by the local community.

5.8 The alternative option of a town focussed strategy considered that should this option be preferred it would require strategic growth above and beyond Tiverton's Eastern Urban Extension. Given Tiverton's topographical constraints only two directions of growth remain viable for development, firstly north of the A361 and secondly to the east along the valley. The Council has explored land availability to the north and has received confirmation that this is not available. To the east the only option is Hartnoll Farm, which is available and of significant scale to bring forward major housing and employment growth. However the SA identifies a number of significant constraints including a negative effect on the landscape character and concerns of the development merging into Halberton which has its own distinct identify. This option was therefore not preferred.

5.9 The assessment of the third option of developing Junction 27 land adjacent Willand raised potential issues around the impact on the environment, town centre viability, the future working of Hillhead Quarry and the relationship of this development with existing facilities. In considering the range of potentially significant issues with either the commercial or residential elements of development at J27, development at this site is not preferred. The separate assessments of the commercial and residential elements of J27 are reflected in the villages section of the matrices and Appendix 2.

Other strategic policies

5.10 No alternative strategies exist for the Strategic Policies apart from Policies S2, S11, S12 and S13. Alternatives for S2 for the amount and distribution of development are discussed above, therefore Policy S2 preferred and alternative options are not included in the summary table below. Alternatives for S11 and 12 are in regard to the amount of development in Cullompton and Crediton respectively. The Alternative for S13 is for Bampton to remain as a town rather than be classed as a town. The preferred and alternative options are included in the summary table below. The table below gives a summary of the Strategic Policies against the 9 strategic objectives. Full assessments for each Strategic Policy are outlined in Appendix 2 of the full SA Report.

	Strategic Policies*																
Sustainability Objectives	S1: Sustainable development priorities	S3: Meting housing needs	S4: Ensuring housing delivery	S5: Public Open Space	S6: Employment	S7: Town Centres	S8: Infrastructure	S9: Environment	S10: Tiverton	S11: Cullompton	Alternative Cullompton: Meet needs of community	Alternative Cullompton: Under provision	S12: Crediton	Alternative Crediton: Under provision	S13: Villages	Preferred: Bampton as a village	Alternative Bampton as a Town	S14: Countryside
A	+3	0	0	+2	0	0	-1	+3	+2	-1	0/?	0/?	-1	+2	+3	0	0	+3
B	+3	0	0	+2	0	+2	0	+3	+2	0	+1/?	+1/?	0	0	0	+1	+1	-2
C	+3	0	0	0	0	+2	+2	+2	+1	+1	+1/?	+1/?	-1	-1	+1	+2	+2	+2
D	+2	0	0	0	0	+2	0	+3	0	-2	0/?	0/?	0	0	0	-1	-2	+2
E	+3	0	0	0	+3	+2	+1	0	+3	+3	+3	+2	+3	-2	+3	+1	+1	+3
F	+3	0	0	0	+3	+3	+1	0	+3	+3	+3	+2	+2	+2	+3	+1	0	+3
G	+3	+3	+3	-1	+1	+2	+1	0	+3	+3	+3	+2	+3	+2	+3	+2	+2	0
H	+3	+1	+1	+3	+2	+1	+2	+1	+2	+2/?	+2	+1	0/?	0	+3	+1	+2	+1
I	+2	0	0	+2	0	+2	+3	0	+2	+2/?	+2/?	+2/?	+3	+3	+2	0	-1	+3

*Separate matrices are provided for 'S2 Amount and Distribution of development' in the relevant section above.

6. Site Allocations

6.1 The selection of site allocations at Tiverton, Cullompton, Crediton and the villages has been an iterative process principally steered by the scale and distribution of development set out in Policy S2: Amount and distribution of development, the availability of deliverable sites, public consultation and the Sustainability Appraisal process.

6.2 All of the sites consulted on in the Local Plan Review: Options Consultation were considered deliverable by the Strategic Housing Land Availability Assessment (SHLAA) panel and the Strategic Commercial Land Availability Assessment (SCLAA) panel and were assessed by the SA. Further sites put forward at the Options Consultation stage were taken to the relevant SHLAA or SCLAA panel. All new sites thought to be deliverable by the SHLAA or SCLAA panel have also been subject to detailed SA. Appendix 3 provides a list of sites considered undeliverable by the panels.

6.3 In general, the SA identified that none of the sites assessed outperformed all the others in all regards. However, there were factors that resulted in some sites being considered to be less suitable, for example, as a result of environmental impacts, flood risk or accessibility. The SA process therefore informed the identification of a number of sites to meet the housing requirement. The following tables show the preferred sites and the alternative sites, in Tiverton, Crediton and Cullompton and the villages. Full assessments and the conclusions on each of the assessed sites are outlined in Appendix 2 of the full SA Report.

Tiverton Housing Sites

	Preferred Sites											***Alternative Sites***					
Sustainability Objectives	TIV1-5: Eastern Urban Extension (Mixed use)	TIV6: Farleigh Meadows	TIV7: Town Hall/St Andrews Street	TIV8: Moorhayes Park	TIV9: Howden Court	TIV10: Roundhill	TIV11: Palmerston Park	TIV12: Phoenix Lane (Mixed use)	TIV13: Tidcombe Hall (Contingency)	TIV14: Wynnards Mead (Contingency)	TIV15: Tiverton Infrastructure	Hartnoll Farm (Mixed use)	Blundell's School	Hay Park	The Avenue	Exeter Hill	Leat Street
A	-1	-1	+1	0	0	0	0	0	-1	-1	0	-1	+2	0	0	-2	0
B	-1/ ?	0	0	0/?	0	?	0	+1	-1/ ?	0	0	-2/ ?	0/?	-1/ ?	0	0/?	0/?
C	+1	0	0	0/?	0	0	0	0	0/?	0	+2	0/ ?	-1	-1/ ?	0	0	-1
D	-3	-2	+2	-2	-1/ ?	+2	-1/ ?	+2	-3	-1/ ?	0	-3	-1	-1/ ?	+2	-1/ ?	+2
E	+3	+1	0	0	0	0	0	+2	+1	+1	0	+2	+2	0	0	0	-2
F	+2	+2	+1	+1	+1	+1	+1	+3	+2	+1	0	+2	+2	+1	+1	+1	+1
G	+3	+3	+2	+1	+1	+1	+1	+2	+3	+2	+2	+3	+2	+1	+1	+2	+1
H	+2	+2	+1	+1	+1	+1	0	+2	0	+1	+3	+1	+1	-1	+1	0	+1
I	+2	0	0	0	0	0	0	+1	0	0	+3	+2	+1	0	0	0	+1

Cullompton Housing Sites

	Preferred Sites									***Alternative Sites***			
Sustainability objectives	CU1-6: North West Cullompton (Mixed use)	CU7-12: East Cullompton (Mixed use)	CU13: Knowle Lane	CU14: Ware Park and Footlands	CU15: Land at Exeter Road	CU16: Cummings Nursery	CU19: Town Centre Relief Road	CU20: Cullompton Infrastructure	CU21: Land at Colebrook (Contingency)	Acklands	Tiverton Road	Court Farm	Bradninch Road
A	0	-1	0	0	0	0	-2	-2	0	0	0	0	-1
B	-1/?	0/?	0	0/?	0/?	+2/?	+1	+2	0/?	0/?	0/?	+2	0/?
C	+1/?	0/?	0	0	0	+1	+2	+2	+1	0	0	0	0
D	-3	-3	-2	-2	-1	+2	-1	+1	-2	-2	-2	+2	-1
E	+3	+3	+1	0	0	+1	+2	+2	+1	0	0	-1	0
F	+2	+1/?	+2	+1	+1	+1	+2	+2	+1	+1	+1	+1	+1
G	+3	+3	+3	+2	+2	+3	0	+2	+3	+2	+2	+2	+2
H	+2	0	+1	0	0	-1	+2	0	0	0	0	+1	0
I	+2	+2	+1	0/?	0	0/?	+3	+3	0/?	0/?	0	0	0

Crediton Housing Sites

	Preferred Sites									***Alternative Sites***					
Sustainability objectives	CRE1: Wellparks (Mixed use)	CRE2: Red Hill Cross	CRE3: Cromwells Meadow	CRE4: The Woods Group, Exeter Road	CRE5: Pedlerspool	CRE6: Sports Fields, Exhibition Road	CRE7: Land at Barn Park	CRE8: Land at Alexandra Close	CRE10: Crediton Infrastructure	Stonewall Lane Playing Field	Land at Westwood Farm	Land at Chapel Down Farm	Barnfield	Fairpark House	Higher Road
A	-1	0	0	0	-1	0	0	0	0	0	0	-1	0	0	0
B	0	0	0	+1	-1	0/?	0	0	0	0/?	0/?	-1/?	0/?	-1/?	0
C	+1	0	0	0	0	0	+1	0	+2	0	0/?	0	0	+2	+2
D	-2	-2	-1	+2	-2	-2	-1/?	-2	0	-1	-1	-2	+1/?	-1/?	-1/?
E	+2	+1	0	0	+1	+1	0	0	0	0	0	+1	0	+1	+1
F	+1	+1	+1	+1	+2	+2	+1	+1	0	+1	+1	+2	+1	+1	+1
G	+3	+3	+2	+1	+3	+3	+1	+1	+2	+2	+2	+3	+1	+2	+1
H	+1	0	0	0	+2	0	0	0	+3	0	-1	0	+1	0	0
I	0	0	0	0	0	0/?	+1	0	+3	0	0	0	0	0	0

Commercial Sites for Tiverton, Cullompton and Crediton

	Tiverton					***Cullompton***								***Crediton***			
	Pref.		***Alternative***			***Preferred Sites***				***Alternative Sites***				***Pref.***		***Alt.***	
Sustainability objectives	TIV1-5: Eastern Urban Extension (Mixed use)	TIV12: Phoenix Lane (Mixed use)	Land at the Foundry	Hartnoll Farm (Mixed use)	Land at Bampton Street / William Street Car Park	CU1-6: North West Cullompton (Mixed use)	CU7-12: East Cullompton (Mixed use)	CU17: Week Farm	CU18: Venn Farm	Land adj Venndale	NW Kingsmill Industrial Estate	NE Part of Kings Mill	Land South of Springbourne, East of Exeter Road	CRE1: Wellparks (Mixed use)	CRE9: Land south of A377	Land south of Commonmarsh Lane	Land east of Exeter Road
A	-1	0	0	-1	0	0	-1	0	0	0	0	0	-2	-1	0	-1	-1
B	-1/?	+1	0/?	-2/?	0	-1/?	0/?	0/?	0/?	0/?	0/?	0/?	0	0	0	-1/?	-1
C	+1	0	-3/?	0/?	0	+1/?	0/?	0	0	0	0	0	0	+1	0/?	0	0
D	-3	+2	+2	-3	+2	-3	-3	-2	-1	-1	-1	-1	-1	-2	-1	-2	-1/?
E	+3	+3	+2	+2	+3	+3	+3	+3	+3	+3	+3	+3	+2	+2	+2	+2	+3
F	+2	+2	+1	+2	+3	+2	+1/?	0	0	0	0	0	0	+1	0	0	0
G	+3	+2	0	+3	+2	+3	+3	0	0	0	0	0	0	+3	0	0	0
H	+2	+2	0	+1	+2	+2	0	-1	-1	-1	-1	-1	-1	+1	-1	-1	-1
I	+2	+1	0/?	+2	0	+2	+2	0/?	0/?	0	0	0	0/?	0	0	0	0

Housing Sites in Villages – Bampton to Chawleigh

	Bampton						***Bickleigh***	***Bow***					***Bradninch***	***Burlescombe***	***Butterleigh***	***Chawleigh***	
	Preferred Sites			***Alternative Sites***			***Alt.***	***Preferred***		***Alternative Sites***			***Pref.***	***Alt.***	***Alt***	***Pref.***	***Alt.***
Sustainability objectives	BA1: Newton Square	BA2: Scotts Quarry (Mixed use)	BA3: Ashleigh Park	South Molton Rd	Land at Ball Hill	Bouchier Close (Mixed use)	Land South of Glen View	BO1: Land adjacent to Hollywell	BO2: West of Godfrey Gardens	Land adjacent Bow Mill Lane	East Langford Farm	Land adjacent Jackman car park	BR1: Hele Road	Churchyard Field	North West of Homefield	CH1: Barton	Tower Meadow
A	0	0	0	-1/?	0	0	0	0	0	0	0	0	0	0	0	0	0
B	0/?	0	0	0	0	0	0	0/?	0/?	0/?	-1/?	-1/?	0/?	-1/?	0	0/?	-2/?
C	+1	+1	+1	+1	+1	+1	+1/?	+1	0	+1	+1	+1	0	+1	+1	+1	+1
D	+2	+2	-1	-1	0	-1	-1	-2	-1	-1	-2	-1	-1	-1	-2	-1	-1
E	0	+2	0	0	0	+2	0	0	0	0	0	0	0	0	0	0	0
F	+2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
G	+1	+1	+1	+2	+1	+2	+2	+1	+1	+2	+2	+2	+1	+1	+1	+2	+1
H	0	0	0	0	-1	0	-1	0	+1	0	0	0	0	-1	-1	0	0
I	0	0	0	-1/?	0	0	0/?	0	0	0	0	0	0	0	-1	0	0

Housing Sites in Villages – Cheriton Bishop to Culmstock

	Cheriton Bishop					***Cheriton Fitzpaine***					***Coleb rooke***	***Copplestone***			***Culmstock***			
	Pref.	***Alternative Sites***				***Prefered Sites***		***Alternative Sites***			***Alt.***	***Pref.***	***Alternative***		***Preferred***		***Alternative***	
Sustainability objectives	CB1: Land off Church Lane	Cheriton Bishop Glebe	Land near the Church	Land adjacent Woodleigh Hall	Land east of Hill View	CF1: Barnshill Close	CF2: Land adjacent school	Cheriton Fitzpaine Glebe	Landboat Farm	Poole Barton	Colebrooke Glebe	CO1: The Old Abattoir	Land adjoining Dulings Meadow	Bewsley Farm	CL1: Linhay Close	CL2: Hunters Hill	Culmstock Glebe and Rackfields	The Croft
A	0	0	0	-1	0	0	0	0	0	0	0	0	-1	0	0	0	0	-1
B	+1	0	0/?	-1	0	0	+1	0	0	0/?	0	0	0	0	0	0/?	0/?	0/?
C	+1/?	+1/?	+1/?	+1/?	+1	+1	+1	+1	+1/?	+1	+1	+3	+1	+1/?	+1	+1	+1	+1/?
D	-1	-1	-1	-1	-1	-1	-1	-2	-1	-1	-2	+2	-2	-1	-1	-1	-1	-1
E	0	0	0	+1	0	0	0	0	0	0	0	0	+1	0	0	0	0	0
F	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
G	+2	+2	+2	+3	+1	+1	+2	+2	+2	+2	+1	+2	+3	+2	+1	+1	+2	+2
H	+2	0	0	-1	0	0	+1	-2	0	0	-2	0	-1	0	0	0	0	0
I	0/?	0	0/?	0/?	0	0	0	0	0	0/?	-1/?	+2	0/?	0/?	0	0	0/?	0/?

Housing Sites in Villages – Halberton to Newton St Cyres

	Halberton		***Hemyock***					***Kentisbeare***	***Lapford***		***Morchard Bishop***			***Newton St Cyres***		
	Pref.	***Alt.***	***Pref.***	***Alternative Sites***				***Alt.***	***Alternative***		***Pref.***	***Alternative***		***Pref.***	***Alternative***	
Sustainability objectives	HA1: Land adj Fishers Way	Land at Blundells Road	HE1: Depot	Land South West of Conigar Close	Culmbridge Farm	Land north of Culmbridge Farm	Land adj cemetery	Land by Kentisbeare Village Hall (Mixed use)	Land between the Primary School and the Church	Land South of Sandhurst	MO1: Greenaway	Tatepath Farm	Church Street	NE1: Court Orchard	Land west of Tytheing Close	Land east of Tytheing Close
A	0	0	0/?	-1/?	-1/?	-1/?	-1/?	0	0	0	0	0	0	0	0	0
B	0/?	0/?	+1/?	0/?	0/?	0/?	0/?	0/?	0	0	0/?	-1	0/?	0/?	0/?	0/?
C	+1	+1/?	+1	+1/?	+1/?	+1	+1/?	+1	+2	+2/?	+1	+1	+1	+2	+2	+2
D	-2	-2	+1	-1	-1	-1	-1	-2	-1	-1	-1	-1	-1	-2	-2	-2
E	0	0	-1	0	0	0	+1	+2	0	0	0	0	0	0	0	0
F	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
G	+1	+2	+1	+2	+2	+2	+3	+2	+2	+1	+2	+1	+2	+2	+2	+2
H	0	0	0	0	0	0	-1	0	0	0	+1	0	-2	+2	0	0
I	0	0/?	0/?	0/?	0/?	0/?	0/?	0/?	0/?	0	0	0	0/?	+2	0	0

Housing Sites in Villages – Oakford to Silverton

	Oakford	***Sampford Peverell***						***Sandford***		***Shillingford***	***Silverton***				
	Alt.	***Pref.***	***Alternative Sites***					***Pref.***	***Alt.***	***Alt.***	***Pref.***	***Alternative Sites***			
Sustainability objectives	Land at Oakford	SP1: Former Tiverton Parkway Hotel (Mixed use)	Higher Town	Land off Whitnage Road	Land at Mountain Oak Farm	Morrells Farm(Mixed use)	Morrells Farm adj the main road	SA1: Fannys Lane	Land at Sandford (west)	Land off Bowdens Lane	SI1: Land at Old Butterleigh Road	Livinghayes Road	Glebe	The Garage	East of Hederman Close
A	0	0	0	0	-1	-1	0	0	-1	0	0	0	0	0	0
B	0/?	0	0/?	0/?	0/?	-1/?	-2	0	0/?	0	0	0	0/?	-1	0
C	+1/?	+2	+2	+2/?	+2/?	+2/?	+2/?	+1	+1	+1	0	+1/?	+1/?	+1	+1/?
D	-1	+2	-2	-1	-1	-2	-1	-2	-2	-1	-2	-1	-2	+2	-2
E	0	+1	0	0	+1	+3	0	0	0	0	0	0	0	0	0
F	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
G	+1	+1	+2	+2	+3	+3	+2	+2	+2	+2	+1	+1	+2	+1	+2
H	-1	+2	0	-1	-1	-1	0	0	0	-1	0	0	0	0	0
I	-2	0	-1/?	0	0/?	0/?	0/?	0	0/?	-1	0	-2	0/?	0	0/?

Housing in Villages – Thorverton to Yeoford, including Junction 27 adjacent Willand

	Thorverton	Uffculme					Willand					Yeoford	J27 adj Willand
	Pref. Site	Alternative Sites					Pref. Site	Alternative Sites				Alt. Site	Alt. Site
Sustainability objectives	TH1: South of Broadlands	Land adjoining Poynings	Land adjacent Sunnydene	Land off Chapel Hill	Land off Ashley Road	Land west of Uffculme	WI1: Land east of M5	Quicks Farm	Dean Hill Road	Land NE of Four Crosses Roundabout	Lloyd Maunder Way	Land off Lower Road	Land at M5 J27 and adj Willand
A	0	-1	0	0	0	0	0	0	-1	-1	0	0	-2/?
B	0/?	0	0	0	0	-2/?	0	0/?	-1	-1/?	-1	0/?	0/?
C	0	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+2	0/?
D	-2	-1	-1	-1	-1/?	-1	-1	-1	-2	-1	-1	-1	-2
E	0	0	0	0	0	0	0	0	0	+1	0	0	+1
F	0	0	0	0	0	0	0	0	0	0	0	0	0
G	+1	+2	+1	+2	+2	+2	+2	+2	+2	+3	+2	+1	+3
H	+1	0	?	0	0	-1	+1	0	0	-2	0	0	-2
I	0	0	-1	0/?	0/?	0	0/?	0	0	0/?	0	0	+2/?

Commercial Sites in Villages including Junction 27 adjoining Willand site

	Bampton		Bow		Hemyock	Kentisbeare	Sampford Peverell		Uffculme	Willand		J27 adj Willand
	Preferred	Alt. Site	Alternative Sites		Alt. Site	Alt. Site	Pref. Site	Alt. Site	Alt. Site	Pref. Site	Alt. Site	Alt. Site
Sustainability objectives	BA2: Scotts Quarry (Mixed use)	Bouchier Close (Mixed use)	South of Iter Cross	South West of Junction Road	Brookridge Timber	Land by Kentisbeare Village Hall (Mixed use)	SP1: Former Tiverton Parkway Hotel (Mixed use)	Morrells Farm (Mixed use)	Hill Head Quarry	WI2: Willand Industrial Estate	Lloyd Maunder	Land at M5 J27 and adj Willand
A	0	0	0	0	-1	0	0	-1	0/?	0	0/?	-2/?
B	0	0	0/?	0/?	0	0/?	0	-1/?	-1/?	+1/?	0/?	0/?
C	+1	+1	+1	+1	-1	+1	+2	+2/?	-1	+1	0/?	0/?
D	+2	-1	-2	-2	+2	-2	+2	-2	-3/?	0	-1	-3/?
E	+2	+2	+2	+2	+2	+2	+1	+3	+3	+3	+2	+3
F	0	0	0	0	0	0	0	0	0	0	0	-3/?
G	+1	+2	0	0	0	+2	+1	+3	+2	0	0	0
H	0	0	0	0	-1	0	+2	-1	-1	0	0	+2
I	0	0	0	0	0	0/?	0	0/?	0/?	0	0	+2/?

7. Managing Development

7.1 The Local Plan Part 3: Development Management Policies (LP3) formed the latest set of adopted development management policies and the baseline position for the Local Plan Review. The Scoping Report consultation recognised that these policies would be newly adopted in the Local Plan and that only minor adjustments would be required to amend policies in response to updates to national policy or guidance and any lessons learnt through implementation. This approach was widely supported through consultation.

7.2 A number of the policies have been revised, and the policy on Waste Management has been deleted at the request of Devon County Council as it is replicated at a higher level within the Devon Waste Plan. A policy on dwelling size is no-longer supported and has been deleted as well.

7.3 There are no strategic alternatives identified for development management policies as policies have been developed to reflect the NPPF position, locally or are written to reflect the Local Plans supporting evidence base. The following table shows the development management policies against the 9 strategic objectives. Full assessments on each of the development management policies are outlined in Appendix 2 of the full SA Report.

Managing Development Policies

Sustainability Objectives	DM1: High quality design	DM2: Renewable and low carbon energy	DM3: Transport and air quality	DM4: Pollution	DM5: Parking	DM6: Rural exception sites	DM7: Gypsy and traveller accommodation	DM8: Rural workers' dwellings	DM9:Conversion of rural buildings	DM10: Replacement dwellings in rural areas	DM11: Residential extensions and ancillary development	DM12: Design of housing	DM13: Dwelling sizes	DM14: Town centre development	DM15: Development outside town centres	DM16: Fronts of shops and business premises	DM17: Rural shopping	DM18: Rural employment development	DM19: Protection of employment land	DM20: Agricultural development	DM21: Equestrian development	DM22: Tourism and leisure development	DM23: Community facilities	DM24: Protection of Local Green Space and recreational land/buildings	DM25: Development affecting Heritage Assets	DM26: Green infrastructure in major development	DM27: Protected landscapes	DM28: Other protected sites	DM29: Enforcement
A	+2	+2	0	+2	0	0	-1	-1	0	+2	0	+2	-1	0	0	0	0	-1	0	0	-1	0	0	0	0	+2	+3	+2	+2
B	+3	+2	0	0	0	0	-1	0	0	+2	0	+3	+1	+2	0	+2	0	0	-1	+2	0	0	0	0	+3	+1	+2	0	+2
C	+3	+3	+2	0	0	0	+1	-1	-1	0	-1	+2	0	+2	+2	0	-1	-1	+2	-1	-1	-1	0	0	0	+2	-2	0	+2
D	+1	+3	0	0	0	0	0	-1	0	0	+1	+1	0	0	0	0	0	0	+2	0	0	+1	+2	+2	0	+2	0	0	0
E	0	+1	0	0	0	0	+1	+2	0	0	+2	0	0	+2	+2	0	+2	+2	+2	+2	+2	+2	+1	0	+2	-1	+2	0	0
F	0	0	+2	+2	0	0	0	0	0	0	0	0	0	+2	+2	+1	+2	0	0	0	0	0	+1	0	0	0	0	0	0
G	+2	0	0	0	0	+3	+2	+2	+2	+2	0	+3	+1	+2	0	0	0	0	0	0	0	0	-1	0	-1	-1	-1	0	0
H	+2	0	+2	+2	+1	+1	+2	+1	0	0	0	+2	+1	0	0	0	0	0	0	0	0	0	+2	+1	0	+2	0	0	+2
I	+2	+2	0	0	+1	-2	-1	-2	-2	0	0	0	0	0	0	0	0	0	0	0	-1	-1	+3	+3	0	+3	0	0	+2

8. Monitoring

8.1 Monitoring is important to understand the characteristics of the local area, assess the impact of policies and determine whether the strategy is delivering sustainable development so that the policies can be reviewed as appropriate. The Local Plan contains local indicators and targets to measure the Council's performance against relevant policies and legislation as well as any significant environmental effects. The Local Plan monitoring indicators, relevant policies and targets are located in both the Local Plan and the full SA Report. The monitoring outcomes will be reported annually in the Councils Monitoring Report.

9. Conclusions

9.1 The Sustainability Appraisal has played an integral role in the development on the Local Plan. It has been used to consider the various strategic options and inform the most sustainable approach for the District. The SA has led to the refinement of policies to minimise adverse impacts and has ensured that sustainability issues for the District are addressed. The wording of the specific site policies seeks to ensure that a potential negative effects resulting from the development of sites is addressed at masterplanning and/or planning application stage. Monitoring will be used to assess both the positive and negative effects of implementing the Local Plan.

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Appendix 6.9

Mid Devon
DISTRICT COUNCIL

Local Plan Review: Proposed Submission Consultation

(incorporating proposed modifications)

Sustainability Appraisal Update

January 2017

Sustainability Appraisal Update

1. This update to Sustainability Appraisal has been undertaken to take into account comments made at the 2015 Proposed Submission Stage consultation and proposed modifications to the Local Plan Review. The Local Plan Review: Proposed Submission Consultation Sustainability Appraisal (2015) is available on the website at www.middevon.gov.uk/localplanreview and the main Council office, Phoenix House, Tiverton.

Sustainability Appraisal framework objectives

2. A framework is used to understand the sustainability effects of the Local Plan Review as has been developed, consisting of sustainability objectives, each of which include a number of elements against which a policy will be appraised. The framework includes all those factors highlighted within the SA that will affect the sustainability of the Local Plan Review and is central to the process of SA.

Sustainability objective	Elements covered	Impact
A) Protection of the natural environment	Habitats and biodiversity; flora and fauna; protected species; landscape, geodiversity	
B) Protection and promotion of a quality built environment	Heritage assets, including listed buildings, conservation areas, scheduled ancient monuments, registered parks and gardens, locally listed assets, archaeology; design and quality of development	
C) Mitigating the effects of climate change	Reduced flood risk; promotion of low carbon or renewable energy; reductions in carbon emissions; resilience to climate change; walking and cycling provision; low carbon buildings	
D) Safeguarding and minimising resource use	Quality of soils, including contaminated land; water quality, including consideration of water framework directive objectives; water resources; minimisation of waste; impact on best and most versatile agricultural land	
E) Promoting economic growth and employment	Increasing jobs; reducing out-commuting; skills training; growth of rural businesses; tourism provision	
F) Supporting retail	Safeguarding the vitality and viability of town centres; relationship between new development and town centres; supporting viability of shopping facilities in villages	
G) Meeting housing needs	Supply of housing; housing mix; house size; housing affordability; appropriate housing density to location; proximity to services and facilities	
H) Ensuring community health and wellbeing	Community support for proposals; access to open space and recreation; limiting air, noise and light pollution to levels that do not damage human health or natural systems; integrated and sustainable forms of travel including walking, cycling and public transport; social deprivation; safe and secure environments	

I) Delivering the necessary infrastructure	Roads and transportation; schools; health services; community facilities; green infrastructure; telecommunications	

3. The sustainability objectives proposed are distinct from the objectives of the Local Plan Review, though they may in some cases overlap with them. They will provide a way of checking whether the Local Plan Review objectives are the best possible ones for sustainability and will test the social, environmental and economic effects of the plan.

4. In order to consider the impact of the Local Plan Review against the sustainability objectives, a scoring system has been used. A score is provided against each of the objectives to highlight a policy or proposal's sustainability impacts. Collectively, this allows consideration of a policy's overall impact and enables comparison with other policies or proposals. It also enables the consideration of mitigation measures in which a secondary score has been provided if mitigation measures are provided for.

5. It is important to note that the scores should not be summed to produce a total score to determine the overall sustainability of a policy or proposal. Mathematical models can lead to an 'artificial certainty' in determining the effect of a policy or proposal where the impacts of issues can be subjective.

6. The use of a scoring system with a range from +3 to -3 highlights the scale of any potential impact. This system enables the opportunity to differentiate between marginal or significant impacts. The following table sets out the scoring system that has been used:

Score	Rationale
+3	The policy/proposal will have a significant positive contribution towards achieving the objective
+2	The policy/proposal will have a positive impact in contributing towards achieving the objective
+1	The policy/proposal will have a minor positive impact in contributing towards achieving the objective
0	The policy/proposal will have no impact or will have some positive and some negative impacts thereby having a balanced effect in contributing towards achieving the objective
-1	The policy/proposal will have a minor negative impact in contributing towards achieving the objective
-2	The policy/proposal will have a negative impact in contributing towards achieving the objective
-3	The policy/proposal will have a significant negative contribution towards achieving the objective

7. In some instances where there were technical deficiencies in which specific data was not available at the time of the SA assessments, an uncertain effect has been identified which is indicated by a question mark in the scoring box..
8. In addition to the scoring process, a commentary against each objective has been provided. This sets out a summary of the context of the policy/allocation and a description of the impact against each of the sustainability objectives. Measures for mitigation are also described and scores for post-mitigation are provided, whereby if mitigation measures are applied negative impacts may be reduced. This includes consideration of whether impacts noted are offset by other policies in the plan. Secondary, cumulative, synergistic, temporary, permanent, short, medium or long-term impacts are also reflected.
9. General guidance was followed when applying the scoring system to potential allocation sites. A copy of the site allocations appraisal guidance provided on p.192 of the Local Plan Review: Proposed Submission Consultation Sustainability Appraisal (2015) is provided below.

SA framework – appraisal guidance [Allocations]

The following table sets out the general guidance followed when applying the pre-mitigation scoring system to potential allocation sites. In some cases the scoring may differ from this guidance due to site specific context. A cumulative approach was taken when assessing allocation sites within each objective.

Sustainability objective	Elements covered	Pre-Mitigation	Post-Mitigation
A) Protection of the natural environment	Habitats and biodiversity; flora and fauna; protected species; landscape; geodiversity	Neutral impact • If the site is within a town or existing development forms a backdrop of the site • If the site is appropriately screened, for example by being hidden in a fold of a hill Slight negative impact • Small site on the landscape (less 100 dwellings/10,000sqm) • Impact on a Tree Preservation Order • Impact on a protected landscape • Impact on local wildlife • Loss of hedgerows that provide screening • Existing development forms a backdrop but the site is highly visible Negative impact • Large site on the landscape (100 dwellings/10,000sqm +) • Site is highly visible and there is no existing development forming a backdrop	
B) Protection and promotion of a quality built environment	Heritage assets, including listed buildings, conservation areas, scheduled ancient monuments, registered parks and gardens, locally listed assets, archaeology; design and quality of development	Positive impact • Large scale town centre improvements Slight positive impact • Small scale town centre improvements • Good relationship with the settlement Slight negative impact • Impact on Listed Buildings / Conservation Area • Impact on Archaeological potential • Poor relationship with the settlement	

Sustainability objective	Elements covered	Pre-Mitigation	Post-Mitigation
C) Mitigating the effects of climate change	Reduced flood risk; promotion of low carbon or renewable energy; reductions in carbon emissions; walking and cycling provision; low carbon buildings	Slight positive impact • Bus service • Train service Neutral impact • Flood zone 1 • No train services (as limited areas have a train service and therefore it would not necessarily be expected of all areas in Mid Devon) Slight negative impact • Small scale development, potential impact on groundwater (less 100 dwellings/10,000sqm) • No delivery of Sustainable Urban Drainage • Small watercourse • Source Protection Zone • No bus service • Large scale sites due to potential carbon impact Negative impact • Large scale development, potential impact on groundwater (100 dwellings/10,000sqm +) • Flood Zone 2/3	
D) Safeguarding and minimising resource use	Quality of soils, including contaminated land; water quality, including consideration of water framework directive objectives; minimisation of waste; impact on best and most versatile agricultural land	Positive impact • Brownfield land Neutral impact • Small scale grade 4-5 agricultural land Slight negative impact • Large scale grade 4-5 agricultural land • Small scale grade 3 agricultural land • Minerals Consultation Zone Negative impact • Small scale grade 1-2 agricultural land • Large scale grade 3 agricultural land	

Sustainability objective	Elements covered	Pre-Mitigation	Post-Mitigation
		• Contaminated land Significant Negative Impact • Large scale grade 1-2 agricultural land *Small scale = <20ha* *Large scale = >20ha*	
E) Promoting economic growth and employment	Increasing jobs; reducing out-commuting; skills training; growth of rural businesses; tourism provision	Significant positive impact • Large scale commercial development Positive impact • Small scale commercial development Slight positive impact • Large scale residential development Neutral impact • Small scale residential development Negative impact • Small scale loss of commercial development Significant negative impact • Large scale loss of commercial development *Small scale = <100 dwellings / 10,000sqm* *Larger scale = > or equal to 100 dwellings /10,000sqm*	
F) Supporting retail	Safeguarding the vitality and viability of town centres; relationship between new development and town centres	Significant positive impact • Commercial development within a town centre Positive impact • Large scale residential development within a town (> or equal to 100 dwellings) Slight positive impact • Small scale residential development within a town (< 100 dwellings) Neutral impact • Commercial development outside of a town centre • Residential or commercial development within a village	
G) Meeting	Supply of housing;	Significant positive impact	

Sustainability objective	Elements covered	Pre-Mitigation	Post-Mitigation
housing needs	housing mix; house size; housing affordability; appropriate housing density to location; proximity to services and facilities	• Residential large scale development Positive impact • Residential medium scale development Slight positive impact • Residential small scale development Neutral impact • Commercial development *Small scale* = 1-19 dwg *Medium scale* = 20-99 dwg *Large scale = 100+dwg*	
H) Ensuring community health and wellbeing	Community support for proposals; access to open space and recreation; limiting air, noise and light pollution to levels that do not damage human health or natural systems; integrated and sustainable forms of travel including walking, cycling and public transport; social deprivation; safe and secure environments	Positive impact • Provides a community service Slight positive impact • Town sites - walking distance to services Neutral impact • Village sites - designated village Slight negative impact • Pollution • Town sites – beyond walking distance to services • Village sites - not a designated village • Village sites – designated village but large development e.g. 100+ housing • Requires footpath provision • Loss of undesignated recreational land • Impact but not loss of designated open space Negative impact • Loss of a community service • Loss of a designated Local Green Space • Large site which will require new community services and facilities	
I) Delivering	Roads and	Positive impact	

Sustainability objective	Elements covered	Pre-Mitigation	Post-Mitigation
the necessary infrastructure	transportation; schools; health services; community facilities; green infrastructure; telecommunications	• Significant infrastructure e.g. relief road Slight positive impact • Green infrastructure is provided Neutral impact • Access is achievable • School has capacity for additional development Slight negative impact • No infrastructure provided, small site (<100 dwellings/10,000sqm) • School is at capacity, places can be supported through developer contributions • Access is achievable but would require additional works Negative impact • School is at capacity, development proposed would require a new school	

This update to the Sustainability Appraisal is set out as follows:

Annex 1 – Sustainability Appraisal text, methodology and cumulative impact comments (p.10 – 23)

This annex sets out comments from the Local Plan Review Proposed Submission Consultation (2015) on the contents of the sustainability appraisal (SA) text, methodology and cumulative impacts.

Annex 2 – Further reasonable alternatives, new information and comments on the sustainability appraisal of policies and sites (p.24 – 165)

This annex provides a summary of additional reasonable alternatives considered and proposed changes to the sustainability appraisal for example through new information. Minor proposed changes to the Local Plan have not been assessed as these were deemed to not give rise to significant effects.

Annex 3 – Additional Reasonable Alternative Appraisals (p.166 – 337)

This annex provides the full appraisals used to assess reasonable alternatives where deemed necessary as summarised in Annex 2.

Annex 4 – Non technical summary and overall sustainability appraisal of Plan (p.339 – 345)

This annex summarises the main changes made to the Local Plan Review following the appraisal of alternatives set out in Annex 2 and assesses the overall sustainability of the proposed Local Plan.

Annex 1 – Sustainability Appraisal text, methodology and cumulative impact comments

This annex sets out comments from the Local Plan Review Proposed Submission Consultation (2015) on the contents of the sustainability appraisal (SA) text, methodology and cumulative impacts.

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Comments on Sustainability Appraisal text

Comment	Comments made by (customer ID in brackets)	Impact on the Sustainability Appraisal
1. *'Would like to see reference to NCN3 National Cycle Network Route no.3, Devonshire Heartland Way, the Little Dart Ridge & Valley Walk and the Tarka Trail.'*	Bampton Society (1319)	All public rights of way and cycling and walking routes are already noted with some examples provided. The suggested additional text adds unnecessary detail.
2. *'No evidence as to how the SA has used the Water Framework Directive in the appraisal of the plans policies.'*	Environment Agency (943)	The Water Framework Directive forms part of the sustainability considerations for objective D) Safeguarding and minimising resource use as set out on p.28 of the SA. It has also been considered as part of the Strategic Flood Risk Assessment which has informed the SA.
3. *'Paragraph 2.4 provides little reference to Green Infrastructure.'*	Environment Agency (943)	The comment is noted and the following sentence is proposed as an addition to paragraph 2.4. *'Green infrastructure is a network of multi-functional green space, urban and rural which is capable of delivering a wider range of environmental and quality of life benefits for local communities.*'
4. *'Paragraph 2.30 should include white clawed crayfish as a species of particular note in Mid Devon.'*	Environment Agency (943)	The comment is noted and the following sentence is proposed as an addition to paragraph 2.30. '*Mid Devon is also home to white clawed crayfish. It includes the only two remaining populations of this species in Devon, representing the furthest south-west UK*

Comment	Comments made by (customer ID in brackets)	Impact on the Sustainability Appraisal
		distribution.'
5. *'Paragraph 2.58 should consider the SUDs hierarchy and their multi-functional potential.'*	Environment Agency (943)	The comment is noted and the following sentence is proposed as an addition to paragraph 2.58. The proposed change also recognises national policy changes. *'From 6 April 2015, all major development will have to incorporate sustainable drainage to manage surface water runoff, unless demonstrated to be inappropriate. Devon County Council as the Lead Local Flood Authority in the area is the statutory consultee on major planning applications for surface water management. SuDs are designed to mimic the natural drainage of surface water by managing rainfall close to the site where it falls. The SuDs hierarchy should be considered when drawing up options for SuDs in which in general soft landscape SuDs are preferred which also provide other multi-functional potential e.g. green infrastructure.'*
6. *'Paragraph 4.4 refers to 7,200 dwellings as objectively assessed need indicated by the SHMA. SHMA provides a range of figures therefore 7,200 is the 'policy on' figure and not objectively assessed need. Would welcome clarification'.*	Devonshire Homes Ltd c/o Jillings Hutton (1050); Pemberton Hutton Developments c/o Jillings Hutton (5786); Mr R Persey C/O Jillings-Hutton	The 7200 figure reflected the latest SHMA evidence at the time of the proposed submission Local Plan Review publication. An update to the SHMA provides a final objectively assessed housing need (OAN) mid-range figure of 380. As such the OAN of the district has been increased to 7600 in response to this new evidence. An addition of

Comment	Comments made by (customer ID in brackets)	Impact on the Sustainability Appraisal
	(4654)	260 dwellings is proposed in response to the proposed allocation of a strategic scale employment site at Junction 27. The figures are therefore proposed to be amended to a total of 7860 dwellings equating to 393 dwellings per annum. Alternatives for the amount of housing development are set out in annex 2.
7. *'SA vision and objectives reflect aspirations of local community, the Council and the ambitions of the NPPF.'*	Pegasus Planning (3678)	Support noted. No changes to the SA required.
Summary		
Additions to the text of the SA are proposed to add context to the report and reflect the most up to date information.		

Comments on the Sustainability Appraisal methodology

Comment	Comments made by (customer ID in brackets)	Impact on the Sustainability Appraisal
General methodology comments		
1. A comment was made which argued that the *'scoring of the SA is subjective.'*	Mr Christian & Mr Force & Mr Christian C/O Genesis Town Planning (3780)	The scoring is based on professional planning judgements using the best available evidence at the time of the Sustainability Appraisal. Some level of subjectivity is recognised in the Mid Devon Sustainability Appraisal methodology. However to ensure as much consistency as possible, when scoring proposed site allocations an appraisal guidance was followed as set out on p.191 of the 2015 Proposed Submission Local Plan Review SA.
2. A comment was made which argued that the *'scores in the SA ignore the absolute size of the site alternatives which must distort their impact e.g. larger sites should have a bigger impact than smaller sites.'*	Mr Christian & Mr Force & Mr Christian C/O Genesis Town Planning (3780)	The SA is a tool to understanding the sustainability of a site or proposal. It also provides the opportunity to compare alternatives however context should be considered when interpreting the SA findings. For example, strategic sites were compared against other alternative strategic sites whereas small rural sites were compared against other alternative small rural sites. A single small scale rural site would not be seen as an alternative to a strategic allocation.
3. A comment was made which stated that the *'SA does not comment on site deliverability in terms*	Mr Christian & Mr Force & Mr Christian C/O Genesis	The SA is one tool to assess the sustainable performance of a proposed policy or proposal and does not cover all

Comment	Comments made by (customer ID in brackets)	Impact on the Sustainability Appraisal
of phasing and meeting housing need.'	Town Planning (3780)	elements to be considered in deciding preferred policies/proposals. The site options presented in the SA have been through a SHLAA panel which has considered their deliverability in principle. Undeliverable sites are referenced in appendix 3.
4. A comment was made which suggested that the *'the total scores should be summed to produce a total score which will allow comparisons between total scores.'*	Individual (4447)	The aim of the SA is to identify and respond to significant effects on various objectives. As noted in paragraph 3.10, the reason stated for not providing the total scores is because this can lead 'artificial certainty' in determining the effect of a policy or proposal where the impacts of issues can be complex. This is endorsed by the Planning Advisory Service.
5. A comment was made which argued that the *'post-mitigation score is unreliable and unrealistic'.*	Individual (4447)	The aim of the SA is to identify and respond to significant effects on various objectives. Reasons for post-mitigation score are provided under the mitigation heading in the SA tables. Where there is an element of uncertainty this has been recognised through '?' within the table itself, this approach is common in sustainability appraisal work. The scoring is based on professional planning judgements using the best available evidence at the time of the Sustainability Appraisal.
6. Representations were made for the following sites:	Individuals (4447, 5208, 4106, 5234, 4081, 5263,	No change to the SA. It is a regulatory requirement to appraise alternative options.

Comment	Comments made by (customer ID in brackets)	Impact on the Sustainability Appraisal
• OHA1 Land at Blundells Road, Halberton • OMO1 Tatepath Farm, Morchard Bishop' • OMO2 Church Street, Morchard Bishop (locally known as the Gurneys) In which the representations supported the exclusion of the site but request it be removed from the SA as an alternative option.	4117, 5295, 3971, 4082, 4416, 4459, 5642, 5641, 4093, 5604, 5605, 5606, 5607, 5608, 4474, 4473, 5609, 4476, 4108, 4111, 4112, 5603, 4460, 4152, 4110, 4481, 4475, 5599, 4101, 4363, 5594, 4105, 5597, 5598, 5600, 4471, 4472, 5592, 5593, 4077, 4074, 5595, 5596, 5601, 6063, 4212, 4215, 4681, 4682, 4075, 5590, 5591, 5586, 5587, 5588, 5589, 4076, 5358, 4356)	
7. A question was raised regarding the amendment to the scoring of the objectives in the proposed submission SA when compared to the options stage SA. Specific comments made to this regard on objectives A, D and H' of OHA1 Halberton, Land at Blundells Road.	Individual (4447)	Comments were invited on the sustainability appraisal at the Options consultation stage 2014. The SA is an iterative process which is updated as new evidence arises. Amendments were made to the SA to respond to the representations accordingly. Comments included local knowledge of existing sites. Comments were also made on the need for consistent scoring throughout the SA based on similar parameters e.g. scoring similar locations equally

Comment	Comments made by (customer ID in brackets)	Impact on the Sustainability Appraisal
		across Mid Devon. As such the methodology was strengthened by setting out guidance for appraising site allocations (p.192) to ensure consistent scoring throughout the amended SA. This has resulted to amendments to some commentaries and scoring throughout the SA.
Policy specific methodology comments		
S2 Amount and Distribution of development		
8. A comment was made which noted that *'two alternative options for villages were considered as 1,600 and 1,040 scenarios. The Local Plan Review considers 720 with no justification.'*	Devonshire Homes Ltd c/o Jillings Hutton (1050); Pemberton Hutton Developments c/o Jillings Hutton (5786); Mr R Persey C/O Jillings-Hutton (4654)	The two alternative scenarios in the options Local Plan Review consultation were based on the most recent available data at that time which was a figure greater than the objectively assessed need. A SHMA update provided an interim figure of 7,200 dwellings to meet the objectively assessed need (OAN). As a result the total housing need figure was reduced from 8,400 to 7,200 dwellings in the proposed submission report with the rural distribution reduced proportionately in line with the reduction in total figure. Along with this change, further site specific evidence across Mid Devon District resulted in amended distribution figures to reflect the most recent evidence available. The SHMA figure has been further amended in a final iteration of the document in which a concluded 7,600 dwellings has been considered for Mid

Comment	Comments made by (customer ID in brackets)	Impact on the Sustainability Appraisal
		Devon, an additional 260 dwellings is proposed in response to the strategic employment allocation at Junction 27 with amended distribution figures to follow.
CU14 Ware Park and Footlands, CU15 Land at Exeter Road & CU21 Land at Colebrook Contingency Site		
9. A comment was made which noted that they *'object to allocation [CU14] as sustainability appraisal scoring for site is less than CU21 Colebrook and therefore this site should be contingency instead, with CU21 as full allocation….SA and allocated sites at Cullompton do not correlate. Total scores of CU14 and CU15 are less positive than CU21'.*	Mr Christian & Mr Force c/o Genesis Town Planning (3780)	As set out on p.28 para 3.10 of the SA scores should not be summed to produce a total score to determine the overall sustainability of a policy or proposal. Mathematical models can lead to an 'artificial certainty' in determining the effect of a policy or proposal where the impacts of issues can be complex. This is endorsed by the Planning Advisory Service. It is also important to note that the SA is one tool for decision making and does not cover all elements to be considered in deciding preferred policies/proposals. Bearing this in mind, CU21 is of an appropriate scale required to be effective as a contingency site, it scores more positively on objective E) promoting economic growth and employment and G) meeting housing needs predominantly due to its size. CU14 and CU15 are not comparable to CU21 in size in which they are not of a scale which would provide the quantum of development required to be effective as a contingency site. CU21 is still considered deliverable hence its proposed allocation as a

Comment	Comments made by (customer ID in brackets)	Impact on the Sustainability Appraisal
		contingency site but it is not allocated as one of the main sites for Cullompton as other allocations are strategically preferable.
CF2 Land adjacent School and OCF2 Landboat Farm		
10. A representation was made during the Local Plan Review Proposed Submission consultation and stated that they *'Disagree with comparison of site OCF2 'Landboat Farm' with CF2 'Land adj school'. States SA should be comparing new sites outside the current settlement boundary, and exclude any parts of sites within the boundary'.*	Garside Planning Services (3645)	The SA appraises the potential benefits and impacts of all sites put forward for development. It would be inappropriate to exclude a part of a site on the basis that it lies within the settlement limit as this would lead to an incomplete analysis of benefits/impacts, and preclude opportunities to recommend mitigation. Such omission could also potentially leave the local authority at risk of not fulfilling the regulatory requirements set by the EU Strategic Environment Assessment directive to fully assess the impact of plans and proposals. No change to the SA is proposed.
Summary		
It is considered that none of the comments made would result in any changes to the Sustainability Appraisal for reasons set out in the 'Impact on the Sustainability Appraisal' column above.		

Comments on secondary/ cumulative/ synergistic effects

The comments in the table below are considered to update the cumulative effects noted in appendix 2 and 3 of the Local Plan Review Proposed Submission sustainability appraisal (2015).

Comment	Comments made by (customer ID in brackets)	Impact on the Sustainability Appraisal
Tiverton		
1. A comment was made on strategic policy S10 Tiverton which stated the following: *'support strategy in general, however further work is needed on the transport evidence in relation to the SRN. There should be reference to the cumulative impact of development on the M5'.*	Highways England (1172)	The cumulative impact of developing at Tiverton was previously identified in the SA in the cumulative/secondary/synergistic effects section of the proposed allocations in terms of identifying the potential to impact upon traffic. However the comment made is specific to J27, in response to this additional detail is provided to the supporting text of the plan under policy S10.
OTIV2 Hartnoll Farm		
2. A comment was made which stated the following: *'object to exclusion – site could provide substantial proportion of Tiverton and district's housing need. New junction designed to accommodate up to 2000 dwellings'.* While it may be possible for the proposed grade	Waddeton Park Ltd (3815) and officer comment.	The Blundells School site is proposed to be allocated in the Local Plan Review as a modification to the plan for 200 dwellings. The provision of a junction on Heathcoat Way and a safeguarded road route through the site to serve as a future second strategic road access for development at Tiverton eastern urban extension is proposed in the draft policy. This enables mitigation for any future cumulative

separated junction onto the A361 to accommodate up to 2000 dwellings, the allocation commented on would take the number of new dwellings to the East of Tiverton to well in excess of 2000. This would necessitate the relief road behind Blundells School. Although this need was recognised in previous iterations of the SA, it did not clearly set out that the requirement for this relief road would be due to this cumulative effect of additional development in excess of 2000 dwellings to the East of Tiverton.		impacts of potential additional development to the East of Tiverton. Without the relief road further allocation which cumulatively would result in excess of 2000 dwellings to the East of Tiverton would lead to unacceptable impacts on Blundells Road and the village of Halberton.
Cullompton		
3. The SA recognised the potential cumulative impact on the road network of developing at Cullompton. Some policies had reflected this impact through additional criterion in policy. Since the Local Plan Proposed Submission (2015) the highway authority has provided more information regarding the cumulative impact on the highway network.	Officer comment	In response to this various policies have included additional criterion to reflect this cumulative impact including CU6 North West Cullompton phasing, CU13 Knowle Lane, CU14 Ware Park and Footlands, CU15 Land at Exeter Road, CU16 Cumming Nursery, CU17 Week Farm and CU18 Venn Farm.
Crediton		
4. The SA did not previously fully consider the impact on Crediton high street through	Officer comment	The cumulative impact of developing to the west of the town was not previously clearly identified in the SA in

developing on the west of the town. Developing on the west would increase traffic through the high street as most likely destinations for journeys are either Exeter or Tiverton. Whilst some mitigation could be provided, the impact of developing sites on the east side of the town is likely to be much lesser than any on the west.		which incremental development in the west of the town will have a cumulative negative effect on the traffic through the high street with a secondary impact on air quality. This would impact the scores for the preferred alternative CRE9 Alexandra Close, alternative OCRE10 Westwood Farm and OCRE11 Land at Chapel Down Farm given their context to the west of the town. The amendments to scoring for these alternatives are discussed in annex 2.
CRE5 Pedlerspool and CRE7 Stonewall Lane		
5. A representation was made during the Local Plan Review noted the need *to 'cumulatively assess the transport impacts of CRE5 and CRE7'.*	MJ Gleeson c/o Bell Cornwell LLP (3775)	The plan already recognises the potential for cumulative transport impacts in CRE5 however this is not set out clearly in CRE7, therefore in response to this representation a change to the Plan has been proposed to include in the supporting text of CRE7 the need for a Transport Assessment, which comprehensively assesses the transport issues related to development of the site, taking into account the potential cumulative impact of nearby allocations.
OJ27 Commercial Development		
6. The SA did not previously fully consider the secondary effect of requiring additional housing to be allocated in response to the creation of	Officer comment	OJ27 Commercial Development would require additional housing to be allocated in response to the creation of additional jobs. This should be considered alongside any

additional jobs as set out in para 159. of the NPPF and supporting paragraph in the NPPG.		additional commercial development proposed at OJ27.
7. A Habitat Regulations Assessment update of the Local Plan Review including the Junction 27 option is required.	Officer comment	A Habitat Regulations Assessment of the Mid Devon Local Plan Review including Junction 27 has been undertaken which concludes that the J27 site allocation, alone or in combination with the Local Plan proposals, will not have an adverse effect on the integrity of the Culm Grasslands SAC.
Summary		
The comments set out in this table identify cumulative/secondary/synergistic effects which were not previously clearly set out in the Proposed Submission SA. The impacts of note include the addition of a criterion in the proposed allocation Blundells School to enable mitigation for any potential future development to the East of Tiverton. The cumulative negative effect on traffic through the high street in Crediton and secondary effect on air quality from incremental development in the west of the town. The need for a transport assessment associated with CRE7 Stonewall Lane to take account of the potential cumulative impact of nearby allocations and the secondary impact of allocating OJ27 Commercial Development in which additional housing will be required in response to the creation of additional jobs.		

Annex 2 – Further reasonable alternatives, new information and comments on the sustainability appraisal of policies and sites

The level of detail provided in the updated assessment of reasonable alternatives, new information and comments on the sustainability appraisal of policies and sites is correlated with the significance of the alternative proposed. A breakdown of the types of alternatives considered in this annex along with the level of detail of the updated assessment that might be expected is provided below.

Alternatives considered	Full Appraisal	Summary Matrix
Distinct alternatives: where alternatives are distinct from the preferred policy. Full appraisals are provided in annex 3. A summary matrix is also provided under each policy where relevant.	✓	✓
Indistinct alternatives: where alternatives are indistinct. Full appraisals are not provided unless three or more objectives of the SA are proposed to be amended. A summary matrix is provided under each policy where relevant.	✓/×	✓
New information: where new information is presented this has been discussed in the tables throughout this annex. The detail of the updated SA assessment will depend on the significance of the new information proposed.	✓/×	✓
Deleted Policies: where policies are proposed to be deleted, the impact on the sustainability of the Plan is discussed within the relevant table in this annex.	×	×
SA amendments: all comments made on the SA with regard to the Local Plan Review Proposed Submission policies are discussed in this annex.		
• Where no change to the SA is proposed a full appraisal/summary matrix has not been provided. The reason for no change is fully discussed in the tables in this annex.	×	×
• Where there are two or fewer changes proposed to the post-mitigation score, summary matrices are provided. Full appraisals are not provided; reasons for the changes to the SA are fully discussed within the tables in this annex.	×	✓
• Where three or more amendments are proposed to the post-mitigation score a summary of the changes are discussed within the tables in this annex along with a summary matrix. Full appraisals are provided in annex 3 which set out the impact in more detail.	✓	✓

Examples of alternatives that are not considered in this annex are provided below:

Alternatives not considered
Previous alternatives: alternatives that have been previously considered as part of previous iterations of the SA have not been reconsidered in this annex unless amendments have been suggested for that alternative.
Minor alternatives: alternatives proposed which would not give rise to any impact on the SA scoring.
Non-specific alternatives: alternatives suggested which are insufficiently detailed to assess the impact on the SA.
Other SA amendments: suggested changes to the SA text, methodology, secondary/ cumulative/ synergistic impacts are discussed in annex 1.
Unreasonable alternatives: where the suggested change would not be possible or would be unreasonable to implement.

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Strategic Policies

S1 Sustainable Development Principles

Two comments under S1 are considered to give rise to an alternative to be considered in this annex. Although comments were made on S1, both comments would result in a rural focussed alternative option for the distribution of development which is considered under S2 in this annex.

S2 Amount and Distribution of development

Reasonable Alternative Proposed (Amount Housing)	Impact on the Sustainability Appraisal
A variety of alternatives have been proposed by representations for housing development these range from 7400 and 8860. To enable meaningful comparisons to be made the following alternatives of 7200, 7600, 8000, 8400, 8800 have been considered with full assessments set out in annex 3 and summary matrices provided below. An alternative of 7860 has also been considered which is the Council's preferred option for the amount of housing development and is proposed as a modification to the plan. This is to reflect the updated evidence to meet the objectively assessed need of 7600 in the District and the preferred strategy of allocating commercial development at J27, of which an addition of 260 dwellings is proposed to reflect the projected job growth as a result of the commercial proposals at J27.	
1. A lower growth alternative of 7200.	This was previously appraised as part of the Proposed Submission Local Plan in which this figure was believed to meet the objectively assessed need. New evidence has demonstrated that this figure would not meet this need; as such this would result in a lower growth scenario. Whilst this scenario would meet a large proportion of the housing needs of the district it would not meet the whole need and therefore a positive rather than significant positive impact is considered for objective G) meeting housing needs. All other objectives considered in the SA score the same as the 'meet the

	housing need' alternative of 7600.
2. A meet the housing need alternative of 7600.	This alternative scores more positively on all objectives in comparison to other alternatives. It has the same scoring as the previous preferred alternative 7200 in the Proposed Submission SA as this was previously thought to meet the objectively assessed need. The scoring of the 7200 alternative now scores lower for objective G) meeting housing needs as explained above.
3. Preferred alternative: A meet the housing need alternative 7600 with Junction 27 additional housing requirements of 260, a total of 7860.	The sustainability of this alternative is considered to fall between the alternatives 7600 and 8000. The proposed change to the housing amount is not considered significant enough to enable a meaningful comparison; as such it is considered that the alternative of 7860 will score the same as alternative 2. Given the similarities of this alternative to 7600, no additional full appraisal has been provided in annex 3. This alternative meets the objectively assessed housing needs and does not score lower in objective I) (as reflected for the intermediate higher growth alternative of 8000) because the proposed additional sites for development have been set out at Blundells School, Tiverton and Higher Town, Sampford Peverell respectfully and it is considered that infrastructure required for the additional sites can be provided in-step with development. For completeness although this alternative scores the same as alternative 2 a full appraisal is provided in annex 3.
4. An intermediate higher growth alternative of 8000.	This alternative has a lower score in comparison to the preferred alternative for objective I) delivering the necessary infrastructure in which it may be more difficult to distribute development between the

	towns while delivering the necessary infrastructure in-step.
5. A higher growth alternative of 8400.	In comparison to the preferred alternative this scenario would result in a slight negative effect for objective A) protection of the natural environment where a higher growth scenario may be more difficult to distribute across the district whilst avoiding environmental impacts on the landscape. A significant negative effect for objective D) safeguarding and minimising resource use in which this option is likely to require further greenfield developments and a negative effect for objective I) delivering the necessary infrastructure where a higher growth scenario is also likely to be more difficult to distribute across the district while delivering the necessary infrastructure.
6. An elevated higher growth alternative of 8800.	In comparison to the preferred alternative, this scenario would result in a negative effect for objective A) protection of the natural environment where a higher growth scenario may be more difficult to distribute across the district whilst avoiding environmental impacts on the landscape and in this scenario the additional development would be of an equivalent scale to a strategic allocation. A significant negative effect for objective D) safeguarding and minimising resource use in which this option is likely to require further greenfield developments and a negative effect for objective I) delivering the necessary infrastructure where a higher growth scenario is also likely to be more difficult to distribute across the district while delivering the necessary infrastructure.
Reasonable Alternative Proposed (Distribution Housing)	
7. A rural distribution alternative.	A rural distribution alternative has appraised with a full appraisal

	A representation was made during the Local Plan Review Proposed Submission consultation and noted that *'the policy should reduce the Cullompton target to 1,500 dwellings and increase the Rural Areas target to 2,820 dwellings.'* A comment was also made on the SA which commented that the SA *'should have a distribution scenario of a wider distribution to the larger villages.'* In response to these representations a rural distribution alternative has been appraised. An alternative to *'increase the amount of development at Crediton and rural areas whilst reducing the amount in Cullompton as major development sites are risky'* was also suggested. To respond to this comment, an alternative of removing East Cullompton leading to a redistribution of 2100 dwellings in Crediton and across rural areas was considered. As the maximum capacity of Crediton is 1047 based on the highest capacity of all potential allocation sites submitted through the SHLAA this would only provide an addition of 327 dwellings at Crediton with the remainder distributed in rural areas. Therefore this scenario would result in the same SA outcomes as the 'rural distribution' alternative and therefore has not been appraised as a separate alternative.	provided in annex 3 and a summary matrix provided below. The findings of this SA show that this would lead to greater negative effects in objectives: A) natural environment, B) the built and historic environment, C) climate change, E) promoting economic growth and employment, H) ensuring community health and wellbeing and I) delivering the necessary infrastructure. A slightly less negative score was considered for objective D) safeguarding and minimising resource use as the majority of the village allocations were identified as grade 3 agricultural land rather than grade 1 or 2, although a negative effect overall remains for this objective.
8.	A Tiverton and Crediton focussed alternative. A representation was made during the Local Plan Review Proposed Submission consultation and noted that *'the distribution*	A Tiverton and Crediton focussed alternative has appraised with a full appraisal provided in annex 3 and a summary matrix provided below. In comparison to the preferred option, this would result in a greater

	should be altered to reduce Cullompton provision to reflect the removal of the East Cullompton proposal and Crediton should be increased to reflect its size. Difficulties of bringing forward sites such as the East Cullompton one are well known. Crediton has scope for additional development'. The removal of East Cullompton implies a target of 1500 at Cullompton and 2820 at Crediton which is not a reasonable alternative as there is not the quantum of sites available in Crediton to deliver this option. The maximum capacity for Crediton based on taking the highest capacity of all potential allocation sites submitted through the SHLAA is 1047 dwellings. As an alternative to the rural distribution alternative (discussed above), a Tiverton and Crediton focussed alternative with greater development in rural areas has been considered.	negative impact in objectives: A) natural environment, B) built and historic environment, E) promoting economic growth and employment. The option scores slightly higher in F) supporting retail and H) ensuring community health and wellbeing.
9.	A Town focussed alternative. A representation was made during the Local Plan Review Proposed Submission consultation and suggested the following distributions: *Tiverton – 3510* *Cullompton – 2730* *Crediton – 780* *Rural Areas – 780* *Total – 7800* The distribution of this representation is very similar to that	No change.

previously appraised under the 'town focus' option albeit with different total development proposed. Alternatives for the total development have been considered separately in this table with a summary matrix provided below. The original summary matrix for the 'town focus' alternative has also been provided below for information.	
Reasonable Alternative Proposed (Amount Commercial)	
10. Higher Growth Scenario including J27 option With the addition of a strategic scale employment site at junction 27 on the M5 motorway the higher commercial growth scenario has been reappraised. This scenario takes into account the opportunities provided by the Junction 27 option. A full appraisal the higher growth scenario including the J27 option is provided in annex 3. The site specific appraisal of the junction 27 option is provided in the allocation section of this annex. No other alternatives are available and deliverable that could accommodate the quantum development proposed.	Given this option is intricately linked with the proposed Junction 27 allocation modifications option, the scoring for this alternative is the almost identical as the Junction 27 site appraisal with the exception of objective H) ensuring community health and wellbeing as well considering the policy as a whole, the option enhances existing policy as it broadens the potential use classes including development for healthcare, education and public facilities, overall it therefore scores positively.
New Information	
11. New information was made available during the consultation on the Local Plan Review Proposed Submission. Upon review, it is proposed to increase the objectively assessed housing need to 380 per year to reflect the advice in the SHMA.	As noted above, this alternative to 'meet the housing need' would result in the same SA scores as previously anticipated for the previously considered OAN 7200. The previously considered OAN of 7200 now scores lower in objective G) meeting housing needs, as whilst this scenario would meet a large proportion of the housing needs of the district it would not meet the whole need, and therefore

	a positive rather than a significant positive impact is considered for this objective.
12. Additional evidence since the previous SA was commissioned specifically to examine the potential demographic implications of the proposed strategic scale employment site at junction 27 on the M5 motorway. The results suggest a need of an additional 260 dwellings within Mid Devon District Council over the plan period.	In response to this new information a meet the housing need alternative of 7600 with an additional 260 in response to the inclusion of a strategic scale employment site at junction 27 of the m5 has been considered. This would result in an alternative of 7860 dwellings which has been considered above.
Sustainability Appraisal Comments	
13. A representation was made during the Local Plan Review Proposed Submission consultation and commented that *'8,400 dwellings shouldn't trigger a slight negative effect on the environment when 7,200 dwellings have a neutral effect'.* Devonshire Homes Ltd c/o Jillings Hutton (1050); Pemberton Hutton Developments c/o Jillings Hutton (5786); Messrs Persey and Harding c/o Jillings-Hutton (4654)	The scores are in the context of the policy. In this case, it is based on development figures. To enable meaningful comparison between the options for policy S2 it was judged that when comparing 7,200 dwellings with 8,400 dwellings in terms of overall growth of the district, the provision of an addition of 1,200 dwellings would have a slightly more negative effect. No change to the SA is proposed.
14. A representation was made during the Local Plan Review Proposed Submission consultation and commented that *'Benefits of 'supporting retail' in having more houses and therefore more spending power is not highlighted in relation to higher growth scenario'.* Devonshire Homes Ltd c/o Jillings Hutton (1050); Pemberton Hutton Developments c/o Jillings Hutton (5786); Messrs Persey and Harding c/o Jillings-Hutton (4654)	It was judged that as the impact on supporting retail would be a secondary impact, the significance of increasing dwellings in relation to a higher growth scenario in comparison to the preferred scenario did not warrant an increased retail score. However it has been recognised for all alternatives that the overall provision of 7200 dwellings and above would have a slight positive effect on objective F) supporting retail, as this would increase the number of shoppers in the District and contribute towards enhancing shopping areas in Town Centres. No change to the SA is proposed.
15. A representation was made during the Local Plan Review Proposed Submission consultation and commented that they	Comment is noted, no change to the SA is proposed.

'Support the conclusions of the SA that the most appropriate growth strategy is to focus development in sustainable urban locations rather than seeking growth in larger villages'. Pegasus Planning (3678)	
16. A representation was made during the Local Plan Review Proposed Submission consultation and commented that *'The SA recognises the level of supply is not anticipated to meet the need for affordable housing. Therefore deliverable sites should be seriously considered'.* Devonshire Homes Ltd c/o Jillings Hutton (1050); Messrs Persey and Harding c/o Jillings-Hutton (4654)	Comment on the proposed submission SA has been noted. A change to the Plan is proposed in which the overall target is proposed to be increased to 7,860, which would yield 110 affordable dwellings per year at 28%. The SHMA forecasts a need of 124 affordable dwellings per year, which it is accepted should be reflected in the local plan text. It is highly likely that the Council and its housing association partners will be able to provide at least 20 additional affordable dwellings per year through non-planning actions such as investment from the HCA, exceptions sites and delivery on council owned land and meet the affordable housing need. Alternatives for the amount of residential development are discussed above.
17. A representation was made during the Local Plan Review Proposed Submission consultation and commented that 'Two alternative options for villages were considered as 1,600 and 1,040 scenarios. The Local Plan Review considers 720 with no justification'. Devonshire Homes Ltd c/o Jillings Hutton (1050); Pemberton Hutton Developments c/o Jillings Hutton (5786); Messrs Persey and Harding c/o Jillings-Hutton (4654)	The total housing figure in the 'options Local Plan Review consultation' was based on the most recent available data at that time. More recent evidence at the time of publication resulted in a reduced total housing figure of 8,400 to 7,200 dwellings. The distribution to rural areas was also reduced proportionately relative to the total housing figures along with further site specific evidence which affected the distribution figures. The SHMA figure has been further amended in a final iteration of the document in which a concluded 7,600 dwellings have been considered for Mid Devon with amended distribution figures to follow. No additional changes to the

	SA are proposed.
Changes to the Plan	
Amount of development (housing) Alternative 3 is suggested as a modification to the plan which would result in a 7,860 dwelling target. This alternative is preferred as new information in the finalised SHMA report which became available during the consultation on the Local Plan Review Proposed Submission resulted in new evidence, providing a final objectively assessed housing need (OAN) 380 per year. It is therefore agreed the target will need to be increased to 7,600 to meet the OAN of the district. As a result, the previously proposed approach of 7,200 dwellings over the plan period is no longer preferred as this approach would not meet the OAN of the district. In response to the proposed allocation of a strategic scale employment site at Junction 27, an additional 260 dwellings are required within Mid Devon over the plan period. As such a total of 7,860 dwellings is preferred. All other alternatives proposed recommend some form of higher growth scenario. All other higher growth scenarios would result in reduced scoring in the SA. At the intermediate higher growth level there is likely to be a lower score on objective I) delivering the necessary infrastructure. At the higher and elevated growth levels greater negative impacts are felt on objectives: A) natural environment, D) safeguarding and minimising resource use as well as I) delivering the necessary infrastructure. Furthermore arguments provided in representations for the higher growth scenarios are based on the opinion that the higher figures proposed are the accurate OAN, this is not agreed. 7,600 is the objectively assessed need as demonstrated by the updated SHMA evidence. The housing implications of the development of a strategic scale employment site at junction 27 on the M5 motorway has been considered in the August 2016 'Mid Devon Scenarios Policy-on' report of which the results suggest a need of an additional 260 dwellings within Mid Devon District Council over the plan period. All other higher growth scenarios are not supported by evidence, or considered beneficial and therefore are not preferred. Distribution of development None of the proposed alternatives are favoured. The rural distribution alternative would lead to greater negative impacts on almost all sustainability appraisal objectives, would result in unsustainable travel patterns and would be contrary to NPPF advice (para 30). Other alternatives consider scenarios which provide a greater focus in Crediton. One option results in a Crediton and Tiverton focussed scenario.	

Implicit in this scenario is the strategic growth to the east of Tiverton in addition to the Tiverton Eastern Urban Extension along with additional growth in rural areas. This alternative would result in a greater negative impact on the objectives: A) natural environment, B) built and historic environment and E) promoting economic growth and employment. It is therefore considered that the alternatives proposed would be less sustainable options and therefore not preferred.

Amount of development (commercial)

Alternative 10 is proposed as a modification to the plan. The option has a number of positive benefits including promoting economic growth and employment, supporting retail and providing the necessary infrastructure which could benefit the wider community.

New information

Alternative 11 represents the new information that has resulted in the consideration of alternative 2 in which a 7,600 dwelling target is considered as the objectively assessed housing need as explained above. Alternative 12 represents the new information that has resulted in the consideration of alternative 3 and the preferred option.

Sustainability appraisal comments

None of the comments are agreed therefore no changes to the SA scores are proposed.

Summary Matrix - S2 'Amount of Development' Housing

	Alternative	Preferred	Alternative		
Sustainability Objective	Lower growth scenario (7,200 dwg)	Meet housing need + J27 (7,860 dwg)	Intermediate Higher Growth Scenario (8,000 dwg)	Higher Growth Scenario (8,400 dwg)	Elevated Higher Growth Scenario (8,800 dwg)
A	0	0	0	-1	-2
B	0	0	0	0	0
C	0	0	0	0	0
D	-2	-2	-2	-3	-3
E	+1	+1	+1	+1	+1
F	+1	+1	+1	+1	+1
G	+2	+3	+3	+3	+3
H	+1	+1	+1	+1	+1
I	0	0	-1	-2/?	-2/?

Summary Matrix - S2 'Distribution of Development'

	Preferred	Alternative			
Sustainability Objective	New Community (J28 Cullompton)	Tiverton and Crediton Focussed	Rural Distribution	Town Focus (Hartnoll Farm)	New Community (J27 Willand)
A	-1	-2	-2	-1	-2/?
B	0/?	-2/?	-2	-2/?	0/?
C	0/?	0/?	-1/?	0/?	0/?
D	-3	-3	-2	-3	-3/?
E	+3	+2	+2	+2	+3
F	+1/?	+2	+1	+2	-3/?
G	+3	+3	+3	+3	+3
H	0	+1	-2	+1	0
I	+2	+2	-2/?	+2	+2/?

Summary Matrix - S2 'Amount of Development' - Commercial

	Preferred	Alternative	
Sustainability Objective	Higher growth scenario incl J27 215,000sqm	Meet commercial need 154,000sqm	Higher growth scenario 310,000sqm
A	-1	0	-1
B	0/?	0	0
C	-1/?	0	-1
D	-2	-1	-3
E	+3	+3	+3
F	+3	+3	+2
G	0	0	0
H	+2	+2	0
I	+2/?	0	-2

S3 Meeting housing needs

Reasonable Alternative Proposed	Impact on the Sustainability Appraisal
1. 35% affordable housing target. A representation was made during the Local Plan Review Proposed Submission consultation and noted that *'the affordable housing target should be 35% reflecting need'*.	This alternative would help provide the supply of affordable housing sooner and therefore has a positive effect on providing housing however the score for objective G) meeting housing needs remains the same as +3 is the maximum score provided. This alternative would however result in a greater negative effect on objective I) delivering the necessary infrastructure in comparison to the preferred policy given that no CIL could be levied within the lowest land valued areas. Although there is potential this could be levied in the upper end sales values in towns and rural areas. Some of the key infrastructure in the towns set out in the Mid Devon Infrastructure Plan which are not set out in the proposed strategic allocations (which are to be provided via S106 rather than CIL) would not be provided as part of CIL. Overall the difference in score in comparison to the preferred alternative is a -1 score for objective I) delivering the necessary infrastructure.
2. Remove the requirement to provide 5% of serviced dwellings. A representation was made during the Local Plan Review Proposed Submission consultation and noted that *'there is no quantified need for self build. It is unclear that selfbuilders will wish to purchase plots on larger housing estates. There are practical challenges eg times of working associated with selfbuilders on a larger housing site. The requirement to provide 5% should be removed.'*	The alternative of not requiring 5% of serviced dwelling plots for self-buildings would reduce the SA score for meeting housing needs to a negative effect given that it would be unlikely that service plots would be provided if this requirement was not within the policy. Therefore there would be less housing mix and consequently a reduced SA score is considered. This is however identified as uncertain as the alternative suggests only removing part of criterion d) and therefore the inclusion of the rest of the criterion may lead to some serviced

	plots for self-building. Overall the difference in score in comparison to the preferred alternative is a +2/? score for objective G) meeting housing needs.
Distribution of gypsy and traveller pitches	
3. Town focussed urban extensions A representation was made during the Local Plan Review Proposed Submission consultation which *'Gypsy and Traveller Accommodation Assessment does not justify allocations on particular sites'.* In response to this representation alternatives for the general distribution of development have been considered. A town focussed urban extension approach is assessed here and a rural distribution new sites approach in defined villages is set out below. Summary matrices are provided below with full assessments in annex 3.	This is the preferred option in the Local Plan Review. The option scores a neutral or positive score for all sustainability objectives with the exception of objective D) safeguarding and minimising resource use which scores a slight negative score. In comparison to the rural distribution alternative for traveller pitches the town focussed approach scores more positively and therefore is preferred.
4. Rural distribution new sites in defined villages. A representation was made during the Local Plan Review Proposed Submission consultation which *'Gypsy and Traveller Accommodation Assessment does not justify allocations on particular sites'.* In response to this representation alternatives for the general distribution of development have been considered. A rural distribution of new sites approach in defined villages is assessed here and a town focussed urban extensions approach is set out above. Summary matrices are provided below with full	In comparison to the preferred town focussed urban extensions approach this option scores more negatively on the sustainability objectives and therefore is not preferred.

assessments in annex 3.	
New Information	
5. New information was made available during the consultation on the Local Plan Review Proposed Submission. Upon review, it is proposed to increase the objectively assessed housing need to 380 per year to reflect the advice in the SHMA resulting in an OAN of 7600 dwellings. In addition, 260 dwellings is proposed in response to the policy-on scenario of including the option of a strategic scale employment site at junction 27 on the M5 motorway resulting in a total of 7860 dwellings.	This alternative would result in a change to S2 (please see comments in S2 for full details) with a change in the total and annual number of dwellings referenced in S3. No change is proposed to the SA in response to this change.
Changes to the Plan	
Alternative 3 is the preferred approach currently promoted by the Local Plan Review therefore no change is required. Alternative 5 is suggested as a modification to the plan which would result in a 7,860 dwelling target (reasons are provided in S2), this would result in no change to the SA of S3. All other alternatives are not considered beneficial and therefore are not preferred.	

Summary Matrix – S3 Meeting Housing Needs

	Preferred	Alternative	
Sustainability Objective	Proposed Submission Policy	35% affordable housing target	Remove 5% serviced plots self-build
A	0	0	0
B	0	0	0
C	0	0	0
D	0	0	0
E	0	0	0
F	0	0	0
G	+3	+3	+2/?
H	+1	+1	+1
I	0	-1	0

Summary Matrix – S3 Meeting Housing Needs - Gypsy site alternatives

	Preferred	Alternative
Sustainability Objective	Town focussed urban extensions	Rural focussed new sites in defined villages
A	0	-1/?
B	+1	-2/?
C	0	-2
D	-1	-2
E	0	0
F	0	0
G	+3	+3
H	+2	-1
I	0	0

S4 Ensuring housing delivery

Reasonable Alternative Proposed	**Impact on the Sustainability Appraisal**
1. Delete the policy. A representation was made during the Local Plan Review Proposed Submission consultation and noted that *'the contingency sites should be allocated to meet housing need, and*	The deletion of this policy would lead to a weakened plan in which there would be no strategic policy to ensure housing delivery. This policy enables action if expected delivery falls significantly below the annual target set out in policy S3. Overall without this policy it would

therefore this policy is unnecessary and should be deleted.'	result in a less flexible and sustainable plan as it suggests a higher growth scenario with no flexibility. The impact of higher growth scenarios are discussed under S2.
New Information	
2. New information was made available during the consultation on the Local Plan Review Proposed Submission. Upon review, it is proposed to increase the objectively assessed housing need to 380 per year to reflect the advice in the SHMA. In addition, 260 dwellings is proposed in response to the policy-on scenario of including the option of a strategic scale employment site at junction 27 on the M5 motorway resulting in a total of 7860 dwellings.	This alternative would result in a change to S2 (please see comments in S2 for full details) with a change in reference in S4 including the defined action levels. It would not result in a change in the SA score for S4 as the mechanism to ensure housing delivery would remain the same.
Changes to the Plan	
Alternative 2 is suggested as a modification to the plan which would result in a 7,860 dwelling target (reasons provided in S2). This would result in amendments in S4 which have reference to the overall dwelling target, including the table which sets out the defined action levels however this would result in no change to the SA score as the mechanism to ensure housing delivery would remain the same. Alternative 1 suggests the deletion of the policy with the justification based on allocating contingency sites and therefore the policy is unnecessary. The justification for the alternative is not agreed and the alternative is not preferred. The deletion of the policy would lead to a weakened plan in which there would be no strategic policy to ensure housing delivery.	

Summary Matrix - S4 Ensuring Housing Delivery

No additional appraisals for S4 have been undertaken. Where changes proposed would result in an alternative to S2 these have been considered under the S2 section of this annex. One alternative suggests the deletion of the policy entirely which would result in no appraisal for S4 but would affect the sustainability of the plan as a whole given that they would be no planning policy to ensure housing delivery.

S5 Public open space

Reasonable Alternative Proposed	Impact on the Sustainability Appraisal
1. Sustainable Urban Drainage Systems (SUDs) to be considered as public open space. A representation was made during the Local Plan Review Proposed Submission consultation and stated that they *'Disagree with paragraph 2.35, SUDs provision should be considered as public open space.'*	This alternative would result in a reduced SA score for objective H) Community health and wellbeing. In which a +2/? Is considered instead of +3. In considering SUDs as public open space, this could to lead to less open space available/suitable for recreational use as some types of SUDs are inaccessible for public use. However if the rest of the policy were to remain the same then it would still be considered that the policy overall would have a positive effect on this objective. An uncertain effect is considered as some SUDs schemes that are particularly well-designed could be counted against open space provision however this would be decided case-by-case. Furthermore it would be uncertain how much land would be required for SUDs as this is dependent on each scheme and therefore the impact on the overall open space provision is uncertain. The scores for the other objectives are considered to remain the same.
2. The provision of open space should be applied to the towns of Tiverton, Cullompton and Crediton and not parishes. A representation was made during the Local Plan Review Proposed Submission consultation asked *'Should third word of first line be 'towns' as opposed to 'parishes'?'*	This alternative would result in a reduced SA score for objective H) Community health and wellbeing. In which a +2 would be considered instead of a +3. This is because the whole needs of the district would not be covered by the policy but would only provide for the towns rather than include the parishes in which they fall within. All other SA scores are considered to remain the same.
Changes to the Plan	

In response to alternative 2 a change in wording is proposed to clarify that the policy refers to the parish boundaries of the settlements noted reflecting the original intention of the policy. All other alternatives are not beneficial and therefore are not preferred.

Summary Matrix - S5 Public open space

	Preferred	Alternative	
Sustainability Objective	Proposed Submission Policy	SuDs considered as public open space	Open space in towns not parishes
A	+2	+2	+2
B	+2	+2	+2
C	0	0	0
D	0	0	0
E	0	0	0
F	0	0	0
G	-1	-1	-1
H	+3	+2/?	+2
I	+2	+2	+2

S6 Employment

Reasonable Alternative Proposed	**Impact on the Sustainability Appraisal**
1. Employment allocations small scale in rural locations. A representation was made during the Local Plan Review	Policy S6 sets out a target for the amount of commercial floorspace but does not detail the location. This alternative would not have an

Proposed Submission consultation and noted that *'The allocations are in the wrong place (Cullompton especially) and therefore are unlikely to achieve these targets; there should be more small scale rural provision which would be easier to develop. This concern is supported by the lack of employment development in recent years.'*	impact on the SA score for this policy as the representation suggests alternative commercial allocations rather than result in a change to this policy. All sites currently proposed for allocation have been considered by a panel of experts and are considered deliverable. Alternative 6 for policy S2 which looks at a rural distribution of development gives some indication of the impact on the sustainability appraisal when distributing employment development more widely. The rural distribution alternative would lead to greater negative impacts on almost all sustainability appraisal objectives in comparison to the preferred alternative for S2 and would result in unsustainable travel patterns and would be contrary to NPPF advice in para 30.
2. Major leisure and tourism should be allocated. A representation was made during the Local Plan Review Proposed Submission consultation which promoted the option for a major leisure and tourism allocation on a site at junction 27 of the M5.	Policy S6 sets out a target for the amount of commercial floorspace but does not detail the specific allocations within the policy wording. This alternative would not have an impact on the SA score for this policy as the representation suggest an alternative commercial allocation rather than result in a change to this policy. The commercial allocation of junction 27 is considered later in this annex under the allocations section.
Changes to the Plan	
The alternatives suggested do not result in changes to policy S6 as such no changes are proposed.	

Summary Matrix - S6 Employment

No additional appraisals for S6 have been undertaken, the impacts of the proposed reasonable alternatives are limited, in which no significant amendments to the SA are considered.

S7 Town centres

No comments under S7 are considered to give rise to alternatives to be considered in this annex.

S8 Infrastructure

No comments under S8 are considered to give rise to alternatives to be considered in this annex.

S9 Environment

No comments under S9 are considered to give rise to alternatives to be considered in this annex.

S10 Tiverton

No comments under S10 are considered to give rise to alternatives to be considered in this annex.

S11 Cullompton

No comments under S11 are considered to give rise to alternatives to be considered in this annex.

S12 Crediton

Reasonable Alternative Proposed	Impact on the Sustainability Appraisal
New Information	
1. An additional criterion in the policy 'community and education facilities and other infrastructure to support the development proposed'. A representation was made during the Local Plan Review Proposed Submission consultation by Devon County Council and	This would result in an improved SA score of +2/? for h) ensuring community health and wellbeing, given that the school would not only provide for the new development proposed in Crediton but would meet the existing shortfall of education capacity in Crediton. The uncertain impact remains based on the existing comments in the

noted that *'There is a need for a new 1.1 ha primary school site.'* The need for a new primary school was only identified at the Proposed Submission consultation stage of the Local Plan and therefore is new information that has been considered.	SA with regard to the effect of development on local air quality which is not quantified.
Changes to the Plan	
Alternative 1 is proposed as a modification to the plan. This alternative would result in an improved score for h) ensuring community health and wellbeing by providing a new school which will not only meet the needs of the new development proposed in Crediton but would also meet the existing shortfall.	

Summary Matrix - S12 Crediton

	Preferred	Alternative
Sustainability Objective	Criterion on community and education facilities	Proposed Submission Policy
A	-1	-1
B	0	0
C	-1	-1
D	0	0
E	+3	+3
F	+2	+2
G	+3	+3
H	+2/?	0/?
I	+3	+3

S13 Villages

Reasonable Alternative Proposed	Impact on the Sustainability Appraisal
1. Edge of Village Development. A representation was made during the Local Plan Review Proposed Submission consultation and noted that the Local Plan *'Should identify edge-of-village potential where there is no five year supply and where there is insufficient housing development in accordance with paragraph 2.11.'* A representation was also made which noted that *'Taken with S14 these create a "presumption against development" in rural areas outside settlement boundaries, contrary to the NPPF (see para 55). The policy should allow development adjoining settlement limits.'* In response to these comments an 'edge of village development' alternative has been considered.	This alternative would result in greater negative impacts in the SA on objectives A) protecting the natural environment, B) protection and promotion of a quality built environment, C) mitigating the effects of climate change, H) ensuring community health and wellbeing and I) delivering the necessary infrastructure. It also leads to an uncertain effect on objective D) safeguarding and minimising resource use. The option could lead to greater cumulative impacts given that development would be allowed beyond settlement limits and therefore would be less contained. An edge of village alternative has been appraised in annex 3 and a summary matrix is provided below.
Changes to the Plan	
Alternative 1 is not preferred as it would lead to a less sustainable policy. The role of the contingency sites ensure housing delivery without the need for edge-of-village development. The option could lead to greater cumulative impacts given that development would be allowed beyond settlement limits and therefore would be less contained.	

Summary Matrix - S13 Villages

	Preferred	Alternative
Sustainability Objective	Proposed Submission Policy	Edge of village development
A	+3	+1
B	0	-1
C	+1	0
D	0	0/?
E	+3	+3
F	+3	+3
G	+3	+3
H	+3	+1
I	+2	+1

S14 Countryside

Reasonable Alternative Proposed	**Impact on the Sustainability Appraisal**
New Information	
1. Planning Policy for Traveller Sites published in August 2015. National policy requires that new sites for travellers should be very strictly limited in open countryside that is away from existing settlements or outside areas allocated in the development plan. In response to this change in policy the removal of reference of provision of gypsy and traveller accommodation in this policy has	It is considered this change to policy would not significantly impact the SA scoring in which this amendment would be relevant to objective G) meeting housing needs, given that the policy remains supportive of affordable housing to meet local needs no change to the SA scoring is proposed. The need for gypsy and traveller sites as discussed in S3 have been allocated within larger sites and the

been considered.	opportunity for the provision of gypsy and traveller accommodation remains positive in DM7.
Changes to the Plan	
Alternative 1 is preferred to ensure the Plan is in conformity with national policy.	

Summary Matrix - S14 Countryside

The alternative proposed for this policy is not considered to give rise to any impact on the SA scoring.

Site Allocations

Tiverton

TIV1 – TIV5 Eastern Urban Extension

Reasonable Alternative Proposed	Impact on the Sustainability Appraisal
1. Allocation for 1730 dwellings. A representation was made during the Local Plan Review Proposed Submission consultation and noted that *'Area B within the EUE is yet to be masterplanned, but survey work indicates that up to 799 dwellings can be accommodated on it, compared with the 553 dwellings referred to within the Local Plan. Together with slightly higher yields from the applications in Area A the total capacity of the site should be up to 1829 dwellings, rather than the 1520 dwellings indicated. This will improve viability and the efficient use of land for development. The policy should be amended to give a range of housing provision.'* An alternative of providing a range of 1580-1830 dwellings is considered. This takes into account permissions granted on area A and the potential for increased density in area B.	The alternative would not change the SA scores given that proposed area of the allocation and other criteria in the policy remain to provide mitigation to the potential negative effects of the development. The potential to increase the number of dwellings is still within the transport constraints of the area.
New Information	
2. A Historic Environment Appraisal (HEA) has been undertaken which seeks to bring together information about the historic environment. It assesses the significance and harm of potential development and suggests mitigation where appropriate. The HEA identifies the canal to the south of the site is a conservation area	The additional items to be mentioned in the SA would not affect the scoring as the SA already takes into account a conservation area impact and the presence of locally listed heritage assets on site would not change the score as other heritage assets such as listed buildings and scheduled ancient monuments have already been recognised in

which was not previously picked up in the SA commentary although the Blundell's conservation area was mentioned. The HEA also goes into greater detail and identifies locally listed heritage assets on site which was not picked up in the SA.	the score. TIV1-TIV5 provides the mitigation measures as recommended in the HEA and therefore no change to the post-mitigation score is suggested.
Changes to the Plan	
Alternative 1 is proposed as an amendment to plan.	

Summary Matrix – TIV1-6 Eastern Urban Extension

None of the alternatives are considered to give rise to any change to the post-mitigation SA scoring.

TIV6 Farleigh Meadows

Reasonable Alternative Proposed	**Impact on the Sustainability Appraisal**
New Information	
1. A Historic Environment Appraisal (HEA) has been undertaken which seeks to bring together information about the historic environment. It assesses the significance and harm of potential development and suggests mitigation where appropriate. The HEA identifies that there are two listed buildings some distance from the site, Exe View (Grade II) is located to the south and there is another listed building located to the south west which was not previously picked up in the SA. The HEA also takes an entry from Devon County Council's comment on the outline planning application for this site in which it recognises potential archaeological resource in the area and suggests a non-intrusive	The HEA notes that there would not be any anticipated heritage impact and therefore there would be no change to the scoring in the SA with regard to heritage. In considering archaeological investigation, given that conditions regarding archaeological investigation have been discharged no mitigation is recommended and the SA scoring will remain the same.

field investigation. Reserved matters permission has been subsequently granted and pre-commencement conditions regarding archaeological investigation have been discharged. The site is now under construction.	
Changes to the Plan	
No changes are proposed to the Plan.	

Summary Matrix - TIV6

None of the alternatives are considered to give rise to any change to the post-mitigation SA scoring.

TIV7 Town Hall / St Andrew Street

Reasonable Alternative Proposed	Impact on the Sustainability Appraisal
New Information	
1. A Historic Environment Appraisal (HEA) has been undertaken which seeks to bring together information about the historic environment. It assesses the significance and harm of potential development and suggests mitigation where appropriate. The SA already identifies listed buildings adjoining the site however the HEA goes into further detail and notes that the allocation includes works to two listed buildings and potential demolition of some unlisted buildings in the conservation area. The SA previously did not note the location of the site within the Tiverton Conservation Area. The DCC archaeology team commented on the application for the site and stated that they did not consider the site to be of	The information provided in the HEA would result in a pre-mitigation score from -1 to -2 on objective B given that the Tiverton Conservation Area was not previously mentioned. The post-mitigation score would remain as 0 taking into account the positive impact of bringing back into use the two listed buildings but development to the rear of the site potentially changing the character and appearance of the conservation area and the development pattern of the historic town. The scale, design and massing of the scheme was considered acceptable by the planning committee. With regard to archaeological investigation, given the comments provided by the DCC archaeology team no mitigation is recommended and the SA scoring will remain

significant archaeological value and did not need any further mitigation.	the same.
Changes to the Plan	
No changes are proposed to the plan, the new information provided by the HEA does not overall change the post-mitigation score and a full planning application has been approved.	

Summary Matrix –TIV7

None of the alternatives are considered to give rise to any change to the post-mitigation SA scoring.

TIV8 Moorhayes Park

Reasonable Alternative Proposed	**Impact on the Sustainability Appraisal**
New Information	
1. A Historic Environment Appraisal (HEA) has been undertaken which seeks to bring together information about the historic environment. It assesses the significance and harm of potential development and suggests mitigation where appropriate. The HEA identifies that there is an ancient monument located to the north west (on the north side of the A361) and the Knightshayes Historic Park is located to the north which was not previously picked up in the SA.	The SA previously did not identify these two heritage elements; however the HEA does state that the development would have no anticipated heritage impact and therefore would not change the score of the SA.
Changes to the Plan	
No changes to the Plan are proposed.	

Summary Matrix – TIV8

None of the alternatives are considered to give rise to any change to the post-mitigation SA scoring.

TIV9 Howden Court

No comments under TIV9 are considered to give rise to alternatives to be considered in this annex.

TIV10 Roundhill

No comments under TIV10 are considered to give rise to alternatives to be considered in this annex.

TIV11 Palmerston Park

No comments under TIV11 are considered to give rise to alternatives to be considered in this annex.

TIV12 Phoenix Lane

Reasonable Alternative Proposed	**Impact on the Sustainability Appraisal**
1. Delete policy TIV12 Phoenix Lane. A representation was made during the Local Plan Review Proposed Submission consultation and noted that *'Policy TIV12 should be deleted.'*	The deletion of this policy would lead to a less positive and sustainable plan in which there would be no allocation proposing the regeneration of Tiverton town centre.
Changes to the Plan	
The proposed alternative is not preferred as they would lead to a less positive and sustainable plan. The justification for deletion is also not agreed.	

Summary Matrix - TIV12

One alternative suggests the deletion of the policy entirely which would result in no appraisal for TIV12 but would affect the sustainability of the plan as a whole. The deletion of this policy would lead to a less positive and sustainable plan.

TIV13 Tidcombe Hall

Reasonable Alternative Proposed	Impact on the Sustainability Appraisal
1. Delete policy TIV13 Tidcombe Hall. A representation was made during the Local Plan Review Proposed Submission consultation and noted *'Objection as Tidcombe Lane is good boundary for development south of the canal and sufficient housing being built in Tiverton and more promised in future.'*	This comment suggests the deletion of Tidcombe Hall contingency site. This would lead to the loss of the contingency site and a less sustainable and flexible plan in terms of meeting housing needs. The purpose of the contingency sites is explained in policy S4.
2. 8.4ha with 200 dwellings This alternative re-considers the allocation as set out in the options consultation for a higher number of dwellings taking into account the information set out in the Historic Environment Appraisal (HEA) and reasons for the reduction in total dwellings based on SHLAA panel recommendations. Note the site area for the preferred alternative noted in the Proposed submission policy and this alternative are the same. 5.0ha noted in the Proposed Submission policy was written in error.	In reconsidering this site for the higher number of dwellings presented during the Local Plan Review Options consultation given the reasons for the reduction in total dwellings based on SHLAA panel and HEA recommendations, the site scores more negatively than the preferred policy in objectives A), B) and I) predominately due to the greater scale of development proposed within the allocation and the limitations of mitigation options as reflected in the latest evidence. A full appraisal is provided in annex 3 and a summary matrix is provided below.
New Information	
3. A Historic Environment Appraisal (HEA) has been undertaken which seeks to bring together information about the historic	This would result in no change to the pre or post mitigation SA scores of the Proposed Submission Local Plan Review as the importance of

environment. It assesses the significance and harm of potential development and suggests mitigation where appropriate. The HEA identifies the same elements as mentioned in the SA in objective B, but goes further to note that Tidcombe Hall is a 'potential heritage asset'.	Tidcombe Hall was already recognised in policy. Mitigation is also reflected in the reduced housing number in comparison to the higher density presented at the Local Plan Review Options consultation and discussed above.
Changes to the Plan	
Alternative 1 suggests the deletion of the policy entirely with the justification based on the argument that Tidcombe Lane is a good boundary for development and there is sufficient housing in Tiverton. The purpose of the contingency site is to enable flexibility in the plan to enable further sites to come forwards if the expected level of delivery falls significantly below the annual target. Overall the plan would be less sustainable without this contingency site as there would be less flexibility to ensure housing needs are met. Alternative 1 is therefore not preferred. Alternative 2 would result in greater negative impacts on the sustainability objectives A) natural environment, B) built and historic environment and I) delivering the necessary infrastructure and is therefore not preferred. New information presented in the Historic Environment Appraisal would not change the pre or post mitigation scores for the proposed submission policy which already recognises the elements set out in the HEA.	

Summary Matrix - TIV13 Tidcombe Hall

	Preferred	Alternative
Sustainability Objective	Proposed Submission Policy	8.4ha 200 dwellings
A	-1	-2
B	-1/?	-2/?
C	0/?	0/?
D	-3	-3
E	+1	+1
F	+2	+2
G	+3	+3
H	0	0
I	0	-2

TIV14 Wynnards Mead

Reasonable Alternative Proposed	**Impact on the Sustainability Appraisal**
1. Delete policy TIV14 Wynnards Mead. A representation was made during the Local Plan Review Proposed Submission consultation and noted that they *'Object as housing not needed/already over-provision within the plan/sufficient building going on elsewhere.'*	This comment suggests the deletion of Wynnards Mead contingency site. This would lead to the loss of the contingency site and a less sustainable and flexible plan overall in terms of meeting housing needs. The purpose of the contingency sites is explained in policy S4.
New Information	
2. A representation was made during the Local Plan Review	The existing appraisal for TIV14 has been updated to assess the

	Proposed Submission consultation and noted that *'Policy currently unsound, advises reference to Cottey Brook be given, and requests unobstructed public open space buffer, at least 7m wide to allow for future maintenance of watercourse.'* In response to this new information two alternatives are considered. The first considers the proposed contingency allocation in light of this new information without additional mitigation. The second considers a reduced area alternative as a result of additional mitigation to respond to this new information.	impact of this new information. If only the existing mitigation proposed in the Local Plan Review proposed submission policy is provided a reduced score for objective C) mitigating the effects of climate change is considered as the flood risk set out in the Environment Agency representation wouldn't have been accounted for. To provide the necessary mitigation required in response to new information provided by the Environment Agency and the Historic Environment Appraisal (discussed below) a new reduced area alternative is proposed. Full appraisals of the original site area taking into account the impact of this new information with existing mitigation and a reduced area site alternative are provided in annex 3 with a summary matrix provided below.
3.	A Historic Environment Appraisal (HEA) has been undertaken which seeks to bring together information about the historic environment. It assesses the significance and harm of potential development and suggests mitigation where appropriate. The HEA identifies that Gotham since the previous appraisal has been upgraded to a grade II* listing. The HEA finds development as proposed would be very damaging to the setting of the listed building and heritage asset Wynnards Mead and would erode their special interest. In response to this new information two alternatives are considered. The first considers the proposed contingency allocation in light of this new information without additional mitigation. The second considers a reduced area alternative as a	The existing appraisal for TIV14 has been updated to assess the impact of the new information provided by this alternative with the existing mitigation in the policy. As a result of this new information regarding the historic environment appraisal a significant negative impact is considered for objective B) protection and promotion of a quality built and historic environment. To provide the necessary mitigation required in response to new information provided by the Environment Agency (discussed above) and the Historic Environment Appraisal a new reduced area alternative is proposed. Full appraisals of the original site area taking into account the impact of this new information with existing mitigation and a reduced area site are provided in annex 3 with a summary matrix provided below.

result of additional mitigation to respond to this new information.	
Sustainability Appraisal Comments	
4. A representation was made during the Local Plan Review Proposed Submission consultation and noted that they *'Object to score for objective B) protection and promotion of a quality built and historic environment. Argues score is too high and does not take into account the other heritage assets.'* Individual (5551)	The site has been reassessed due to new evidence undertaken as part of the Historic Environment Appraisal (HEA). Gotham since the previous appraisal has been upgraded to a grade II* listing. The HEA finds development as proposed would be very damaging to the setting of the listed building and heritage asset Wynnards Mead and would erode their special interest. In response to this new information provided in the HEA a significant negative effect -3 on objective B) built and historic environment is considered in the reappraised SA. The impact of the new information with existing mitigation and an alternative of a reduced area have been appraised and a summary matrix is provided below.
5. A representation was made during the Local Plan Review Proposed Submission consultation and noted that they *'Object to score for objective D) safeguarding and minimising resource use. Argues score is too high due to agricultural nature of the land with 1/3 of land classified as Grade 3 and contaminated land.'* Individual (5551)	The appraisal guidance p.192 of the Proposed Submission SA sets out how agricultural grades and land contamination have been considered as part of the appraisal process. The elements noted in the representation have been considered consistent with other sites in the Local Plan Review. Therefore the suggested change is not agreed.
6. A representation was made during the Local Plan Review Proposed Submission consultation and noted that they *'Object to score for objective E) promoting economic growth and employment. Boosting local construction firms and associated trades is true of all development and should not be the test but whether the finished development promotes growth/employment.'* Individual (5551)	Agree the scoring should be reduced to 0 as the score provided for this site in the previous SA does not follow the appraisal guidance on p.192 in which residential development less than 100 dwellings is considered to have a neutral effect. This scoring has been consistently applied to other sites in the Local Plan Review. Disagree that boosting local construction firms and associated trades should not be

	considered in this objective. For larger sites residential development is considered to have a slight positive impact. This agreed scoring has been reflected in the updated and reduced area alternative appraisals and a summary matrix is provided below.
7. A representation was made during the Local Plan Review Proposed Submission consultation and noted that they *'Object to score for objective F) supporting retail. Believe should only consider new retail provision.'* Individual (5551)	Consistent with other sites appraised in the Local Plan Review, where small sites are proposed within a town a slight positive effect on the town centre is considered. Disagree that the impact on existing retail should not be considered as part of this objective. As set out in the SA, this objective considers safeguarding the vitality and viability of town centres and the relationship between new development and town centres. No change to the SA is proposed.
8. A representation was made during the Local Plan Review Proposed Submission consultation and noted that they *'Object to score for objective G) meeting housing needs. A significant positive effect overstates the number of houses the site is actually providing in the context of the Plan as a whole.'* Individual (5551)	Agree that the term 'significantly' is misleading and is therefore suggested to be removed from the commentary. However disagree that the score is too high. Consistent with other sites appraised in the Local Plan Review sites of a scale of 20-99 dwellings are considered to have a positive impact in meeting housing needs. No change to the SA is proposed.
9. A representation was made during the Local Plan Review Proposed Submission consultation and noted that they *'Object to score for objective H) ensuring community health and wellbeing. Disagree site is close to a bus service and suggests that there's no other evidence for this score.'* Individual (5551)	Disagree, there are a number of bus services available within 0.5 miles of the site. The site is also within walking distance to Tiverton Town centre. Consistent with other sites appraised in the Local Plan Review this site has scored a slight positive impact for the reasons above. No change to the SA is proposed.
Changes to the Plan	
Alternative 1, the deletion of the policy is suggested as a modification to the plan, although not for the reasons provided in the comment but in	

response to the new information provided by alternative 2 and 3. Whereby in considering the new information presented by the EA on flood risk and the built and historic environment by the HEA, to continue with the existing policy would lead to a significant negative effect on objective B) protection and promotion of a quality built and historic environment, and a negative effect on objective C) mitigating the effects of climate change. Due to this new information, the policy as proposed is no longer preferred.

A reduced area alternative was considered by this SA in response to the mitigation required by the new information which would result in a site of 1.2ha subject to 29 dwellings. This alternative would result in an improved score for B), C) and D). However overall given that the purpose of the site for inclusion as a contingency allocation, the reduced area alternative would no longer support the quantum of development required to be effective as a contingency allocation. The site is therefore proposed for deletion. The deletion of the policy results in the loss of the contingency site and therefore a less sustainable and flexible plan, however the sustainability issues of the site outweigh the benefit of the inclusion of the contingency site without mitigation. Flexibility in the plan overall continues as two other contingency sites in the plan remain.

Comment 6 is suggested as a modification to the SA objective E) promoting economic growth and employment, as the original score did not follow the appraisal guidance on p.192 in which small scale residential development which is less than 100 dwellings is considered to have a neutral effect. This has been reflected in the reappraised sites, taking into account the impact of new information with existing mitigation and the reduced area alternative. All other alternatives refer to SA scoring and are not preferred for reasons set out above.
The impact of the new information with existing mitigation and an alternative of a reduced area have been appraised. A summary matrix is provided below along with the scoring for the original appraisal for comparison.

Summary Matrix - TIV14 Wynnards Mead

	Alternative		
Sustainability Objective	Previous SA (no new info)	Updated SA (new info, existing mitigation)	Reduced Area
A	-1	-1	-1
B	0	-3	0
C	0	-2	0
D	-1/?	-1/?	-1/?
E	+1	0	0
F	+1	+1	+1
G	+2	+2	+2
H	+1	+1	+1
I	0	0	0

TIV15 Tiverton Infrastructure

No comments under TIV15 are considered to give rise to alternatives to be considered in this annex.

Tiverton Alternative Options

OTIV2 Hartnoll Farm

Reasonable Alternative Proposed	Impact on the Sustainability Appraisal
1. Hartnoll Farm with 1000 dwellings and 20,000sqm employment. A representation was made during the Local Plan Review Proposed Submission consultation and noted that they *'Object to exclusion– site can accommodate 1000 dwellings (at 35 per hectare, with full mix of types and sizes, and an element of affordable housing), at least 20,000sqm employment (6.97ha allowed to wrap around existing Hartnoll Business Centre), primary school (1.95ha allowed), neighbourhood/local centre (to serve retail/social needs of community inc. 2000sqm mix of uses including community hall/space, local shops, restaurant/café, pub and/or hot food takeaway) and green infrastructure (12.07ha inc amenity open space, children's play, allotments/orchards, buffer planting, sports/playing field provision off-site on adjacent land to south). Site can accommodate not only 500 dwellings currently allocated towards EUE area B, but more of Tiverton's future demand.'* In response to this, an alternative of OTIV2 was considered with a change in total number of dwellings to 1000 and an addition of 20,000sqm employment. The other suggestions in the representation are already covered by the existing criterion in the Local Plan Review options policy which was consulted in 2014.	The change in this policy would result in a change in score for objective E) promoting economic growth and employment in which the policy provides 20,000 sqm of commercial floorspace helping to diversify the economy and encourage inward investment. Development of this scale would be a boost to local construction firms and associated trades who would benefit from being able to undertake contract work on the site. It provides employment sites near where to people live would provide the opportunity to reduce out-commuting. There would therefore overall be a significant positive impact +3 in objective E) promoting economic growth and employment. All other scores for the objectives in the SA are considered to remain the same.

Changes to the Plan
Alternative 1 is not preferred and OTIV2 Hartnoll Farm is not proposed as an allocation given the issues around objective B) Protection and promotion of a quality built and historic environment in which the coalescence of Tiverton and the village of Halberton which has its own separate identity cannot be mitigated.

Summary Matrix - OTIV2

	Alternative	
Sustainability Objective	Local Plan Review Options Policy	1000 dwellings, 20,000sqm employment
A	-1	-1
B	-2/?	-2/?
C	0/?	0/?
D	-3	-3
E	+2	+3
F	+2	+2
G	+3	+3
H	+1	+1
I	+2	+2

OTIV4 Blundells School (Proposed for allocation TIV16)

Reasonable Alternative Proposed	Impact on the Sustainability Appraisal
Sustainability Appraisal Comments	
1. National planning policy acknowledges the importance of ensuring housing numbers and employment opportunities are considered in tandem. In response to this full Council on 22nd September 2016 resolved to reallocate land at Blundells School for residential development of 200 dwellings. The policy has been amended to reflect the latest evidence and has been reappraised taking these findings into account. A full appraisal has been provided in Annex 3 and a summary matrix is provided below.	In comparison to the alternative considered during the Local Plan Review Proposed Submission (2015) at Blundells School for 60 dwellings, this alternative scores more positively or the same in all aspects apart from objective e) promotion of economic growth and employment given the 7000sqm of commercial floorspace is no longer considered. This new appraisal takes into account new information including the support of the Environment Agency and the provision of a new junction on Heathcoat way to enable the delivery of 200 dwellings. The appraisal also has greater recognition of the benefits of the contamination assessment and remediation of the site.
New information	
2. The Environment Agency has provided its support for the Blundells School site given that the development of the site would provide an opportunity to promote green infrastructure, contribute towards Water Framework Directive objectives through the policy area specifically the Industrial Estate, reduce flood risk downstream within Tiverton and alleviate erosion issues opposite Tiverton Business Park.	This new information has improved the scores for objective C) mitigating the effects of climate change.
3. Provision of junction on Heathcoat Way.	This new information enables the delivery of 200 dwellings on the site as such improvements are considered for a number of the objectives including objective G) Meeting housing needs.

4. Development is now considered deliverable. The costs principally associated with access and flood mitigation measures at the Proposed Submission stage of the Local Plan was considered to prohibit development in this location. However these issues have now been overcome.	This new information does not change the scoring of the site. The site is now proposed for allocation.
5. A Historic Environment Appraisal (HEA) has been undertaken which seeks to bring together information about the historic environment. It assesses the significance and harm of potential development and suggests mitigation where appropriate. The HEA identifies that there will be some impact on the Conservation area however notes that good design can provide scope for improvement of the setting of the conservation area.	This new information is recognised in the Sustainability Appraisal and post-mitigation a slight positive score is considered overall.
Changes to the Plan	
The policy is proposed to be included as part of the Local Plan Review. Overall the policy scores more positively than the option considered at the Local Plan Review Proposed Submission consultation (2015).	

Summary Matrix OTIV4

	Preferred	Alternative
Sustainability Objective	Blundells School 200 dwellings (proposed modifications)	Blundells School 60 dwellings
A	+2	+2
B	+1/?	0/?
C	+2	-1
D	+2	-1
E	-1	+2
F	+2	+2
G	+3	+2
H	+2	+1
I	+1	+1

OTIV13 Exeter Hill

Reasonable Alternative Proposed	**Impact on the Sustainability Appraisal**
Sustainability Appraisal Comments	
1. A representation was made during the Local Plan Review Proposed Submission consultation and noted that they *'Object to exclusion – SA highlighted landscape impacts, but not a valued/designated landscape as per NPPF, and impact*	It is agreed that the scoring for objective A) protection of the natural environment should be amended to a -1 rather than a -2 score to be aligned with other sites in which existing development forms a backdrop but the site is highly visible. This concurs with the Inspectors

exaggerated/landscape impact not substantiated by evidence, will be seen against backdrop of town, and can be assimilated with careful design and strategic planting'. N Jillings for Devonshire Homes (1050); Dial Holdings c/o PCL Planning (2315)	comment during the Examination of the AIDPD. He concluded in consideration of visual impact it would be a relatively modest extension to the urban area, set below the skyline, but nevertheless it would be more intrusive than other allocations.
Changes to the Plan	
No changes are proposed to the Local Plan given that the site is not required for development to meet the needs of the Local Plan and it would be more intrusive than other allocations.	

Summary Matrix – OTIV13

	Alternative	
Sustainability Objective	Local Plan Review Options Policy	SA amendment objective A
A	-2	-1
B	0/?	0/?
C	0	0
D	-1/?	-1/?
E	0	0
F	+1	+1
G	+2	+2
H	0	0
I	0	0

OTIVNEW New Site Land at Seven Crosses Hill

Reasonable Alternative Proposed	Impact on the Sustainability Appraisal
1. OTIVNEW Land at Seven Crosses Hill, 7.69ha for 184 dwellings. A representation was made during the Local Plan Review Proposed Submission consultation which put forward a site of *'7.69ha; provides logical sustainable expansion of Tiverton, in light of uncertainty with EUE masterplanning. Site enclosed by established boundary planting, with scope to reinforce boundary trees/hedges to maintain 'soft' green edge to this part of town. No viability issues, no significant on or off-site abnormal development costs, and can contribute to land supply'.*	A full appraisal of this site is provided in annex 3 and a summary matrix is provided below.
Changes to the Plan	
This alternative site is not preferred given that there are a number of constraints to the site including topography and highways access. Although access is achievable, work would require significant excavation and would constrain the delivery of the expected yield.	

Summary Matrix – OTIVNEW New Site Land at Seven Crosses Hill

	Alternative
Sustainability Objective	Land at Seven Crosses Hill
A	-1
B	0/?
C	0/?
D	-1
E	+1
F	+2
G	+3
H	+1
I	-1/?

Cullompton

CU1-CU6 North West Cullompton

Reasonable Alternative Proposed	Impact on the Sustainability Appraisal
1. Education counted as part of the 21,000sqm commercial floorspace. A representation was made during the Local Plan Review Proposed Submission consultation which noted that *'whilst the use of the wider definition of employment is supported, the 21,000sqm of commercial floorspace in policy CU1 should include reference to education'.*	2.1ha identified for the school could amount to 21,000sqm of commercial floorspace and would not enable the provision of other employment generating uses for the area. Taking into account the potential for 21,000sq m of commercial floorspace that could be lost in the allocation the result would be a greater negative impact on objective E) promoting economic growth and employment. Overall a slight positive instead of a significant positive effect would be considered (+1).
2. Include the whole of the proposed Growen Farm option for development as part of the North West Cullompton allocation. Various representations were made during the Local Plan Review Proposed Submission Consultation which suggested the full allocation of the Growen Farm option. In response to these comments an alternative of the inclusion of the whole of the proposed Growen Farm option for development as part of the North West Cullompton allocation has been considered.	This alternative would result in a greater negative score for objective A) protection of the natural environment in which the 2014 Landscape and Visual Appraisal on Strategic Site Options report identified the eastern field segments of the Growen Farm land as not suitable for development. A summary matrix is provided below.
New Information	

3. A Historic Environment Appraisal (HEA) has been undertaken which seeks to bring together information about the historic environment. It assesses the significance and harm of potential development and suggests mitigation where appropriate. The HEA identifies the same elements as mentioned in the SA but provides greater detail on the impact of each element and mitigation options available.	This would have no change to the pre or post mitigation SA scores as the SA already recognises the elements identified in the HEA. The recommendations in the HEA can be taken into account as part of the masterplanning exercise which is identified in the SA as a mitigation. No change to the SA is proposed.
4. Contributions from development to Town Centre relief road and J28. Also note a change to the total commercial floorspace is proposed in-line with the adopted North West Cullompton masterplan to 10,000sqm.	Overall this will improve the post-mitigation score of objective I) delivering the necessary infrastructure to +3 given the development of this site will help to deliver multiple significant infrastructure projects which will benefit the wider community. This is the preferred alternative. The change to the total commercial floorspace does not affect the scoring of the site as it still provides large scale commercial development in-line with the appraisal guidance of the SA.
5. Re-allocation of land to the south west of the site.	This would make no changes to the SA scores of the site. The area included has been previously allocated and appraised. The cumulative impact of developing sites at Cullompton is discussed in annex 1.
Sustainability Appraisal Comments	
6. A representation was made during the Local Plan Review Proposed Submission consultation and stated that their *'Accompanying appraisal (submitted with rep) scores this site a post-mitigation score of -2 for objective A) protection of the natural environment.'* Mr Christian & Mr Force c/o Genesis Town Planning (3780)	It is agreed that the impact on landscape was not fully reflected in the proposed submission SA scoring and a slight negative score is considered. It is however not agreed that a negative (-2) score is appropriate given that mitigation has been considered as part of the site including not allocating the most sensitive area of Growen Farm to reflect the findings of the Landscape and Visual Appraisal as well as positive impacts of environment protection and enhancement and

	provision of Green Infrastructure set out in the policy. However as noted in the rep and the proposed submission SA text, given the level of development the proposal is considered to have an impact on the character of the area and this was not previously reflected in the original score. This has been reflected in the updated appraisals below.
Changes to the Plan	
The new information provided in alternatives 4 and 5 are proposed as modifications to the plan. The representation made in alternative 6 is also agreed and proposed a change to the SA scores as identified in the matrix below. A change to the SA scoring is also proposed following the comment made in alternative 6.	

Summary Matrix - CU1-CU6 North West Cullompton

	Preferred	Alternative		
Sustainability Objective	Contributions to wider infrastructure	Proposed Submission Policy SA	Education incl. as commercial	Including Growen Farm
A	-1	0	-1	-2
B	-1/?	-1/?	-1/?	-1/?
C	+1/?	+1/?	+1/?	+1/?
D	-3	-3	-3	-3
E	+3	+3	+1	+3
F	+2	+2	+2	+2
G	+3	+3	+3	+3
H	+2	+2	+2	+2
I	+3	+2	+2	+2

CU7-CU12 East Cullompton

Reasonable Alternative Proposed	Impact on the Sustainability Appraisal
1. No quantum specified for criteria b) green infrastructure and c) public open space. A representation was made during the Local Plan Review Proposed Submission consultation which noted that they *'Support the principles of this policy (CU9 East Cullompton Environmental Protection and Green Infrastructure) and recognise the importance of green infrastructure. However would wish to see more flexibility to the quantum identified in criteria b and c. The level of provision should be agreed as part of the master planning work and removed from the local plan policy'.*	This alternative would result in an element of greater uncertainty for objective A) Protection of the natural environment to -1/? given that without the broad quantum of strategic green infrastructure set out in policy the mitigation this will provide is uncertain. A greater negative effect although uncertain, is also considered for objective H) (-1/?) ensuring community health and wellbeing in which the required green infrastructure and areas of public open space identified to meet the needs of the new community may not be provided.
2. Proposed Submission version East Cullompton with landswap part of site – Land at 'Newland Persey' replaced with land at 'Cooke'. East Cullompton total 166 ha site area. A representation was made during the Local Plan Review Proposed Submission consultation which suggested *'the best way forward for all parties would be for me to offer my 45 acres…on the north side of the A373 in exchange for the land at Newlands Farm on the south side of the A373'.*	This alternative would result in the same scoring in the SA as the Proposed Submission option given that the landswap proposed is in the same landscape character area and has similar features to the rest of the East Cullompton site. An additional appraisal has not been provided given the same scoring.
3. East Cullompton Aller Barton Farm and land south of Honiton Road. 181ha site. A representation was made during the Local Plan Review Proposed Submission consultation which suggested *'I would*	This alternative scores less positively in objective B) protection and promotion and potential of quality built environment. A greater uncertain effect is considered for objectives A) protection of the natural environment, H) community health and wellbeing and I)

repeat my offer to move if you take the whole of my farm….making land available up to the Cullompton/Plymtree road'.	delivering the necessary infrastructure. The site does however score more positively in objective D) safeguarding the minimising resource use. A full appraisal is provided in annex 3 and a summary matrix is provided below.
New Information	
4. A Historic Environment Appraisal (HEA) has been undertaken which seeks to bring together information about the historic environment. It assesses the significance and harm of potential development and suggests mitigation where appropriate. The HEA identifies that the site is close to a number of listed building including the grade II Higher Moorhayes Farmhouse building and front garden wall and the grade II Lower Moorhayes former farmhouse. Both listed buildings lie to the north east edge of the allocation with Lower Moorhayes most closely affected. These listed building were not previously identified in the SA. All other elements noted in the HEA were noted in the SA previously and would not affect the SA score.	The SA did not previously identify the listed buildings noted in the HEA in which a pre-mitigation score of -2/? Is considered. The HEA recommends careful consideration with regard to proximity of new buildings, together with the details of design materials and colour palette used. The policy already requires a public masterplanning exercise to ensure the quality of the final design of development which will provide mitigation. The HEA suggests that Lower Moorhayes should be provided with a planted buffer zone to the south side. A modification has been recommended to add an additional criterion to state 'Design solutions which respect the settings of listed buildings adjoining the site'. With this mitigation in place it is considered the post-mitigation score will remain the same.
Sustainability Appraisal Comments	
5. A representation was made during the Local Plan Review Proposed Submission consultation which suggested *'East Cullompton option should score a +2 positive impact under H) ensuring community health and wellbeing based on provision of public open space, public access points, community services and facilities etc'.* Pegasus Planning (3678)	The reasons set out in the comment have been considered in the scoring of East Cullompton as set out in the 'mitigation' commentary which improves the original score of -3 to 0. The +2 score is not agreed. Therefore no change is proposed.

6. Disagree with part I) 'Commitment' to improvements at J28. Believe it is uncertain. Hallam Land Management (4386)	Not agreed Part 'I' does not mention 'commitment' to improvements at J28 but does identify a phasing strategy and provision of mitigation measures to ensure only acceptable impacts occur to J28. The Council has been working closely with statutory consultees to ensure emerging proposals for junction 28 M5 improvements are appropriately designed.
7. A representation was made during the Local Plan Review Proposed Submission consultation and stated that their *'Accompanying appraisal (submitted with rep) scores this site a post-mitigation score of -1 for objective A) protection of the natural environment.'* Mr Christian & Mr Force c/o Genesis Town Planning (3780)	The representation concludes the same score as the SA.
Changes to the Plan	
Alternative 4 is preferred. The additional criterion provides mitigation and protection to the historic environment although the SA score remains the same. All other alternatives are not preferred. For alternative 2 although the resultant scoring is the same as the Proposed Submission option, the delivery of this alternative would be more challenging. The Landscape and Visual Appraisal 2014 notes that development North of Honiton Road, development would be phased west to east with an intermediate threshold at the linear woodland. Extension of development beyond that boundary might be possible in the longer term, but would need to be subject to a more detailed assessment to determine the effect on the wider landscape and visibility from the AONB. The area to the South of Honiton Road, development is less constrained and would be undertaken across much of the site. Therefore the land swap proposed would affect delivery rates with the proposed substituted land only be delivered at the end of development instead of earlier on in the development, in which the area South of Honiton Road could be provided. Alternative 3 is not preferred. The unusual shape and separation of the site with existing development to the west raises concerns about how well the final design could integrate the existing and proposed development. The unusual shape with only access to the east of the site also raises a level of uncertainty in providing accessible forms of travel and providing the necessary infrastructure. No changes to the SA are proposed following comments on the SA in alternatives 5 to 7.	

Summary Matrix – CU7-CU12 East Cullompton

	Preferred	Alternative	Alternative
Sustainability Objective	Proposed Submission Policy	No specific quantum for GI and open space	Aller Barton Farm S. Honiton Rd
A	-1	-1/?	-1/?
B	0/?	0/?	-2/?
C	0/?	0/?	0/?
D	-3	-3	-2
E	+3	+3	+3
F	+1/?	+1/?	+1/?
G	+3	+3	+3
H	0	-1/?	0/?
I	+2	+2	+2/?

CU13 Knowle Lane

Reasonable Alternative Proposed	**Impact on the Sustainability Appraisal**
Sustainability Appraisal Comments	
1. A representation was made during the Local Plan Review Proposed Submission consultation and stated that their *'Accompanying appraisal (submitted with rep) scores this site a post-mitigation score of 0 for objective A) protection of the natural environment.'*	The representation concludes the same score as the SA.

Mr Christian & Mr Force c/o Genesis Town Planning (3780)	
Changes to the Plan	
The comment made would result in no changes to the Plan or SA.	

Summary Matrix – CU13 Knowle Lane

None of the alternatives are considered to give rise to any change to the post-mitigation SA scoring.

CU14 Ware Park and Footlands

Reasonable Alternative Proposed	**Impact on the Sustainability Appraisal**
New Information	
1. A Historic Environment Appraisal (HEA) has been undertaken which seeks to bring together information about the historic environment. It assesses the significance and harm of potential development and suggests mitigation where appropriate. The HEA identifies that the site lies some distance to the south west of St Andrew's Hill (a Roman fort and Scheduled Ancient Monument) and to the south of a possible road leading west from the fort. The SA did not previously identify these heritage elements. All other elements noted in the HEA were noted in the SA previously and would not affect the SA score.	The HEA states that the proposed development would have no anticipated heritage aspect, therefore no change to the SA is proposed.
Sustainability Appraisal Comments	
2. A representation was made during the Local Plan Review Proposed Submission consultation and stated that their *'Accompanying appraisal (submitted with rep) scores this site a*	The representation concludes the same score as the SA.

post-mitigation score of 0 for objective A) protection of the natural environment.' Mr Christian & Mr Force c/o Genesis Town Planning (3780)	
Changes to the Plan	
None of the alternatives would result in any changes to the Plan or the SA.	

Summary Matrix - CU14 Ware Park and Footlands

None of the alternatives are considered to give rise to any change to the post-mitigation SA scoring.

CU15 Land at Exeter Road

Reasonable Alternative Proposed	Impact on the Sustainability Appraisal
New Information	
1. Site allocation proposed to be reduced to 24 dwellings. Site has permission for 24 dwellings, there is no confirmation that the remainder of the site is deliverable and is unlikely to make the contribution in numbers stipulated by the original proposed policy.	No changes to the SA are expected.
Sustainability Appraisal Comments	
2. A representation was made during the Local Plan Review Proposed Submission consultation and stated that their *'Accompanying appraisal (submitted with rep) scores this site a post-mitigation score of 0 for objective A) protection of the natural environment.'* Mr Christian & Mr Force c/o Genesis Town Planning (3780)	The representation concludes the same score as the SA.
Changes to the Plan	

The comment made would result in no changes to the Plan or SA.

Summary Matrix - CU15 Land at Exeter Hill

None of the alternatives are considered to give rise to any change to the post-mitigation SA scoring.

CU16 Cummings Nursery

Reasonable Alternative Proposed	Impact on the Sustainability Appraisal
Sustainability Appraisal Comments	
1. A representation was made during the Local Plan Review Proposed Submission consultation and stated that their *'Accompanying appraisal (submitted with rep) scores this site a post-mitigation score of 0 for objective A) protection of the natural environment.'* Mr Christian & Mr Force c/o Genesis Town Planning (3780)	The representation concludes the same score as the SA.
Changes to the Plan	
The comment made would result in no changes to the Plan or SA.	

Summary Matrix - CU16 Cummings Nursery

None of the alternatives are considered to give rise to any change to the post-mitigation SA scoring.

CU17 Week Farm

Reasonable Alternative Proposed	Impact on the Sustainability Appraisal
1. A representation was made during the Local Plan Review	This alternative would suggest the broadening of employment

Proposed Submission consultation which suggested that *'Allocation should include space for retail outlets of similar size to Aldi'.*	floorspace to A class which could have a negative effect on the town centre by providing main town centre uses out of town centre. Therefore a negative effect (-2) is considered for objective F) supporting retail.
Changes to the Plan	
No changes to the plan are proposed. The alternative suggested is considered less sustainable and therefore not preferred.	

Summary Matrix - CU17 Week Farm

	Preferred	Alternative
Sustainability Objective	Proposed Submission Policy	Include use class A
A	0	0
B	0/?	0/?
C	0	0
D	-2	-2
E	+3	+3
F	0	-2
G	0	0
H	-1	-1
I	0/?	0/?

CU18 Venn Farm

Reasonable Alternative Proposed	Impact on the Sustainability Appraisal
1. A representation was made during the Local Plan Review Proposed Submission consultation and noted that the *'allocation should be extended to incorporate adjacent 8 hectares; new housing growth will benefit from additional employment, Cullompton is strategically placed on M5 and larger site will help support the infrastructure costs of the site (i.e. land needed for flood zone, habitats, link road)'*. This alternative is similar to the consideration of a combined allocation of the three sites A) Venn Farm B) Land adj Venndale NW Long Moor Road C) NW Kingsmill Industrial Estate in Cullompton considered at the Local Plan Review options consultation. In response to this alternative, the combined allocation of 13.2ha of 31,090sqm commercial floorspace has been considered.	This alternative has been considered as it is distinct to the proposed option. However upon appraisal as the proposed site and the alternative both fell within the same grouping i.e. over 10,000sqm commercial floorspace and were in the same location it led to matching results in the SA. As such no appraisal or summary matrix is provided as the results are the same as the proposed submission.
Changes to the Plan	
Alternative 1 is not preferred as the additional commercial development is not necessary. The Local Plan Review already allocates sufficient provision.	

Summary Matrix - CU18 Venn Farm

None of the alternatives are considered to give rise to any change to the post-mitigation SA scoring.

CU19 Town Centre Relief Road

Reasonable Alternative Proposed	Impact on the Sustainability Appraisal
New Information	
1. A Historic Environment Appraisal (HEA) has been undertaken which seeks to bring together information about the historic environment. It assesses the significance and harm of potential development and suggests mitigation where appropriate. The HEA identifies that parts of the site include or are close to the conservation area including the historic mill leat. Several listed buildings nearby including Grade I St Andrews church. Grade II listed first bridge is located to the south. The HEA also identifies the site lies within a landscape that has evidence of prehistoric and Roman activity recorded, elements which were not previously picked up in the SA.	This information would change the pre-mitigation score to a -3/? for objective B) the built and historic environment. Recognising the potential impact on the listed buildings and conservation area as well as the possibility of archaeological deposits. However much of the impact will depend on the line of the proposed road and its design. The policy includes a requirement for public consultation which will help provide for the most appropriate design provision. An amendment to the policy and supporting text has been proposed which ensure the protection of the setting of listed buildings, conservation area and the provision of archaeological investigation and mitigation. It should also be recognised that a town centre relief road would result in major public benefits making the town centre a more pleasant environment and enabling an upgrade of the historic environment by improving the setting of a large number of listed buildings. Therefore post mitigation score is suggested to be a neutral although uncertain effect 0/?.
Changes to the Plan	
Amendments to the policy and supporting text are proposed which ensure the protection of the setting of the listed buildings and	

conservation area and ensures the provision of archaeological investigation and mitigation.

Summary Matrix - CU19 Town Centre Relief Road

	Preferred	Alternative
Sustainability Objective	New HEA info	Proposed Submission Policy
A	-2	-2
B	0/?	+1
C	+2	+2
D	-1	-1
E	+2	+2
F	+2	+2
G	0	0
H	+2	+2
I	+3	+3

CU20 Cullompton Infrastructure

Reasonable Alternative Proposed	**Impact on the Sustainability Appraisal**
1. A representation was made during the Local Plan Review Proposed Submission consultation and which *'Requests additional criterion stating 'provision of works to reduce flood risk'*.	This alternative would result in a greater positive impact on objective c) Mitigating the effects of climate change. Overall with the positive impact of this criterion, CU20 scores +3 post mitigation for objective c).

Changes to the Plan
Alternative 1 is proposed as a modification to the plan. This alternative would result in an improved score for objective c) mitigating the effects of climate change. Cullompton is a Critical Drainage Area which requires measures to reduce flood risk (above those expected elsewhere) therefore it is considered that the modification proposed by alternative 1 is beneficial in improving the sustainability of this policy.

Summary Matrix - CU20 Cullompton Infrastructure

	Preferred	Alternative
Sustainability Objective	Include flood risk criterion	Proposed Submission Policy
A	-2	-2
B	+2	+2
C	+3	+2
D	+1	+1
E	+2	+2
F	+2	+2
G	+2	+2
H	0	0
I	+3	+3

CU21 Land at Colebrook CONTINGENCY SITE

Reasonable Alternative Proposed	Impact on the Sustainability Appraisal
1. 19.3ha, 400 dwelling site. A representation was made during the Local Plan Review Proposed Submission consultation and noted that they object *'to exclusion of 16.8ha site as a full allocation within the plan/objects to inclusion of 4.8ha as contingency site only. Minimum of 400 dwellings should be allocated within the site area of 21.6ha'* In response to this representation an alternative of 19.3ha for 400 dwellings was considered. This represents the full area proposed as part of the options consultation. 16.8ha referred to in the options allocation and 21.6ha referred to in the representation are both errors in measuring the size of the full allocation.	In considering this alternative in comparison to the preferred option of 4.8ha 100 dwellings, the site would score less post-mitigation on objective A) protection of the natural environment in which a slight negative -1 score is considered due to the larger site reflected and the potential impact on the landscape. It also scores more negatively in objective I) delivering the necessary infrastructure with a negative score of -2 as the site is of a scale that is significant enough to affect the local road network. A full appraisal is provided in annex 3 and a summary matrix is provided below.
Sustainability Appraisal Comments	
2. A representation was made during the Local Plan Review Proposed Submission consultation which argued that the SA *'Has not properly considered all site alternatives at Cullompton. Colebrook at 16.8ha, 300 dwellings should be considered'.* Mr Christian & Mr Force & Mr Christian c/o Genesis Town Planning (3780)	A larger site of 16.8ha of 300 dwellings was considered at the Local Plan Review options consultation although the SA at that time did not consider post-mitigation scores. As noted in alternative 1, 16.8ha referred to in the options allocation was an error in measuring the size of the allocation. As such an appraisal for the full allocation of 19.3ha for 400 dwellings has been considered in this SA as set out in alternative 1. A full appraisal is provided in annex 3 and a summary matrix is provided below.
3. A representation was made during the Local Plan Review	The representation concludes the same score as the SA.

Proposed Submission consultation and stated that their *'Accompanying appraisal (submitted with rep) scores this site a post-mitigation score of 0 for objective A) protection of the natural environment.'* Mr Christian & Mr Force c/o Genesis Town Planning (3780)	
4. A representation was made during the Local Plan Review Proposed Submission consultation and stated that their *'Accompanying appraisal (submitted with rep) states landscape impact for the larger proposed site is same as other allocated large sites in Cullompton, i.e. slight negative impact.'* Mr Christian & Mr Force c/o Genesis Town Planning (3780)	The representation concludes the same score as the SA.
Changes to the Plan	
Alternative 1 is not preferred given that the site is of a scale that is significant enough to affect the local road network. Alternative 2 is a comment on the SA which identifies that a full appraisal has not occurred for the larger Land at Colebrook alternative. In response to this a full appraisal has been undertaken with a summary matrix provided below. Alternative 3 and 4 conclude the same score as the SA, as such no changes are proposed.	

Summary Matrix - CU21 Land at Colebrook

	Preferred	Alternative
Sustainability Objective	Proposed Submission Policy	Larger site 19.3ha, 400 dwellings
A	0	-1
B	0/?	0/?
C	+1	+1
D	-2	-2
E	+1	+1
F	+1	+2
G	+3	+3
H	0	0
I	0/?	-2

Cullompton Alternative Options
OCUNEW Tiverton Road

Reasonable Alternative Proposed	Impact on the Sustainability Appraisal
1. A representation was made during the Local Plan Review Proposed Submission consultation and objected to the omission of this site. *'Site is previously developed land and is not affected by constraints of larger, infrastructure-dependent sites. Can accommodate 13-19 dwellings. Site is within walking distance of bus services, and is within single ownership. Site serves wide catchment so redevelopment would not result in loss of a local community facility. Pre-development conditions would cover contamination, transport statement and travel plan, archaeological investigation, biodiversity survey, screening/safety/security from adjacent sub-station'.*	A full appraisal of this site is provided in annex 3 and summary matrix is provided below.
Changes to the Plan	
Alternative 1 is not preferred. Although the post-mitigation scoring is relatively neutral, the unknown impact with regard to the potential loss of a community facility could amount to a negative impact on objective H) ensuring community health and well-being. It has been scored a neutral effect as the representation made as part of the Local Plan Review Proposed Submission consultation has argued there would be no loss of a local community facility as a new better site is preferable in a better location for congregation. However as there is no sufficient detail in the representation to be certain of this provision. Furthermore as this is a brownfield site within the settlement limit it does not need to be allocated for an application to come forward, as such, it is therefore not preferred.	

Summary Matrix – OCUNEW Tiverton Road

	Alternative
Sustainability Objective	OCUNEW Tiverton Road
A	+1
B	0/?
C	0
D	+2
E	0
F	0
G	+1
H	0/?
I	0/?

Crediton

CRE1 Wellparks

Reasonable Alternative Proposed	Impact on the Sustainability Appraisal
New Information	
1. A representation was made during the Local Plan Review Proposed Submission consultation and noted that they *'consider policy unsound - proposed allocation subsumes grade II listed farm complex and alters setting. Disputes assessment in recent planning application and states Historic Environment Appraisal needs to reassess the likely impact which the development will have on the Conservation Area (and presumably listed building?), if concludes there is harm, provide mitigation and if still harm justify allocation.'*	A Historic Environment Appraisal (HEA) has been undertaken which seeks to bring together information about the historic environment. It assesses the significance and harm of potential development and suggests mitigation where appropriate. The HEA identifies the same elements as mentioned in the SA in objective B, but provides further detail in the scope of the harm and mitigation options available; as such no change in the pre-mitigation score is considered. Detail in the HEA recognises the site now has outline planning permission with mitigation to protect the heritage assets impacted by the site. However the HEA does note that there will be some negative impact on the Conservation Area which was not previously recognised post-mitigation, as such a slight negative effect is considered post-mitigation (-1). HEA
Changes to the Plan	
No change to the plan is proposed however a change in the post mitigation score in objective b) for this site is considered with the effect changing from a neutral score (0) to a slight negative score (-1) given the potential impact on the conservation area.	

Summary Matrix - CRE1 Wellparks

	Preferred	Alternative
Sustainability Objective	SA amendment objective B	Proposed Submission Policy
A	-1	-1
B	-1	0
C	+1	+1
D	-2	-2
E	+2	+2
F	+1	+1
G	+3	+3
H	+1	+1
I	0	0

CRE2 Red Hill Cross, Exhibition Road

Reasonable Alternative Proposed	**Impact on the Sustainability Appraisal**
New Information	
1. A representation was made during the Local Plan Review Proposed Submission consultation and noted that they consider that the *'Policy is currently unsound - no work in evidence base to assess impact on Shobrooke Park; appraisal needed, if concludes harm set out mitigation measures, if cannot be mitigated need to*	A Historic Environment Appraisal (HEA) has been undertaken which seeks to bring together information about the historic environment. It assesses the significance and harm of potential development and suggests mitigation where appropriate. The HEA identifies Creedy Bridge and Cottages located to the north east. Shobrooke Historic

justify allocation as per NPPF para 133 and 134.'	Park located to the east, and Creedy Park to the north west. There is also a grade II listed chapel cemetery located toward the south. These elements were not previously picked up in the SA as such a pre-mitigation score of -2 from 0 is suggested. The HEA recommends mitigation in the form of a generous landscape margin on the east facing side of the site. A change to the plan is proposed to add to the supporting text, to reflect this recommendation. Therefore the post-mitigation score remains as 0.
Changes to the Plan	
In response to new information presented in alternative 1, a change to the plan to replace paragraph 3.160 with 'The site is in a prominent position, which is visible from historic Shobrooke Park to the east. Detailed design and development which respect local distinctiveness, including a generous landscape margin on the east facing side of the site will mitigate any potential impact' is proposed to reflect the recommendation in the HEA and provide mitigation for this preferred alternative.	

Summary Matrix - CRE2 Red Hill Cross, Exhibition Road

None of the alternatives are considered to give rise to any change to the post-mitigation SA scoring.

CRE3 Cromwells Meadow

Reasonable Alternative Proposed	Impact on the Sustainability Appraisal
New Information	
1. A representation was made during the Local Plan Review Proposed Submission consultation and noted that they consider that the *'Policy is currently unsound - no work in evidence base to assess impact on Shobrooke Park; appraisal needed, if concludes*	A Historic Environment Appraisal (HEA) has been undertaken which seeks to bring together information about the historic environment. It assesses the significance and harm of potential development and suggests mitigation where appropriate. The HEA identifies Creedy

harm set out mitigation measures, if cannot be mitigated need to justify allocation as per NPPF para 133 and 134'.	Bridge and Cottages located to the north east. Shobrooke Historic Park located to the east, and Creedy Park to the north west. There is also a grade II listed chapel cemetery located towards the south. However the HEA also notes that the backdrop of existing Cromwells Meadow and Willow Walk provide a level of mitigation. The HEA also identifies the site lying in an area of archaeological potential. These features of the site were not previously picked up as part of the SA however as noted in the HEA some mitigation is provided by existing development, as such an overall pre-mitigation score of -2/? is considered for objective b) the built and historic environment. The HEA recommends that additional mitigation may be provided through landscaping along the sensitive boundary. An amendment to the supporting text has been suggested as a change to the Plan to reflect this recommendation. The HEA also notes that archaeological mitigation could be implemented through a condition granted to any consent. An amendment to the policy has been suggested to include a criterion which requires archaeological investigation and mitigation. As such overall a neutral although uncertain effect is considered for objective b) the built and historic environment, post-mitigation given the unknown element of the archaeological potential.
Changes to the Plan	
In response to new information presented in alternative 1, a change to the Plan to add to the supporting text a new sentence which states 'Appropriate landscaping will be required along the eastern boundary given the potential visibility of the site from historic Shobrooke Park' is recommended in response to the HEA. Similarly a criterion to the policy to ensure archaeological investigation and mitigation is suggested.	

Summary Matrix - CRE3 Cromwells Meadow

	Preferred	Alternative
Sustainability Objective	SA amendment objective B	Proposed Submission Policy
A	0	0
B	0/?	0
C	0	0
D	-1	-1
E	0	0
F	+1	+1
G	+2	+2
H	0	0
I	0	0

CRE4 Woods Group, Exeter Road

Reasonable Alternative Proposed	**Impact on the Sustainability Appraisal**
New Information	
1. A Historic Environment Appraisal (HEA) has been undertaken which seeks to bring together information about the historic environment. It assesses the significance and harm of potential development and suggests mitigation where appropriate. The HEA identified non listed heritage assets on the site which should be	When taking into account the potential positive impact of the site on the conservation area with redevelopment, but the negative impact if there is a loss of the unlisted heritage assets as noted in the HEA the impact on objective b) protection and promotion of a quality built and historic environment pre-mitigation is considered to change to a

retained, this was not previously recognised in the SA. All other aspects identified in the HEA have been previously considered in the SA.	neutral although uncertain effect (0/?) from a slight positive effect. The uncertainty is due to the unknown design of the site and whether the unlisted heritage asset buildings will be retained. The HEA suggests the retention of the non-listed heritage assets as mitigation. As such a change to the policy supporting text is recommended in which retains these non-listed heritage assets with the overall post-mitigation score remaining as a slight positive effect (+1) given that the site at present is run-down and detracts from the area and the redevelopment of the site has the potential to enhance the local street scene and conservation area.
Changes to the Plan	
A change to the policy supporting text is recommended retaining the non-listed heritage asset buildings within the site.	

Summary Matrix – CRE4 Woods Group, Exeter Road

None of the alternatives are considered to give rise to any change to the post-mitigation SA scoring.

CRE5 Pedlerspool

Reasonable Alternative Proposed	Impact on the Sustainability Appraisal
1. A representation was made during the Local Plan Review Proposed Submission consultation and noted *'As set out in evidence report, new primary school required in Crediton. Policy should be amended to include provision for this new school.'*	The change in policy would result in an increased post-mitigation score from 0 to +2 in objective I) delivering the necessary infrastructure. The loss of the extra care scheme although would have an impact on the development proposal, the scoring in the SA would not change as the proposal would still provide a significant contribution towards meeting the housing needs of the population of

	Crediton and therefore objective G) meeting housing needs still scores +3.
New Information	
2. A representation was made during the Local Plan Review Proposed Submission consultation and noted that they consider that the *'Policy is currently unsound – what is impact on registered parks of Shobrooke and Creedy? Landscape assessment only considers Creedy but is inadequate in terms of assessment of impacts and mitigation. Historic environment appraisal needs to assess impact upon park and garden, if concludes harm then set out mitigation measures, if cannot be mitigated need to justify allocation as per NPPF para 133 and 134.'*	A Historic Environment Appraisal (HEA) has been undertaken which seeks to bring together information about the historic environment. The HEA identifies Creedy Bridge and Cottages located to the north east. It also identifies Shobrooke Historic Park located to the east, a grade II chapel cemetery located towards the south and an area of archaeological potential which were not previously identified in the SA. The HEA also identifies Creedy Park which was previously identified in the SA. Taking the new information into account and the already identified information, the effect pre-mitigation would change the score to a -3/? from a -2 given the additional historic assets identified and uncertainty of impact on archaeological potential. The policy however already affords protection to Creedy Historic Park and Garden and provides for archaeological investigation and mitigation. The HEA noted that the north west boundary, due to its close proximity, is also vulnerable to harm. It recommends a mitigation strip of new tree planting along the full length of this boundary to reinforce the existing screening provided by trees on the edge of Creedy Park. The HEA also recognises the policy provides for landscape strips to the NE and SW sides which would provide mitigation. The policy already includes a criterion to protect TPO's and the supporting text already suggests a buffer of trees should be provided around and within the site reflecting historic planting to extend and soften the transition into

	the Green Infrastructure proposed. In terms of Shobrooke Park mitigation proposed in CRE2 is noted in the HEA, however additional mitigation in this policy is not suggested. As such the post-mitigation score remains as -1 although this is uncertain given the unknown archaeological potential element therefore overall score is considered to be -1/? which was not recognised previously. No other mitigation options are recommended.
Sustainability Appraisal Comments	
3. A representation was made during the Local Plan Review Proposed Submission consultation and noted that they *'Gypsy and Traveller Accommodation Assessment does not justify allocations on particular sites, nor is there justification or comparison of options in Sustainability Appraisal.'* MJ Gleeson c/o Bell Cornwell LLP (3775)	In response to this comment the general distribution of gypsy and traveller pitches has been assessed under the alternatives considered under S3 'Meeting Housing Needs'. Two alternatives, 'a town focussed urban extension' approach and 'rural distribution new sites' have been considered. Please see assessment under S3 with full appraisals provided in annex 3.
Changes to the Plan	
Alternative 1 is considered as a modification to the plan given it would improve have a positive impact on delivering the necessary infrastructure. Alternative 2 recognises additional historic assets not previously identified in the SA however the policy already affords mitigation recommended and no additional mitigation is recommended. Alternative 3 is considered under S3 with two alternatives for the general distribution of gypsy and traveller pitches assessed.	

Summary Matrix - CRE5 Pedlerspool

	Preferred	Alternative
Sustainability Objective	Incl. new primary school	Proposed Submission Policy
A	-1	-1
B	-1/?	-1
C	0	0
D	-2	-2
E	+1	+1
F	+2	+2
G	+3	+3
H	+2	+2
I	0	+2

CRE6 Sports fields, Exhibition Road

Reasonable Alternative Proposed	**Impact on the Sustainability Appraisal**
1. 2.8 ha with 50 dwellings This alternative re-considers the allocation as set out in the options consultation and provides post-mitigation scores. This takes into account the updated methodology for the appraisals of site options (as set out in the Local Plan Review Proposed Submission SA 2015) and enables the comparison of this smaller	This alternative scores very similarly to the preferred alternative given that this site has similar characteristics and location. It would score a slight positive effect (+1) rather than a positive effect on objective F) supporting retail given that the site does not propose any additional retail and the scale of the site is smaller than the proposed submission allocation. It would score less positively on objective G) meeting

site with the proposed submission preferred alternative.	housing needs with a positive effect (+2) rather than significant positive effect given the smaller scale of development proposed. All other objectives are considered to have the same post mitigation scoring. A summary matrix is provided below.
New Information	
1. A Historic Environment Appraisal (HEA) has been undertaken which seeks to bring together information about the historic environment. It assesses the significance and harm of potential development and suggests mitigation where appropriate. The HEA identifies the conservation area some distance west of the site and a grade II listed Chapel Cemetery some distance to the north which were not previously noted in the SA. It is however considered by the HEA that development in this location would have no anticipated heritage impact.	No change to the SA.
Changes to the Plan	
No changes to the Plan are recommended. Alternative 1 provides less benefit than the proposed submission allocation and is therefore not preferred.	

Summary Matrix – CRE6 Sports Fields, Exhibition Road

	Preferred	Alternative
Sustainability Objective	Proposed Submission Policy	2.8ha, 50 dwellings
A	0	0
B	0/?	0/?
C	0	0
D	-2	-2
E	+1	+1
F	+2	+1
G	+3	+2
H	0	0
I	0/?	0/?

CRE7 Stonewall Lane

Reasonable Alternative Proposed	**Impact on the Sustainability Appraisal**
New Information	
1. A Historic Environment Appraisal (HEA) has been undertaken which seeks to bring together information about the historic environment. It assesses the significance and harm of potential development and suggests mitigation where appropriate. The HEA identifies the same heritage elements as the SA but in terms of	The score in the SA would remain as 0/? given the mitigation is already noted in the policy.

Creedy Park it suggests mitigation through appropriate design and landscaping. Appropriate design and landscaping is recognised by the policy but it is not clear that this is relation to Creedy Park. As such a change to the supporting text is proposed to clarify the requirement of appropriate landscaping to ensure protection of heritage assets associated with the adjoining Creedy Park.	
Changes to the Plan	
A change to the supporting text of the Plan is recommended to provide clarity that adequate landscaping is provided to ensure the protection of heritage assets associated with the adjoining Creedy Park.	

Summary Matrix – CRE7 Stonewall Lane

None of the alternatives are considered to give rise to any change to the post-mitigation SA scoring.

CRE8 Barn Park

No comments under CRE8 are considered to give rise to alternatives to be considered in this annex.

CRE9 Alexandra Close

Reasonable Alternative Proposed	**Impact on the Sustainability Appraisal**
Sustainability Appraisal Comments	
1. The SA did not previously fully consider the impact on the high street through developing on the west of the town. Developing on the west would increase traffic through the high street as most likely destinations for journeys are either Exeter or Tiverton. Whilst some mitigation could be provided, the impact of	This would impact the pre-mitigation score for objective I) Infrastructure, to be -1 with the post-mitigation score remaining as 0, given that the site is only for 15 dwellings. It should however also be noted that developing in the west will have an impact on the secondary/cumulative/synergistic effects where incremental

developing sites on the east side of the town is likely to be much lesser than any on the west. Officer comment	development in the west of the town will have a cumulative effect on the traffic through the high street, discussed in annex 1. There would be a greater negative effect on objective H) ensuring community health and wellbeing due to the negative impact on air quality from developing to the west however given the scale of this site the score is considered to remain the same. This new information will also impact the scores for OCRE10 and OCRE11 which are discussed under 'Crediton Alternative Options' below.
Changes to the Plan	
No changes to the Plan are proposed.	

Summary Matrix – CRE9 Alexandra Park

None of the alternatives are considered to give rise to any change to the post-mitigation SA scoring.

CRE10 Land south of A377

Reasonable Alternative Proposed	Impact on the Sustainability Appraisal
1. A representation was made during the Local Plan Review Proposed Submission consultation and stated that they *'support the principle of the allocation but object to settlement limit as should be extended to fully cover the land within planning permission (ref 09/00244/MOUT); land is unquestionably suitable for a development allocation given planning history, established adjoining uses and accessible location.'* An alternative is therefore considered which includes a small area	The increase in site area would amend the SA score for objective C) mitigating the effects of climate change to a pre-mitigation score of -2/? and a post-mitigation score would remain as 0/?. This is due to the increased area of flood zone 2 and advice from the EA that there could be increased flood risk to parts of the site covered by previous outline consents (alternative 3). Mitigation can be provided by design and new information set out in alternative 2 however this is still uncertain as the extent of flood risk is unknown.

to the south of the allocation up the edge of the swale, covered by recent consent sought by Mole Avon reflecting the permission above.	
New Information	
2. A representation was made during the Local Plan Review Proposed Submission consultation and stated that the *'Policy would be sounder if it referred to the need to ensure that ground and floor levels are set at sufficiently high enough level to cater for flood risk from the River Yeo.'*	New information provided by the EA has indicated that this area is at greater risk of flooding than indicated at the time of the original permissions which covered the wider Tesco site. This new information would result in a greater negative pre-mitigation score to -2/?, however the post mitigation score would remain as 0/? as the supporting text will make reference to the latest flood data and implications from redevelopment with mitigation measures such as layout, site and floor levels.
3. A representation was made during the Local Plan Review Proposed Submission consultation and stated that they *'Consider the policy unsound - proposed allocation subsumes grade II listed farm complex and alters setting. Historic Environment Appraisal needed to assess the likely impact which the development will have on the listed buildings at Wellparks and Downes House Park and Garden. If concludes there is harm, provide mitigation and if still harm justify allocation as per NPPF paragraphs 133 and 134.'*	A Historic Environment Appraisal (HEA) has been undertaken which seeks to bring together information about the historic environment. It assesses the significance and harm of potential development and suggests mitigation where appropriate. The HEA identifies Wellparks grade II listed buildings located to the north west of the site which were not previously identified by the SA. The Downes Historic Park and Garden is also identified, although this is already recognised in the SA, development was previously considered to have no impact. However the HEA notes that there would be some potential impact on the two heritage assets which were not previously identified by the SA. As such the pre-mitigation score for objective b) built and historic environment, is proposed to be changed to a negative (-2) impact rather than neutral (0). Mitigation is suggested through sensitive

	design with appropriate choice of materials and landscaping which has been included in the supporting text of the policy. The post-mitigation score therefore would remain a neutral effect.
Changes to the Plan	
Alternative 1 is proposed as a modification to the plan. Although the scoring is lower for the pre-mitigation score of objective c) mitigating the effects of climate change, it is considered appropriate and reasonable to allocate the site area which has outline consent and mitigation can be afforded to reduce the impact of flood risk. A Flood Risk Assessment will need to be submitted with any application on the site which will need to incorporate both a comprehensive level survey of the site's current arrangement, and additional modelling taking into account current levels. Alternative 2, related to alternative 1 is also proposed as a modification to the plan to reflect the new information presented by the EA which will help provide mitigation. Alternative 3 is also proposed as modification to the plan to ensure mitigation in the form of sensitive design with appropriate choice of materials and landscaping. With this mitigation the scores remain identical to the proposed submission policy site therefore a summary matrix is not provided below.	

Summary Matrix - CRE10 Land South of A377

None of the alternatives are considered to give rise to any change to the post-mitigation SA scoring.

CRE11 Crediton Infrastructure

Reasonable Alternative Proposed	**Impact on the Sustainability Appraisal**
1. A representation was made during the Local Plan Review Proposed Submission consultation and stated that *'the policy would be more effective if 'provision of works to reduce flood risk' were included in the list.'*	This alternative would result in a greater positive impact on objective C) Mitigating the effects of climate change. Overall with the positive impact of this criterion CRE11 scores +3 post mitigation.
Changes to the Plan	
Alternative 1 is considered beneficial and therefore is proposed as a modification to the plan.	

Summary Matrix - CRE11 Crediton Infrastructure

	Preferred	Alternative
Sustainability Objective	Incl. flood risk criterion	Proposed Submission Policy
A	0	0
B	0	0
C	+3	+2
D	0	0
E	0	0
F	0	0
G	+2	+2
H	+3	+3
I	+3	+3

Crediton Alternative Options

Options to the West of the Crediton

Reasonable Alternative Proposed	Impact on the Sustainability Appraisal
Sustainability Appraisal Comments	
1. The SA did not previously fully consider the impact on the high street through developing on the west of the town. Developing on the west would increase traffic through the high street as most likely destinations for journeys are either Exeter or Tiverton. Whilst some mitigation could be provided, the impact of developing sites on the east side of the town is likely to be much lesser than any on the west. Officer comment	This would impact the scores for the alternative OCRE10 Westwood Farm in which the pre-mitigation score for objective I) Infrastructure, will be -2 and post-mitigation is considered to be -1 rather than neutral score to take into account the cumulative negative effect of traffic through the high street by developing to the west of the town. It will also impact OCRE11 Land at Chapel Down Farm in which a pre-mitigation score will be -3 and the post-mitigation score overall is considered to be -1. This takes into account existing proposed mitigation set out in the SA but the incremental negative effect of traffic through the high street. The impact of developing to the west of the town on air quality was previously considered in the SA, as such no change to the score or supporting text to objective H) is considered. Developing to the west Crediton is also discussed in annex 1 of this SA update.
Changes to the Plan	
It is considered that the comment made on the SA is beneficial to understand of the impact developing to the west of Crediton. The changes to the SA are therefore considered reasonable to include, however the amendment does not lead to any changes to the Plan.	

Summary Matrix – Crediton Alternative Options

	Alternative			
Sustainability Objective	Proposed Submission SA CRE10	SA Amendment Objective I) OCRE10	Proposed Submission SA OCRE11	SA Amendment Objective I) OCRE11
A	0	0	-1	-1
B	0/?	0/?	-1/?	-1/?
C	0/?	0/?	0	0
D	-1	-1	-2	-2
E	0	0	+1	+1
F	+1	+1	+2	+2
G	+2	+2	+3	+3
H	-1	-1	0	0
I	0	-1	0	-1

Land at M5 Junction 27

Policy J27, Land at Junction 27 of the M5 motorway

Reasonable Alternative Proposed	Impact on the Sustainability Appraisal
1. On the 22nd September 2016 Full Council resolved to propose an allocation of 71 hectares between M5 Junction 27 and Willand for mixed commercial floorspace including a travel hub, agronomy visitor centre, outdoor adventure zone and outlet shopping village. The policy includes transport provision, environmental protection, a comprehensive phasing programme and public master planning exercise. In comparison to the Proposed Submission Sustainability Appraisal option, this commercial option encompasses a smaller site area, a number of the town centre uses have been withdrawn and new information has been provided to determine the retail impact. Taking the policy amendments and new information into account the allocation has been reappraised.	In comparison to the proposed submission M5 Junction 27 option, overall the site scores more positively for objective a) protection of the natural environment, d) safeguarded and minimising resource use and f) supporting retail. The proposed submission option scores more positively for objective h) as the option was previously considered as an alternative for a new community and provided community facilities. This is no longer proposed. Objective c) scoring has also been updated which was previously scored as a neutral although uncertain effect, upon review for both the preferred and alternative option they score a slight negative effect in considering additional trips will be generated from the development of this site.
New Information	
2. A Historic Environment Appraisal (HEA) has been undertaken which seeks to bring together information about the historic environment. It assesses the significance and harm of potential development and suggests mitigation where appropriate. The HEA identified that there are listed buildings close to the site and there may be some impact the immediate settings of these buildings. To	The new information has been reflected in the commentary of the Junction 27 full appraisal however the changes have not affected the scores pre or post mitigation.

some degree there will be an impact on the registered park and garden at Bridwell which is set on rising land to the east. To a limited degree the landscape settings of Sampford Peverell conservation area and the Grand Western Canal conservation area will also be affected. There is some uncertainty in the exact impact of the allocation given this will be dependent on site layouts, density, scale and design of buildings. This site occupies a substantial area within a landscape that has evidence of prehistoric and Roman activity, overall a negative and uncertain effect.	
3. A retail impact assessment has been carried out which included an assessment of 14 towns and city centres including those outside of Mid Devon District and concluded that all centres would continue to achieve higher future trading turnovers than the assessment year. The study also sets out how designer outlet villages differ from that in town centres and how they can be controlled by planning.	Given the changes proposed to the policy and the findings of the retail impact assessment, the proposal significantly enhances the retail offer of the district and therefore a significant positive impact is considered.
Sustainability Appraisal Comments	
4. A representation was made during the Local Plan Review Proposed Submission consultation and noted that *'Each score for J27 & Willand is expressed at a '?'. Because of this it is questioned whether sufficient assessment has been carried out to reach a conclusion'.* This comment is relevant to both J27 commercial and residential options.	As noted in the SA methodology, in some instances where specific data was not available at the time of the SA assessments an uncertain effect has been identified. The exact impact in some cases will only be quantified at a planning application stage where detailed site based studies are undertaken based on the proposals. However information available at the time of the SA would give an indication whether the impact would be positive or negative, the question mark recognises

Hallam Land Management (4386)	that further studies would lead to greater certainty of impact. Where uncertainty is indicated the reasons for which are provided in the commentary as part of each SA appraisal. No change is considered.
5. A representation was made during the Local Plan Review Proposed Submission consultation and noted that *'SA landscape impacts of J27 given the scale of housing should be same as growth at Cullompton'.* This comment is relevant to the J27 residential option. Hallam Land Management (4386)	A landscape and visual appraisal was undertaken in 2014 focussing on the strategic site options as set out in the Local Plan Review evidence base. Using this evidence, J27 and the strategic option at Cullompton have been scored using the landscape and visual impacts specific to each site, rather than purely based on the scale of development. No change is considered.
6. A representation was made during the Local Plan Review Proposed Submission consultation and noted that *'Conversely to J28 in part I), J27 is stated as a negative effect which remains uncertain. SA fails to have regard to the Railway station which is accessible by foot and cycle, has existing bus routes and a cycle path running through it. It is close to existing schools and services.'* This comment is relevant to both J27 commercial and residential options. Hallam Land Management (4386)	A transport assessment is required to determine the exact impact of the development on transport hence an uncertain effect. The mitigation commentary already recognises the proximity of the site to the railway station and notes the provision of a dedicated bus and pedestrian route to the station. Therefore post-mitigation the score is positive when taking these features into account, although with an element of uncertainty for reasons set out above.
7. A representation was made during the Local Plan Review Proposed Submission consultation and noted that *'In comparing J27 and J28. Both cannot be determined until a retail impact assessment is carried out, but J27 scores -3 and J28 scores +1 against the same criteria'.* This comment is relevant to J27 commercial option. Hallam Land Management (4386)	The proposal at J27 has a significant commercial element proposed in comparison to the option at J28. Early indications raised concerns from neighbouring authorities regarding the impact on existing town centres. As such, a negative score was indicated. The J28 option 'East Cullompton' does not provide the level of retail as proposed in the J27 commercial option as such the impact was not considered to be as significant. However since the Proposed Submission Sustainability

	Appraisal a retail impact assessment has been carried out which concludes that given the criterion and controls in the proposed modifications policy all centres would continue to achieve higher future trading turnovers than the assessment year and as such the SA finds that the impact on objective f) Supporting retail will therefore be positive.
8. A representation was made during the Local Plan Review Proposed Submission consultation and noted that *'J27 should score higher than J28 on D) safeguarding and minimising resource use. Reason for a -3 at J27 fall on the potential constraint on future working at Hillhead Quarry. Believe this location has questions over viability of any such extraction'.* This comment is relevant to J27 commercial option. Hallam Land Management (4386)	As indicated by the uncertain scoring and the commentary, the questions over viability of extraction of Hillhead Quarry have been noted in the SA. However in considering the smaller allocation of land at Junction 27 and the updated Devon County Council Minerals Plan (proposed for adoption) it is now considered that the development of the site will not constrain future working of the remaining permitted reserves within Hillhead Quarry.
Changes to the Plan	
Option 1 is proposed as a change to the Plan. The proposed policy of a smaller site area with the new information provided results in the improved scoring in a number of objectives including retail impact. As such it is considered the proposal is beneficial and is proposed for allocation.	

Summary Matrix – OJ27

	Preferred	Alternative
Sustainability Objective	Proposed Modifications Policy 71ha	Proposed Submission Option 96ha
A	-1	-2/?
B	0/?	0/?
C	-1/?	-1/?
D	-2	-3/?
E	+3	+3
F	+3	-3/?
G	0	0
H	+1	+2
I	+2/?	+2/?

Rural Areas

Bampton

BA1 Newton Square, Bampton

Reasonable Alternative Proposed	Impact on the Sustainability Appraisal
New Information	
1. A representation was made during the Local Plan Review Proposed Submission consultation by Historic England and stated *'Objection – development harms elements identified as important within Conservation Area Appraisal, which have not been considered within the Sustainability Appraisal; Historic Environment Appraisal needs to be undertaken to assess if there is harm and if so to suggest mitigation.'*	A Historic Environment Appraisal (HEA) has been undertaken which seeks to bring together information about the historic environment. It assesses the significance and harm of potential development and suggests mitigation where appropriate. The HEA identifies the same elements as the SA in terms of objective b) protection and promotion of a quality and built and historic environment. It notes that comments from Historic England may have incorrectly located the proposed allocation as being within an orchard referenced in the conservation area appraisal when in fact it is beside it. The HEA also notes that the impact on the setting of any listed building is likely to be minimal. The SA already identifies mitigation in the policy to ensure the Conservation Area is protected. No change to the SA is proposed.
Changes to the Plan	
No changes to the Plan are proposed.	

Summary Matrix – BA1 Newton Square, Bampton

None of the alternatives are considered to give rise to any change to the post-mitigation SA scoring.

BA2 Stone Crushing Works (Scott's Quarry), Bampton

No comments under BA2 are considered to give rise to alternatives to be considered in this annex.

BA3 Ashleigh Park, Bampton

No comments under BA3 are considered to give rise to alternatives to be considered in this annex.

Bampton Alternative Options

School Close, Bampton (proposed for allocation BA4)

Reasonable Alternative Proposed	
1. Allocation for 0.54(ha) 26 dwellings. The site was omitted in error.	Overall the site scores a neutral or positive score with regard to the objectives considered as part of this SA with the exception of objective D) safeguarding and minimising resource use which scores a slight negative -1 due to a small proportion of the site covering agricultural grade 3 land. As this site omitted in error a full appraisal is provided in annex 3 and summary matrix is provided below.
Changes to the Plan	
Alternative 1 is proposed a modification to the plan. The site scores either a neutral or positive score in all objectives in the SA with the exception of objective D) safeguarding and minimising resource use in which a slight negative score -1 is considered due to a small proportion of the site covering agricultural grade 3 land. The site is currently allocated and was omitted in error as some of the site has been built out. For consistency, similar to other sites in the plan, the remaining area of the allocation which has not yet been built is proposed to remain as an allocation in the plan.	

Summary Matrix –School Close, Bampton

	Preferred
Sustainability Objective	Former School, School Close Bampton
A	0
B	0
C	+1
D	-1
E	0
F	0
G	+2
H	0
I	0

Bow

BO1 Land adjacent to Hollywell, Bow

Reasonable Alternative Proposed	Impact on the Sustainability Appraisal
New Information	
1. A Historic Environment Appraisal (HEA) has been undertaken which seeks to bring together information about the historic	No change to the SA.

environment. It assesses the significance and harm of potential development and suggests mitigation where appropriate. The HEA identifies there are many listed buildings in the centre of Bow and the village also has a conservation area which was not previously noted in the SA. However it states that these are some distance from the site which is unlikely to impact upon them.	
Changes to the Plan	
No changes to the Plan are proposed.	

Summary Matrix – BO1 Land adjacent to Hollywell, Bow

None of the alternatives are considered to give rise to any change to the post-mitigation SA scoring.

BO2, West of Godfreys Gardens, Bow

Reasonable Alternative Proposed	**Impact on the Sustainability Appraisal**
New Information	
1. A Historic Environment Appraisal (HEA) has been undertaken which seeks to bring together information about the historic environment. It assesses the significance and harm of potential development and suggests mitigation where appropriate. The HEA identifies there are many listed buildings in the centre of Bow and the village also has a conservation area which was not previously noted in the SA. However it states that these are some distance from the site which is unlikely to impact upon them.	No change to the SA.
Changes to the Plan	

No changes to the Plan are proposed.

Summary Matrix – BO2 West of Godfreys Gardens, Bow

None of the alternatives are considered to give rise to any change to the post-mitigation SA scoring.

Bradninch

BR1 Hele Road, Bradninch

Reasonable Alternative Proposed	Impact on the Sustainability Appraisal
New Information	
1. A Historic Environment Appraisal (HEA) has been undertaken which seeks to bring together information about the historic environment. It assesses the significance and harm of potential development and suggests mitigation where appropriate. The HEA identifies that the site is opposite a locally listed heritage asset which was not previously identified in the SA. However, the HEA notes that although the asset's larger setting may be affected by development in this location, the asset's significance is not based on this larger setting and so the impact is low.	No change to the SA is proposed given that the impact to the heritage asset is considered to be low.
Changes to the Plan	
No changes to the Plan are proposed.	

Summary Matrix – BR1 Hele Road, Bradninch

None of the alternatives are considered to give rise to any change to the post-mitigation SA scoring.

Chawleigh

CH1 Barton, Chawleigh

Reasonable Alternative Proposed	Impact on the Sustainability Appraisal
New Information	
1. A representation was made during the Local Plan Review Proposed Submission consultation and stated that *'Proposed allocation has potential to harm setting of Grade 1 church and conservation area; historic appraisal needed to reassess impact, if harm concluded set out mitigation, if harm still present justify allocation.'*	A Historic Environment Appraisal (HEA) has been undertaken which seeks to bring together information about the historic environment. It assesses the significance and harm of potential development and suggests mitigation where appropriate. The HEA identifies that there are a number of listed buildings to the south and east of the site, including the grade I Church of St James which was not previously identified by the SA. The pre-mitigation score for objective b) the built and historic environment is proposed to be amended to -3/? from -2/? to take into account the potential impact on the listed building identified. The HEA suggests mitigation through high quality design of the development together with a landscape buffer on the east side of the site. If this is provided for the post-mitigation score will remain the same as 0/?
Changes to the Plan	
A change to the Plan is proposed to include an additional criterion to state 'design solutions which respects the setting of the conservation area and listed building'. An amendment to the supporting text is also proposed to ensure appropriate landscaping to mitigate any potential impact on the conservation area and listed buildings.	

Summary Matrix – CH1 Barton, Chawleigh

None of the alternatives are considered to give rise to any change to the post-mitigation SA scoring.

Cheriton Bishop

CB1 Land off Church Lane, Cheriton Bishop

Reasonable Alternative Proposed	Impact on the Sustainability Appraisal
New Information	
1. A Historic Environment Appraisal (HEA) has been undertaken which seeks to bring together information about the historic environment. It assesses the significance and harm of potential development and suggests mitigation where appropriate. The HEA identifies that the listed Old Rectory is located some distance to the north as well as the Cheriton Bishop Conservation Area which was not previously noted in the SA. However the HEA notes that there is no anticipated heritage impact.	No change to the SA is proposed.
Changes to the Plan	
No changes to the Plan are proposed.	

Summary Matrix – CB1 Land off Church Lane, Cheriton Bishop

None of the alternatives are considered to give rise to any change to the post-mitigation SA scoring.

Cheriton Fitzpaine

CF1 Barnshill Close, Cheriton Fitzpaine

Reasonable Alternative Proposed	Impact on the Sustainability Appraisal
New Information	
1. A Historic Environment Appraisal (HEA) has been undertaken which seeks to bring together information about the historic environment. It assesses the significance and harm of potential development and suggests mitigation where appropriate. The HEA recognises that the site forms a significant location in terms of the entry to the more historic core of the village which was not previously identified in the SA. However the HEA recommends good design will likely mean minimal impact to the setting of the listed buildings and conservation area.	This would amend the pre-mitigation score to a slight negative -1 score. If good design is recognised to minimise the impact on the conservation area and listed buildings a neutral post mitigation score remains.
Changes to the Plan	
A change to the Plan to reflect the new information presented in alternative 1 in which good design should be used to ensure minimal impact to the setting of the historic environment is proposed.	

Summary Matrix – CF1 Barnshill Close, Cheriton Fitzpaine

None of the alternatives are considered to give rise to any change to the post-mitigation SA scoring.

CF2 Land adjacent school, Cheriton Fitzpaine

Reasonable Alternative Proposed	Impact on the Sustainability Appraisal

New Information	
1. A representation was made during the Local Plan Review Proposed Submission consultation and stated that *'Objects as infilling will ruin character of historic linear settlement.'*	A Historic Environment Appraisal (HEA) has been undertaken which seeks to bring together information about the historic environment. It assesses the significance and harm of potential development and suggests mitigation where appropriate. The HEA doesn't recognise the potential issue raised by the representation, as such no change to the SA or the Plan is proposed.
Sustainability Appraisal Comments	
2. A representation was made during the Local Plan Review Proposed Submission consultation and stated that they '*Questions positive +1 scoring given under Objective B for CF2 'Land adj school' but absence of similar score for OCF2 'Landboat Farm' (given 0) for increasing connectivity between main village and White Cross. Also states weight given to C19 farm buildings have little remaining value as historic assets'.* Garside Planning Services (3645)	The +1 score for CF2 'Land adj school' under objective B) is to reflect the improved connectivity between White Cross and the village. It is agreed that site OCF2 would also improve connectivity between White Cross and the village and therefore the SA scoring would be changed to +1 to reflect this as set out in the table below. However it is not accepted that the historic buildings on site have no heritage value. At the time of the proposed submission SA the C19 buildings referred to in the representation were not listed as heritage assets and although were acknowledged did not hinder the score of the objective for this site. However more recent advice from the conservation team identifies that the 19th century buildings are 'pending' to be formally added to the list of heritage assets, as such if the buildings are assessed as heritage assets, the scoring of the SA will be amended to reflect this. No change to the SA with regard to CF2.
3. A representation was made during the Local Plan Review Proposed Submission consultation and stated that they *'Object to site and states that potential for landscape and visual impact is*	The school site (CF2) is on moderately higher ground that the objection site. However, within the context of the local landscape, both are relatively contained, with higher ground to north of

greater than OCF2 particularly at western end of the site which would be visible from public highway; development of this site would break the skyline.' Garside Planning Services (3645)	proposed allocation and to south of objection site, with few opportunities for views in from long distances. The school site is visible from the public highway, but there is existing development along the south side of the road and buildings to the east and the school to the west. These buildings screen much of the site from views and provide a degree of mitigation to visual impact. Presence of dwellings on south side of highway means that skyline when viewed (from very limited viewpoints to south) is unlikely to be significantly altered. No change to the SA is proposed.
4. A representation was made during the Local Plan Review Proposed Submission consultation and stated that there is *'No current access to site, construction of which would have negative impact on visual amenity, as opposed to OCF2 which has existing access.'* Garside Planning Services (3645)	There is a long site frontage on which to accommodate the appropriate visibility splays in a manner which minimises visual impact. This can be considered at design stage. No change to the SA is proposed.
Changes to the Plan	
None of the alternatives are preferred, as such no changes to the Plan are proposed. Alternative 2 is discussed in the table below on OCF2 Landboat Farm.	

Summary Matrix – CF2 Land adjacent school, Cheriton Fitzpaine

None of the alternatives are considered to give rise to any change to the post-mitigation SA scoring.

Cheriton Fitzpaine Alternative Options
OCF2 Landboat Farm, Cheriton Fitzpaine

Reasonable Alternative Proposed	Impact on the Sustainability Appraisal
Sustainability Appraisal Comments	
1. A representation was made during the Local Plan Review Proposed Submission consultation and stated that they *'Disagree with -2 (pre-mitigation) scoring for OCF2 'Landboat Farm' and states should be same or better than CF2 'Land adj school' which is -1 for sustainability objective A. States landscape impact is not as great as stated, given limited scope for views to Raddon Hills. States open space south of Cherry Meadow acted as visual buffer to working farm but that function no longer required given relocation of facility elsewhere. States any trees lost could be made up by planting elsewhere. Visual impact is lesser than objection site due to presence of existing access point, and mitigation provided by existing development to west and east'.* Garside Planning Services (3645)	Additional site visits to both CF2 and OCF2 has enabled a re-examination of the potential impact against Objective A 'Protection of the natural environment'. Appraisal of the potential landscape impacts of the sites conclude that they are both relatively contained within the context of the local landscape. Higher ground exists to the north of this proposed allocation and to the south of the objection site, but there are few opportunities for views into either site from public access points. Both sites have built development on their boundaries which will provide some level of mitigation. The commentary within the SA for OCF2 has been amended to reflect this revision. The potential loss of trees is still a potential negative impact for OCF2 and therefore a -1 pre-mitigation score is proposed. However, both sites already have a 0 post-mitigation score which is considered to still apply given that other policies ensure appropriate mitigation of any harmful impacts.
2. A representation was made during the Local Plan Review Proposed Submission consultation and stated that they '*Question positive +1 scoring given under Objective B for CF2 'Land adj school' but absence of similar score for OCF2 'Landboat Farm'*	The +1 score for CF2 'Land adj school' under objective B) reflects improved connectivity between White Cross and the village. It is agreed that site OCF2 would also improve connectivity between White Cross and the village and therefore the SA scoring is proposed

(given 0) for increasing connectivity between main village and White Cross. Also states weight given to C19 farm buildings have little remaining value as historic assets'. Garside Planning Services (3645)	to be changed to +1 to reflect this for both pre and post mitigation. However it is not accepted that the historic buildings on site have no heritage value. At the time of the proposed submission SA the C19 buildings referred to in the representation were not listed as heritage assets and although were acknowledged did not hinder the score of the objective for this site. However more recent advice from the conservation team identifies that the 19th century buildings are 'pending' to be formally added to the list of heritage assets, as such if the buildings are assessed as heritage assets, the scoring of the SA will be amended to reflect this.
3. A representation was made during the Local Plan Review Proposed Submission consultation and stated *'Objective C, questions significance given to presence of Flood Zones 2 and 3 in scoring of OCF2 'Landboat Farm'. States area was only included due to arbitrary drawing of the site boundary by the planning authority. Area could be omitted from any allocation. Questions rationale for site being given negative score as opposed to CF2 'Land adj school' site'.* Garside Planning Services (3645)	In comparing the sites, OCF2 does contain Flood Zones 2 and 3 in part. The NPPF states that planning should guide development to the areas of lowest flood risk. Sequentially therefore CF2, being 100% Flood Zone 1 is preferable. The commentary does acknowledge that the areas within the flood zones in OCF2 could be excluded as set out in the post-mitigation commentary and scoring. No change is proposed.
4. A representation was made during the Local Plan Review Proposed Submission consultation and stated that they *'Question scoring given to Objective E 'Promoting economic growth and employment. States farm buildings are redundant, following relocation of dairy business elsewhere'.* Garside Planning Services (3645)	Additional site visits have highlighted that the farm buildings are indeed vacant and have been for some time. They are generally in a derelict state with no evidence of recent use. It is not considered that there would be a loss of employment land and the pre-mitigation score is proposed to be amended to 0. The post-mitigation score remains as 0 as mitigation in the appraisal suggested mitigation

	measures for the initially identified negative effect on this objective.
5. A representation was made during the Local Plan Review Proposed Submission consultation and stated that they *'Disagree with the amount of potential development possible at OCF2, Landboat Farm, given that part of site is within settlement limit, and that a similar density should be assumed to the proposed allocation to ensure like-for-like comparison'.* Garside Planning Services (3645)	Potential allocations went through a SHLAA panel process which provided recommendations on the technical capacity of each site. For consistency the same approach was used for all alternative sites. The scoring system has not 'hindered' this site in relation to the allocation CF2 'Land adj school' as both sites received a +2 post mitigation score against Objective G 'Meeting housing needs'. No change is proposed.
6. A representation was made during the Local Plan Review Proposed Submission consultation and stated that they *'Question - 1 score given to Objective H: Ensuring community health and wellbeing. States main reason for this is because site includes public open space which would be lost, but states as this is within settlement limit should not form part of consideration, and that loss has been overplayed. States that site could equally, as set out for CF2 'Land adj school' improve community cohesion through linking part of the village with White Cross and ensure short walking distances to school'.* Garside Planning Services (3645)	The potential loss of the public open space buffer is a consideration before mitigation. Disagree that it should not be considered as it's within the settlement limit. Its loss would present a negative impact. However on balance given the space did not form a formal designated open space area a pre-mitigation score of -1 rather than -2 was considered. In this Annex as noted in the table for CF2 above, OCF2 has community benefits of linking White Cross similar to CF2 which should be acknowledged. As a result it is proposed that the pre-mitigation score be improved to a neutral effect on balance. A post-mitigation score of +1 is now proposed provided that the loss of public open space can be mitigated.
7. A representation was made during the Local Plan Review Proposed Submission consultation and stated that they *'Question - 1 score given to pre-mitigation score for Objective I: Delivering the necessary infrastructure, compared with 0 for CF2 'Land adj school' when conclusion is that an adequate access is achievable for both'.* Garside Planning Services (3645)	The original site assessment was based on advice at the time that OCF2 would require additional works due to the restrictive alignments. However further site visits to both sites has identified that both sites can equally accommodate an access without significant works. Therefore an amendment is proposed to the pre-mitigation score to 0. The post-mitigation score remains as 0.

Changes to the Plan
No changes to the plan are proposed. The Local Plan Review allocates sufficient land for residential development to meet the district's housing need. The site scores similarly to the preferred alternative CF2 however the preferred alternative is sequentially preferable given that it's 100% Flood Zone 1 and avoids any loss of public open space. Although only two post-mitigation scores were slightly amended following the comments on above, a number of pre-mitigation scores have been changed, as such for clarity a full appraisal is provided in annex 3.

Summary Matrix – OCF2 Landboat Farm, Cheriton Fitzpaine

	Alternative	
Sustainability Objective	Proposed Submission SA	SA Amendments
A	0	0
B	0	+1
C	+1/?	+1/?
D	-1	-1
E	0	0
F	0	0
G	+2	+2
H	0	+1
I	0	0

OCFNEW Bramble Orchard, Cheriton Fitzpaine

Reasonable Alternative Proposed	Impact on the Sustainability Appraisal
1. A representation was made during the Local Plan Review Proposed Submission consultation which objected to plan allocations and submitted new land for housing and provision of alternative footpath for school use.	A full site appraisal has been provided for this option which can be found in annex 3 with a summary of scores provided below. The site scores more negatively than the preferred sites in Cheriton Fitzpaine on Objective A) protection of the natural environment, B) built and historic environment H) community health and well being and I) delivering the necessary infrastructure. The site is not preferred given there is likely to be a detrimental impact on the landscape and is divorced from the main settlement. There are also concerns around the provision of delivering the necessary infrastructure in which the topography and road widths result in a poor forward visibility from the site. The highway authority advises that the site should be rejected accordingly.
Changes to the Plan	
No changes to the plan are proposed. The highway authority advises that this site should be rejected.	

Summary Matrix – OCFNEW Bramble Orchard

	Alternative
Sustainability Objective	OCFNEW Bramble Orchard
A	-2
B	-1
C	+1
D	-1
E	0
F	0
G	+2
H	-1
I	-2/?

Copplestone

CO1 The Old Abattoir, Copplestone

No comments under CO1 are considered to give rise to alternatives to be considered in this annex.

Culmstock

CL1 Linhay Close, Culmstock

No comments under CL1 are considered to give rise to alternatives to be considered in this annex.

CL2 Hunter's Hill, Culmstock

No comments under CL2 are considered to give rise to alternatives to be considered in this annex.

Halberton

HA1 Land adjacent Fishers Way, Halberton

Reasonable Alternative Proposed	Impact on the Sustainability Appraisal
New Information	
1. A representation was made during the Local Plan Review Proposed Submission consultation and stated that *'Site is less preferable to 'The Pethers' which is not within an area of archaeological potential, not at risk of flooding from groundwater or Grand Western Canal, and has better access to road network.'*	The site 'The Pethers' has been appraised and discussed in a table below. New information for HA1 with regard to the area of archaeological potential since the Proposed Submission Local Plan Review SA has been made available. The Devon County Council Archaeology Team has confirmed that the scale and situation of the proposed allocation will not impact on any known heritage assets and state that they would not need to be consulted should an application come forward. Therefore both the pre-mitigation and post-mitigation scores have been amended to result in a less negative score to reflect this new information. The overall the pre-mitigation score is considered to be a slight negative impact given the potential impact on the conservation area as discussed in alternative 2 below. If mitigation is provided a post-mitigation neutral score remains although this is no longer uncertain.
2. A Historic Environment Appraisal (HEA) has been undertaken which seeks to bring together information about the historic environment. It assesses the significance and harm of potential development and suggests mitigation where appropriate. The HEA recognises some potential impact on the setting of the Halberton	This new information would affect the pre-mitigation score in which taking into account new information presented in alternative 1 above and the new information in this alternative an overall slight negative (-1) score is considered. If mitigation through appropriate design, materials and landscaping is proposed a post-mitigation score of 0

Conservation Area which was not previously identified by the SA. The HEA recommends appropriate design, materials and landscaping as mitigation to protect the setting of the conservation area.	remains.
Changes to the Plan	
A change to policy HA1 is proposed to delete reference to the need to 'archaeological investigations and appropriate mitigation measures' given the new information provided by the Devon County Council Archaeology Team that the proposed allocation will not impact on any known heritage assets and state that they would not need to be consulted should an application come forward. A change to the supporting text of HA1 is proposed to ensure mitigation through appropriate design, materials and landscaping to protect the setting of the Halberton conservation area and historic environment.	

Summary Matrix – HA1 Land adjacent Fishers Way, Halberton

	Preferred	Alternative
Sustainability Objective	SA Amendment Objective B)	Proposed Submission Policy
A	0	0
B	0	0/?
C	+1	+1
D	-2	-2
E	0	0
F	0	0
G	+1	+1
H	0	0
I	0	0

Halberton Alternative Options

OHA1 Land at Blundells Road, Halberton

Reasonable Alternative Proposed	Impact on the Sustainability Appraisal
Comments on Sustainability Appraisal	
1. A representation was made during the Local Plan Review Proposed Submission consultation and commented on the post mitigation score for objective A *'Disagree that screening should result in a mitigation score of 0'.* Individual (4447)	The mitigation score references S9 Environment and DM1 High Quality Design policies in the Local Plan Review. Screening may form part of the mitigation but would also include other criteria as set out in S9 and DM1. Policies in the Local Plan Review would be considered alongside any potential allocation, these policies provide mitigation of impacts to protect the natural environment; as such it was considered that there should be an improvement of the score of -1 pre-mitigation to 0 post-mitigation. No change is proposed.
2. A representation was made during the Local Plan Review Proposed Submission consultation and commented on the post mitigation score of objective B. *'The level of listing should be considered and argue that it is difficult to be confident of the outcome as there are unknowns through the mitigation elements of design and archaeological investigation'.* Individual (4447)	The listed buildings within the site have been considered as part of the impact on objective B. The 'level of listing' isn't considered to impact the scoring which is consistent with other appraisals in the SA although the presence of listed buildings has affected the pre-mitigation score. The post-mitigation score suggests that with appropriate mitigation a neutral score could be accomplished, however it is recognised there is a level of uncertainty particularly in considering the outcomes of the archaeological investigation which is recognised by '?' in the post-mitigation scoring column. No change is considered.
3. A representation was made during the Local Plan Review	The score referred to by the individual is the post-mitigation score.

Proposed Submission consultation and commented on the post mitigation score of objective B. *'Disagree with the equal scoring of Halberton, Land at Blundells Road and the preferred HA1 site for objective B as Halberton, Land at Blundells Road is within the Halberton conservation area and within the view of a grade II* listed building'.* Individual (4447)	Each site is different, and have different elements identified in objective B which covers a range of potential issues. The original scores and commentary recognises Halberton, Land at Blundells Road being within the conservation area and potential impact on nearby listed buildings. The equal scoring of the two sites following mitigation is due to responses which can help mitigate each impact. Although the impacts are different it was considered that it was possible to provide mitigation for each potential impact. No change is proposed.
4. A representation was made during the Local Plan Review Proposed Submission consultation and commented on the post mitigation score of objective C. *'Do not agree with the +1 score as there is an unknown impact and the benefits of the bus service should not improve the score'.* Individual (4447)	The scoring identifies that inherent with the watercourse there is a level of uncertainty through the indication of a '?'. The post-mitigation +1 score was provided as mitigation could neutralise the impact of the watercourse and the bus service was considered as a slight benefit of the location of the site. Consistent with other sites appraised in the SA, recognising the provision of a bus service in rural areas helps to differentiate between similar sites across Mid Devon, with some in locations with a bus service and others without. As the objective is considering climate change, the availability of sustainable modes of transport is an appropriate consideration in the sustainability of a site location. No change is considered.
5. A representation was made during the Local Plan Review Proposed Submission consultation and commented on the post mitigation score of objective I. *'Disagree that the post mitigation score should be 0 as it is unknown even if it is accompanied with a question mark'.* Individual (4447)	The post-mitigation score and commentary is to help identify whether the impact of the development can be mitigated and improve the overall score of the site. In this case the score post-mitigation was 0 based on the factors that could help reduce the impact of the development. A question mark is also used to recognise that there is some uncertainty until further detail is provided. No change is

	considered.
Changes to the Plan	
None of the comments above are considered beneficial, therefore no change to the Plan or the SA scoring is proposed.	

Summary Matrix – OHA1 Land at Blundells Road, Halberton

None of the alternatives are considered to give rise to any change to the post-mitigation SA scoring.

OHANEW The Pethers, Halberton

Reasonable Alternative Proposed	**Impact on the Sustainability Appraisal**
Comments on Sustainability Appraisal	
1. A representation was made during the Local Plan Review Proposed Submission consultation and commented that they *'object to the inclusion of HA1 site and offers preferable alternative'*. Compares site with Sustainability Appraisal scoring of HA1 Site. Argues that the new site is preferable over proposed allocation as has less archaeological potential, less likelihood of flooding and better access. Garside Planning Services (3645)	A full appraisal of the site has been undertaken which can be found in annex 3 with a summary matrix provided below. The site scores similarly to HA1. A benefit to HA1 is that it has an existing access whereas this new site does not although the scores in the SA remain the same for the post-mitigation score in objective I) Delivering the necessary infrastructure as access can be achieved for this site.
Changes to the Plan	
HA1 was identified as the preferred site of Halberton Parish Council and the Local Plan Review allocates sufficient land for residential development to meet the district's housing need. No change is therefore proposed as the site is not preferential in replacement of the preferred site.	

Summary Matrix – OHANEW The Pethers, Halberton

	Alternative
Sustainability Objective	OHANEW The Pethers, Halberton
A	0
B	0
C	+1
D	-2
E	0
F	0
G	+1
H	0
I	0

Hemyock

HE1 Depot, Hemyock

Reasonable Alternative Proposed	**Impact on the Sustainability Appraisal**
New Information	
1. A representation was made during the Local Plan Review Proposed Submission consultation and brought forward new information in which *'Family member resident on site wishes to*	Given representations made during the Local Plan Review Proposed Submission (2015) consultation, the site is proposed for deletion as comments made raises an issue with the potential deliverability of the

see it developed, but not in near future. Does not currently consider site deliverable due to third party access issues and landowners intention to continue trading'.	site and therefore the site is no longer considered a reasonable alternative. The site will have a limited impact on the Local Plan Review as a whole given its size and may still come forward as a windfall site as it falls within the settlement limit. This will have a limited impact on the sustainability of the plan as a whole given the scale of the site.
Changes to the Plan	
HE1 is proposed to be deleted from the plan as it is no longer considered a reasonable alternative given the representations made during the Local Plan Review questions its deliverability.	

Summary Matrix – HE1 Depot, Hemyock

A summary matrix is not provided, the new information presented raises questions over the deliverability of the site and is proposed for deletion. This will have a limited impact on the sustainability of the plan as a whole given the scale of the site.

Morchard Bishop

No reasonable alternatives are proposed for allocations in Morchard Bishop.

Newton St Cyres

NE1 Court Orchard, Newton St Cyres

Reasonable Alternative Proposed	Impact on the Sustainability Appraisal
New Information	
1. A Historic Environment Appraisal (HEA) has been undertaken which seeks to bring together information about the historic environment. It assesses the significance and harm of potential	The impact on the conservation area would amend the pre-mitigation score from -1/? to a -2/? score to take into account the potential detrimental impact on the setting and approach to the conservation

development and suggests mitigation where appropriate. The HEA notes that the site lies adjacent to the recently extended boundary of the Newton St Cyres conservation area. This was not previously identified in the SA. The HEA suggests that the proposed site would have a detrimental impact on the setting and approach of the conservation area. It suggests that access into the site will need careful design and landscaping to link in with existing trees and hedges together with good design and appropriate materials would offset much of the visual impact. It also notes that grade II Lower Creedy Bridge lies to the north. This was not previously identified in the SA, however it notes that the setting of Creedy Bridge does not appear to be compromised.	area. With mitigation through careful design of the access and landscaping to link with existing trees and hedges the 0/? post-mitigation score remains. The uncertain effect is due to the archaeological potential already identified in the SA.
Changes to the Plan	
A change the policy and supporting text is proposed to ensure design which respects the setting of the conservation area.	

Summary Matrix – NE1 Court Orchard, Newton St Cyres

None of the alternatives are considered to give rise to any change to the post-mitigation SA scoring.

Newton St Cyres Alternative Options

ONENEW New Estate Site A, Newton St Cyres

Reasonable Alternative Proposed	Impact on the Sustainability Appraisal
1. A representation was made during the Local Plan Review Proposed Submission consultation and submitted additional land which was argued to have *'no significant constraints and is*	A full appraisal of the site has been undertaken which can be found in annex 3 with a summary matrix provided below. The site scores lower in comparison to the preferred site in Newton St Cyres in objective I)

immediately available and deliverable'.	providing the necessary infrastructure. Of particular note are the concerns around access and safety with the highways authority recommending this site be rejected on those grounds. The site is therefore not preferred.
Changes to the Plan	
No changes are proposed to the Plan. The site is not preferred with particular issues around access and safety with the highways authority recommending this site be rejected on those grounds.	

Summary Matrix – ONENEW New Estate Site A, Newton St Cyres

	Alternative
Sustainability Objective	ONENEW New Estate Site A
A	0
B	0/?
C	+2/?
D	-2
E	0
F	0
G	+2
H	0
I	-2/?

ONENEW New Estate Site B, Newton St Cyres

Reasonable Alternative Proposed	Impact on the Sustainability Appraisal
1. A representation was made during the Local Plan Review Proposed Submission consultation and submitted additional land which was argued to have *'no significant constraints and is immediately available and deliverable'.*	A full appraisal of the site has been undertaken which can be found in annex 3 with a summary matrix provided below. The site scores lower in objective A) protection of the natural environment and objective I) providing the necessary infrastructure in comparison to the preferred site in Newton St Cyres. Of particular note are the concerns around access and safety with the highways authority recommending this site be rejected on those grounds. The site is therefore not preferred.
Changes to the Plan	
No changes are proposed to the Plan. The site is not preferred with particular issues around access and safety with the highways authority recommending this site be rejected on those grounds.	

Summary Matrix – ONENEW New Estate Site B, Newton St Cyres

	Alternative
Sustainability Objective	ONENEW New Estate Site B
A	-1
B	0/?
C	+2/?
D	-2
E	0
F	0
G	+2
H	0
I	-2/?

Sampford Peverell

SP1 Former Tiverton Parkway Hotel, Sampford Peverell

No comments under SP1 are considered to give rise to alternatives to be considered in this annex.

OSP1 Higher Town, Sampford Peverell (Proposed for allocation SP2)

Reasonable Alternative Proposed	Impact on the Sustainability Appraisal
1. National planning policy acknowledges the importance of ensuring housing numbers and employment opportunities are considered	In comparison to the alternative considered during the Local Plan Review Proposed Submission (2015) this alternative scores more

in tandem. In response to this full Council on 22nd September 2016 resolved to allocate land at Higher Town for residential development of 60 dwellings. The policy has been amended to reflect the latest evidence and has been reappraised taking these findings into account. A full appraisal has been provided in Annex 3 and a summary matrix is provided below.	positively or the same in all aspects. The new appraisal takes into account new information in which there has been confirmation that access is achievable. Criteria have been included in the policy to ensure landscaping and design respects the setting and character of the area, conservation area and listed building. These elements were already noted in the proposed submission SA as such most of the scores remain the same.
New Information	
2. Since the Proposed Submission Sustainability Appraisal there has been confirmation that access is achievable and therefore the uncertainty has been removed.	This new information removes the uncertainty previously attached to objective I) delivering the necessary infrastructure and the score is now proposed to be neutral.
3. A Historic Environment Appraisal (HEA) has been undertaken which seeks to bring together information about the historic environment. It assesses the significance and harm of potential development and suggests mitigation where appropriate. The HEA identifies that the site is adjacent to Sampford Peverell Conservation Area to North East. The site occupies an area enclosed in the medieval period and archaeological remains associated with the earlier field system and archaeological remnants may be affected by development here.	The SA recognises the impacts identified in the HEA and provision in the policy is provided to ensure mitigation.
Changes to the Plan	
A change to the Plan is proposed to include SP2 Higher Town allocation.	

Summary Matrix – OSP1 Higher Town, Sampford Peverell

	Preferred	Alternative
Sustainability Objective	Higher Town with new information	Higher Town Proposed Submission
A	0	0
B	0/?	0/?
C	+2	+2
D	-2	-2
E	0	0
F	0	0
G	+2	+2
H	0	0
I	0	-1/?

Sandford

SA1 Fanny's Lane, Sandford

Reasonable Alternative Proposed	**Impact on the Sustainability Appraisal**
New Information	
1. A representation was made during the Local Plan Review Proposed Submission consultation and commented that a *'Historic environment appraisal is required to assess impact of development*	A Historic Environment Appraisal (HEA) has been undertaken which seeks to bring together information about the historic environment. It assesses the significance and harm of potential development and

on listed church and conservation area, if concludes harm to set out mitigation, and if harm remains need to justify public benefits'.	suggests mitigation where appropriate. It identifies the same elements in the SA and suggests the same recommendation for mitigation to ensure a buffer strip of open space or planting to protect the setting of the listed Park House and Sandford Conservation area. Good design is also recommended to avoid the domination of views and to retain the setting of the historic core of the church in particular which already forms a criterion in policy. Therefore no change is proposed to the SA or the Plan.
Changes to the Plan	
No changes to the Plan are proposed.	

Summary Matrix – SA1 Fanny's Lane, Sandford

None of the alternatives are considered to give rise to any change to the post-mitigation SA scoring.

Silverton

SI1 Land at Old Butterleigh Road, Silverton

Reasonable Alternative Proposed	Impact on the Sustainability Appraisal
New Information	
1. A representation was made during the Local Plan Review Proposed Submission consultation and commented that they *'Object as development would lead to loss of old Devon hedge and/or destroy historically important part of village'.*	A Historic Environment Appraisal (HEA) has been undertaken which seeks to bring together information about the historic environment. It assesses the significance and harm of potential development and suggests mitigation where appropriate. The HEA does not identify the elements raised in the representation and notes that there is no anticipated heritage impact. No change to the SA is proposed.

Changes to the Plan
No changes to the Plan are proposed.

Summary Matrix – SI1 Land at Old Butterleigh Road, Silverton

None of the alternatives are considered to give rise to any change to the post-mitigation SA scoring.

SI2 The Garage, Silverton

Reasonable Alternative Proposed	Impact on the Sustainability Appraisal
New Information	
1. A Historic Environment Appraisal (HEA) has been undertaken which seeks to bring together information about the historic environment. It assesses the significance and harm of potential development and suggests mitigation where appropriate. The HEA notes that the site is no longer in the conservation area (following a 2015 revision) but now lies to the south west of the boundary. It also notes that 'Channons' in close proximity is likely to become a locally listed heritage asset. The HEA overall states that there is no anticipated heritage impact.	Given the new information set out in the HEA the pre-mitigation score is proposed to change from a negative (-2) to a slight negative (-1) score for objective B. A post-mitigation slight negative (-1) score remains due to the location of the site divorced from the main body of the village as discussed in the proposed submission SA.
Changes to the Plan	
No changes to the Plan are proposed.	

Summary Matrix – SI2 The Garage, Silverton

None of the alternatives are considered to give rise to any change to the post-mitigation SA scoring.

Thorverton

TH1 South of Broadlands, Thorverton

Reasonable Alternative Proposed	Impact on the Sustainability Appraisal
1. Alternative for 1.15 ha and 20 dwellings. A representation was made during the Local Plan Review Proposed Submission consultation which suggested that the *'site area should be extended to incorporate allotment land, which could be provided elsewhere (subject to demand); could increase housing provision, make use of existing access and omit need for road widening/footpath creation and loss of hedgerow'.* In response to this representation an alternative of 1.15 ha including the allotment land to the west for a total of 20 dwellings has been considered.	The pre-mitigation score for this alternative scores lower in objective H) ensuring community health and wellbeing due to the loss of allotments, and I) delivering the necessary infrastructure due to a need for the road to be built to an adoptable standard and the access road would need to go through garages currently near the site. The issues identified could be mitigated in which this site scores almost identically to the proposed submission site, however there is greater uncertainty in this mitigation. If the relocation of the allotments is provided for this would result in a +1/? post-mitigation score for objective H). This is uncertain given that the site for the relocation of the allotments has not been indicated. If road improvements were made the issues identified in objective I) could be mitigated however this is uncertain given that this requires the garages are in control of the applicant, given the garages are not in control of the applicant an uncertain effect remains. Furthermore the mitigation required is much greater than the preferred policy which could make this option prohibitive.
Changes to the Plan	
Alternative 1 is not preferred. Although this site scores an identical post mitigation score as the preferred site, greater mitigation would be required to enable this alternative to be acceptable and there is greater uncertainty in the delivery of this site. The option to avoid the	

relocation of allotments is preferable and the mitigation required for the road improvements has the potential to make this option prohibitive when compared with the proposed access set out in the preferred approach. The mitigation for the road improvements for the alternative option would also need the garages to be in control of the applicant, which they are currently not.

Summary Matrix –TH1 South of Broadlands, Thorverton

	Preferred	Alternative
Sustainability Objective	TH1 Proposed Submission Policy	TH1 including allotment land
A	0	0
B	0/?	0/?
C	0	0
D	-2	-2
E	0	0
F	0	0
G	+1	+2
H	+1	+1/?
I	0	0/?

Thorverton Alternative Options

OTHNEW Land north east of Silver Street, Thorverton

Reasonable Alternative Proposed	Impact on the Sustainability Appraisal
1. A representation was made during the Local Plan Review	A full appraisal of the site has been undertaken which can be found in

Proposed Submission consultation and submitted additional land which was argued to have *'no significant constraints and is immediately available and deliverable'.*	annex 3 with a summary matrix provided below. The site scores similarly to the preferred site. It scores slightly more positively on objective c) mitigating the effects of climate change and slightly less positively on objective h) ensuring community health and well-being. Although there does not appear to be significant sustainability issues with this site individually, the cumulative impact of allocating this site in addition to the site preferred in the Local Plan Review could lead overcapacity issues in the local schools.
Changes to the Plan	
No changes are proposed to the Plan. The Local Plan Review allocates sufficient land for residential development to meet the district's housing need. The addition of this site in Thorverton could lead to a negative cumulative impact on the capacity of local schools.	

Summary Matrix – OTHNEW land north east of Silver Street, Thorverton

	Alternative
Sustainability Objective	OTHNEW Land NE Silver Street
A	0
B	0
C	+1
D	-2
E	0
F	0
G	+1
H	0

I	0

OTHNEW Land to the west of Lynch Close and Cleaves Close, Thorverton

Reasonable Alternative Proposed	Impact on the Sustainability Appraisal
1. A representation was made during the Local Plan Review Proposed Submission consultation and submitted additional land which was argued to have *'no significant constraints and is immediately available and deliverable'.*	A full appraisal of the site has been undertaken which can be found in annex 3 with a summary matrix provided below. The site scores similarly to the preferred site. It scores slightly more positively on objective g) meeting housing needs and slightly less positively on objective h) ensuring community health and well-being. The site proposes more housing development than other options in Thorverton, as such it may not be possible to accommodate the number of pupils arising from the development in the existing school and developer contributions would be required for expansion. Although there are opportunities for mitigation the impact on the adjoining grade II listed building may be a constraint for the site.
Changes to the Plan	
No changes are proposed to the Plan. The Local Plan Review allocates sufficient land for residential development to meet the district's housing need. The site is less preferred given the potential impact on the capacity of the primary school and the impact on the listed building adjoining, although it is noted there are options for mitigation.	

Summary Matrix – OTHNEW Land to the west of Lynch Close and Cleaves Close, Thorverton

	Alternative
Sustainability Objective	OTHNEW Land to W of Lynch Close and Cleaves Close
A	0
B	0/?
C	+1
D	-2
E	0
F	0
G	+2
H	0
I	0

Uffculme Alternative Options

OUF3 – Land west of Uffculme

Reasonable Alternative Proposed	Impact on the Sustainability Appraisal
1. Land with a gross site area of 3.49 (ha) for 60 dwellings, 35% affordable.	The site has been reappraised given the conclusions of the inspectors report. A full appraisal can be found in Annex 3. The site scores more

This alternative has been considered following an appeal decision in February 2016 allowing outline planning permission for a site of 3.49ha with 60 dwellings.	positively to the Proposed Submission SA appraisal in post-mitigation scores in objective b) built and historic environment; taking into account the inspectors comments a neutral effect is considered rather than a negative effect. It also scores more positively in objective h) Ensuring community health and wellbeing taking into account the Inspector's comments. A neutral rather than a slight negative effect is considered.
Sustainability Appraisal Comments	
1. A representation was made during the Local Plan Review Proposed Submission consultation and commented on objective B) protection and promotion of a quality built and historic environment. *'Recent application refused but consultation response from Devon County Council [on archaeology] advises imposition of a condition. Therefore this [archaeology] is not an issue that strikes at the principle of development of the site'.* Messrs Persey and Harding c/o Jillings-Hutton (4654)	The condition requested refers to archaeological considerations. This has been reflected in the post-mitigation score for objective B. The score for objective B considers various elements related to the built and historic environment including but not limited to archaeology. No change is proposed with regard to the comment on archaeology however it should be noted that for objective B) built and historic environment, in taking into account the inspectors comments as discussed in alternative 1 a neutral effect is considered rather than a negative effect. A full appraisal is provided in annex 3 and summary matrix is provided below.
2. A representation was made during the Local Plan Review Proposed Submission consultation and commented on objective C) mitigating the effects of climate change. *'Recent application refused but consultation response from Environment Agency highlights no objection. None of proposed housing within application was on flood zone 2 or 3'.* Messrs Persey and Harding c/o Jillings-Hutton (4654)	The scoring when considering flood zones is set out on page 193 of the Proposed Submission SA. The SA aims to apply a consistent approach to scoring across the various sites proposed in Mid Devon. In this case some areas of the site fell within in areas of flood zone 2 and 3 and therefore initially scored slightly lower than other sites which did not include any areas of flood zone 2 or 3. However the site was redrawn to exclude areas in flood zone 2 or 3. This was reflected

	in the post-mitigation score for objective C 'mitigating the effects of climate change'. No change is proposed with regard to the comment in alternative 2.
3. A representation was made during the Local Plan Review Proposed Submission consultation and commented on objective H) ensuring community health and wellbeing. *'Disagree that a walk to school of around a mile is adverse. Site is not preferred in SA as would lead to long walking distances to village facilities'.* Messrs Persey and Harding c/o Jillings-Hutton (4654)	As noted by the commentary of the SA it is considered that the location of the site is approximately 1 mile to the primary school which could restrict young children walking to school. The Institute for Highways and Transportation Guidelines for 'acceptable' walking distances, state that for education up to 500m is the preferred distance and up to 1km is an acceptable distance. The nearest edge of the proposed site to the school is almost 1.5km to the primary school. Therefore at the time of appraising the site it was considered appropriate that a slight negative effect is considered in relation to this objective. However the site has been reappraised following the 2016 appeal decision, in which the Inspector stated that in his view the appeal site was within an acceptable and safe walking distance of the village services and facilities. As such overall a neutral effect rather than slight negative effect is considered for objective H) ensuring community health and wellbeing.
Changes to the Plan	
A change to the Plan is proposed to allocate the site as set out in the appeal decision discussed in alternative 1.	

Summary Matrix – OUF3 Land west of Uffculme

	Alternative	Preferred
Sustainability Objective	Proposed Submission SA	3.49ha, 60 dwellings
A	0	0
B	-2/?	0/?
C	+1	+1
D	-1	-1
E	0	0
F	0	0
G	+1	+1
H	-1	0
I	0	0

Willand

WI1 Land east of M5, Willand

Reasonable Alternative Proposed	**Impact on the Sustainability Appraisal**
1. Alternative of 14.8ha of 174 dwellings. A representation was made during the Local Plan Review Proposed Submission consultation which suggested that the *'allocation should be increased to 174 dwellings - is stated to be suitable, available and deliverable with no technical or*	A full appraisal is provided in annex 3 and a summary matrix is provided below. The proposed alternative scores lower overall on objectives A) protection of the natural environment, D) safeguarding and minimising resource use and H) ensuring community health and wellbeing. The alternative scores more positively on objectives E)

landownership constraints; represents 'infill' between M5 and remainder of village; appropriate buffer zone and planting, as well as protection of habitats would be required' In response to this representation, the site area proposed in the submission was used to determine the area of the site and an alternative allocation of 14.8ha of 174 dwellings has been considered.	promoting economic growth and employment and G) meeting housing needs.
Changes to the Plan	
Alternative 1 is not preferred, although there are some benefits to this alternative in terms of meeting housing needs and a slight positive impact on promoting economic growth and employment, the scale of development results in a greater negative scores on a number of objectives and in terms of a strategic preferred approach, development of this scale in the villages would not reflect a sustainable pattern of distribution in accordance with the NPPF. The cumulative impacts in rural areas are also heightened particularly when large scale development is proposed in villages for example on the road infrastructure or primary school capacity.	

Summary Matrix – WI1 Land east of M5, Willand

	Preferred	Alternative
Sustainability Objective	Proposed Submission Policy	14.8ha, 174 dwellings
A	0	-1
B	0	0
C	+1	+1
D	-1	-2
E	0	+1
F	0	0
G	+2	+3
H	+1	0
I	0/?	0/?

WI2 Willand Industrial Estate

Reasonable Alternative Proposed	**Impact on the Sustainability Appraisal**
1. Full allocation of 9.2ha 22,000 sqm of commercial floorspace. A representation was made during the Local Plan Review Proposed Submission consultation and noted that *'proposed deletion of remainder of phase 1 commercial is premature, removal of phase 2 is understood, though the site may be used to relocate a nearby business'.*	This alternative scores slightly less positively on objective A) protection of the natural environment as it is a larger site abutting the M5 and therefore will be more visible. However it scores higher in objective E) promoting economic growth and employment as it provides more commercial floorspace. An error was found in the assessment for the preferred site in the Proposed Submission SA

In response to this representation the original allocation has been reconsidered. The Proposed Submission SA did not provide a full site appraisal for the full allocation given the preferred allocation formed part of the original site. Therefore in reconsidering this alternative a summary matrix is provided below with full appraisal provided in annex 3.	where the 2.2ha site proposed for 8,800 should have scored a +2 not +3 as set out in the appraisal guidance p.192 of the SA. A summary matrix is provided below.
2. Allocation as residential development. Representations were made during the Local Plan Review Proposed Submission consultation which suggested the site would be appropriate for residential development. In response to these representations an alternative of WI2 Willand Industrial Estate allocated as a residential development has been considered for 53 dwellings	This alternative would result in a less positive scores in in objective B) protection and promotion of the built and historic environment, E) promoting economic growth and employment and H) ensuring community health and wellbeing. The alternative scores more positively on objective G) meeting housing needs. A full appraisal is provided in annex 3 and summary matrix is provided below.
Changes to the Plan	
Alternative 1 is a proposed as a modification to the plan. The Council's original reasons for not allocating the full site have been addressed as the remainder of the site is now deliverable, with access to Phase 2 having been secured. The viability of delivering employment units in this location, which was another of the Council's concerns, is addressed by information provided as part of the proposed submission consultation. A planning application has also been submitted covering the entirety of phase 2. Given the likely development of the site and the benefit of providing additional commercial floorspace on objective E) promoting economic growth and employment it is considered beneficial to allocate the full site. Alternative 2 is not preferred. The site is not suitable for residential development, being surrounded on three sides by existing and forthcoming employment development.	

Summary Matrix –WI2 Willand Industrial Estate

	Preferred	Alternative	
Sustainability Objective	Options site 10.4ha, 21,840sqm commercial	Proposed submission site 2.2ha, 8,800sqm commercial	Alternative of 2.2ha as residential development
A	-1	0	0
B	+1/?	+1/?	-2/?
C	+1	+1	+1
D	0	0	0
E	+3	+2	0
F	0	0	0
G	0	0	+2
H	0	0	-2
I	0	0	0

Managing Development

DM1 High quality design

No comments under DM1 are considered to give rise to alternatives to be considered in this annex.

DM2 Renewable and low carbon energy

No comments under DM2 are considered to give rise to alternatives to be considered in this annex.

DM3 Transport and air quality

No comments under DM3 are considered to give rise to alternatives to be considered in this annex.

DM4 Pollution

No comments under DM4 are considered to give rise to alternatives to be considered in this annex.

DM5 Parking

No comments under DM5 are considered to give rise to alternatives to be considered in this annex.

DM6 Rural exceptions sites

No comments under DM6 are considered to give rise to alternatives to be considered in this annex.

DM7 Gypsy and traveller accommodation

No comments under DM7 are considered to give rise to alternatives to be considered in this annex.

DM8 Rural workers' dwellings

No comments under DM8 are considered to give rise to alternatives to be considered in this annex.

DM9 Conversion of rural buildings

No comments under DM9 are considered to give rise to alternatives to be considered in this annex.

DM10 Replacement dwellings in rural areas

No comments under DM10 are considered to give rise to alternatives to be considered in this annex.

DM11 Residential extensions and ancillary development

No comments under DM11 are considered to give rise to alternatives to be considered in this annex.

DM12 Design of housing

No comments under DM12 are considered to give rise to alternatives to be considered in this annex.

DM13 Dwelling sizes

No comments under DM13 are considered to give rise to alternatives to be considered in this annex.

DM14 Town centre development

No comments under DM14 are considered to give rise to alternatives to be considered in this annex.

DM15 Development outside town centres

No comments under DM15 are considered to give rise to alternatives to be considered in this annex.

DM16 Fronts of shops and business premises

No comments under DM16 are considered to give rise to alternatives to be considered in this annex.

DM17 Rural shopping

No comments under DM17 are considered to give rise to alternatives to be considered in this annex.

DM18 Rural employment development

No comments under DM18 are considered to give rise to alternatives to be considered in this annex.

DM19 Protection of employment land

No comments under DM19 are considered to give rise to alternatives to be considered in this annex.

DM20 Agricultural development

No comments under DM20 are considered to give rise to alternatives to be considered in this annex.

DM21 Equestrian development

No comments under DM21 are considered to give rise to alternatives to be considered in this annex.

DM22 Tourism and leisure development

No comments under DM22 are considered to give rise to alternatives to be considered in this annex.

DM23 Community Facilities

No comments under DM23 are considered to give rise to alternatives to be considered in this annex.

DM24 Protection of Local Green Space and recreational land/buildings

No comments under DM24 are considered to give rise to alternatives to be considered in this annex.

DM25 Development affecting heritage assets

No comments under DM25 are considered to give rise to alternatives to be considered in this annex.

DM26 Green infrastructure in major development

No comments under DM26 are considered to give rise to alternatives to be considered in this annex.

DM27 Protected landscapes

No comments under DM27 are considered to give rise to alternatives to be considered in this annex.

DM28 Other protected sites

Reasonable Alternative Proposed	Impact on the Sustainability Appraisal
1. A representation was made during the Local Plan Review Proposed Submission consultation and noted that *'DM28 SA should include compensatory measures as part of policy.'* Environment Agency (943)	This comment was made on the SA however the comment is more relevant to a change to the policy within the Plan rather than the SA. Compensation would result in a neutral effect on the environment in which the proposed alternative would not result in any change to scoring of the SA.
Changes to the Plan	
Although the proposed change would not impact on the SA score it is considered that the comment is beneficial and an amendment to the policy is proposed to set out that compensatory measures in some cases may be considered appropriate where mitigation measures are not possible.	

Summary Matrix – DM28 Other protected sites

None of the alternatives are considered to give rise to any change to the post-mitigation SA scoring.

DM29 Enforcement

No comments under DM29 are considered to give rise to alternatives to be considered in this annex.

Miscellaneous

Sport England provided a response as part of the Local Plan Review Proposed Submission Consultation (2015) in which they suggested an alternative to the following policies to reflect Active Design principles and implementation:

- S1 Sustainable Development priorities
- S9 Environment
- TIV1 Eastern Urban Extension
- TIV6 Farleigh Meadows
- CU1 NW Cullompton
- CU7 East Cullompton
- DM1 High Quality Design
- DM12 Design of Housing

It is considered that the relevant principles are already generally reflected in the plan policies, for example S1, S5 and DM1. Reference to all active design principles in the policies above would be unnecessary and out of context and therefore is not preferred. This has not been appraised as it is considered the active design principles are already incorporated and would not overall amend the sustainability of the Local Plan.

Annex 3 Additional Reasonable Alternative Appraisals

This annex sets out the full appraisals undertaken as part of this Sustainability Appraisal update.

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Strategic Policies

Additional Appraisals for S2 Amount and Distribution of development

Preferred Option S2: Amount of Residential Development - Meet Housing Need with Junction 27 additional housing requirements (7,860 dwellings)

This option for the amount of residential development is to meet the objectively assessed housing needs over the plan period following the latest SHMA figure which identifies a need of 7600 dwellings rather than the 7200 as previously indicated in the proposed submission document. It also provides for the additional housing in response to the employment allocation at Junction 27 which is a preferred policy option in this Local Plan Review. The sustainability of the 7860 alternative is considered to fall between alternatives 7600 and 8000 which are assessed below. However the proposed change to the housing amount is not considered significant enough to enable a meaningful comparison; as such it is considered that the alternative of 7860 will score the same as the option to meet the objectively assessed housing need of 7600. A full appraisal is provided below for completeness.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	This is a housing target set at a level to meet the objectively assessed need of Mid Devon with two additional sites in response to the housing requirements of allocating the Junction 27 commercial option. It is capable of being met without negatively impacting significantly on the existing environmental limits of the districts towns and villages. The SHLAA has identified a sufficient number of alternative sites to avoid adverse environmental impact. The level of impact on this objective will be dependent on individual proposals but is considered to be neutral in this scenario.	0	The policy should be considered in the context of other policies which aim to protect the natural environment and ensure that the most valued landscapes and designated biodiversity and geodiversity sites are conserved.	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
B) Protection and promotion of a quality built and historic environment	This approach will have some positive and some negative impacts in contributing to this objective depending on each individual proposal.	0	The policy should be considered in the context of other policies which aim to protect heritage assets and which promote high quality design which supports the positive contribution of new development to local character.	0
C) Mitigating the effects of climate change	The construction of new homes and catering for a greater population can increase carbon emissions; however there may be opportunities by meeting housing needs to enhance features such as walking and cycling provision for the community as a whole. Opportunities to reduce flood risk; promote low carbon or renewable energy and create low carbon buildings also arise. This option may have some positive and some negative impacts in contributing to this objective depending on each individual proposal.	0	The policy should be considered in the context of other policies such as sustainable design.	0
D) Safeguarding and minimising resource use	A housing target set at a level to meet the objectively assessed need of Mid Devon with the additional housing required in response to the allocation of Junction 27 is capable of being met while still safeguarding and minimising resource use. The SHLAA has identified some alternative sites on brownfield land but will still require the loss of some of the highest grades of agricultural land if development is	-2	This policy should be read in the context of other policies in the plan, for example sustainable design. A negative effect is anticipated post mitigation.	-2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	directed towards the towns. The level of impact on this objective will be dependent on individual proposals but is considered to be negative in this scenario.			
E) Promoting economic growth and employment	An increase in residential development would benefit the local economy and increase the number of local people to the working pool. A positive impact.	+1		+1
F) Supporting retail	This policy will have a positive contribution towards achieving this objective as an increase in population would increase the number of shoppers in the District and contribute towards enhancing shopping areas in Town Centres.	+1		+1
G) Meeting housing needs	This policy will have a significant positive contribution towards achieving this objective. The key purpose of this policy is to meet the housing needs of the district. The policy meets the objectively assessed housing needs target of 7,600 as well as the additional housing requirement in response to the proposed allocation at Junction 27. It also promotes balanced communities by encouraging an appropriate mix of housing such as affordable housing, housing designed for the elderly and gypsy and traveller pitches.	+3	This option should also be read in the context of other policies in the plan which aim to meet the demand for services and facilities of the community.	+3
H) Ensuring community health and wellbeing	The policy helps to reduce barriers to housing by meeting the diverse housing needs of the district and is therefore likely to have at least a minor positive contribution to this objective. The option does not however proactively aim to meet the variety of indices in this option.	+1	The option should however be read in the context of other policies which support community health and	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	The impact on the provision of open space, limiting air, noise and light pollution and promoting safe and secure environments is unknown.		wellbeing.	
I) Delivering the necessary infrastructure	A housing target set at a level to meet the objectively assessed need of Mid Devon with the additional housing requirement in response to the Junction 27 option is capable of being met without negatively impacting on the delivery of necessary infrastructure. The two additional sites at Blundells School, Tiverton and Higher Town, Sampford Peverell are able to provide the infrastructure required in-step with development. Transport evidence confirms a new junction onto the M5 at Cullompton is technically feasible and that infrastructure requirements can be met. This policy approach could have some positive or some negative impacts on delivering the necessary infrastructure. The level of impact will be on a site by site basis.	0	The policy should be read in the context of other policies which aim to deliver the necessary infrastructure. Any proposals will also have to abide to the infrastructure policy in the plan.	0

Secondary/cumulative/synergistic effects:	A Habitat Regulations Assessment of the Mid Devon Local Plan Review including Junction 27 has been undertaken which concludes that the J27 site allocation, alone or in combination with the Local Plan proposals, will not have an adverse effect on the integrity of the Culm Grasslands SAC.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Construction will occur over the lifetime of the Plan up to 2033. Once completed the effect will be permanent.
Spatial extent: (District wide / local)	Policy option aims to meet the housing needs across the district.

Alternative Option S2: Amount of Residential Development - Meet Housing Need (7,600 dwellings)

This option for the amount of residential development is to meet the objectively assessed housing needs over the plan period following the latest SHMA figure which identifies a need of 7600 dwellings rather than the 7200 as previously indicated in the proposed submission document.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	This housing target is set at a level to meet the objectively assessed need of Mid Devon is capable of being met without negatively impacting on the existing environmental limits of the districts towns and villages. The SHLAA has identified a sufficient number of alternative sites to avoid adverse environmental impact. The level of impact on this objective will be dependent on individual proposals but is considered to be neutral in this scenario.	0	The policy should however be considered in the context of other policies which aim to protect the natural environment and ensure that the most valued landscapes and designated biodiversity and geodiversity sites are conserved.	0
B) Protection and promotion of a quality built and historic environment	This approach will have some positive and some negative impacts in contributing to this objective depending on each individual proposal.	0	The policy should be considered in the context of other policies which aim to protect heritage assets and which promote high quality design which supports the positive contribution of new development to local character.	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
C) Mitigating the effects of climate change	The construction of new homes and catering for a greater population can increase carbon emissions; however there may be opportunities by meeting housing needs to enhance features such as walking and cycling provision for the community as a whole. Opportunities to reduce flood risk; promote low carbon or renewable energy and create low carbon buildings also arise. This option may have some positive and some negative impacts in contributing to this objective depending on each individual proposal.	0	The policy should be considered in the context of other policies such as sustainable design.	0
D) Safeguarding and minimising resource use	A housing target set at a level to meet the objectively assessed need of Mid Devon is capable of being met while still safeguarding and minimising resource use. The SHLAA has identified some alternative sites on brownfield land but will still require the loss of some of the highest grades of agricultural land if development is directed towards the towns. The level of impact on this objective will be dependent on individual proposals but is considered to be negative in this scenario.	-2	This policy should be read in the context of other policies in the plan, for example sustainable design. A negative effect is anticipated post mitigation.	-2
E) Promoting economic growth and employment	An increase in residential development would benefit the local economy and increase the number of local people to the working pool. A positive impact.	+1		+1
F) Supporting retail	This policy will have a positive contribution towards achieving this objective as an increase in population would increase the number of shoppers in the District and contribute towards enhancing shopping areas in Town Centres.	+1		+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
G) Meeting housing needs	This policy will have a significant positive contribution towards achieving this objective. The key purpose of this policy is to meet the housing needs of the district. The policy meets the objectively assessed housing needs target of 7,600 and promotes balanced communities by encouraging an appropriate mix of housing such as affordable housing, housing designed for the elderly and gypsy and traveller pitches.	+3	This option should also be read in the context of other policies in the plan which aim to meet the demand for services and facilities of the community.	+3
H) Ensuring community health and wellbeing	The policy helps to reduce barriers to housing by meeting the diverse housing needs of the district and is therefore likely to have at least a minor positive contribution to this objective. The option does not however proactively aim to meet the variety of indices in this option. The impact on the provision of open space, limiting air, noise and light pollution and promoting safe and secure environments is unknown.	+1	The option should however be read in the context of other policies which support community health and wellbeing.	+1
I) Delivering the necessary infrastructure	A housing target set at a level to meet the objectively assessed need of Mid Devon is capable of being met without negatively impacting on the delivery of necessary infrastructure. Transport evidence confirms a new junction onto the M5 at Cullompton is technically feasible and that infrastructure requirements can be met. This policy approach could have some positive or some negative impacts on delivering the necessary infrastructure. The level of impact will be on a site by site basis.	0	The policy should be read in the context of other policies which aim to deliver the necessary infrastructure. Any proposals will also have to abide to the infrastructure policy in the plan.	0

Secondary/cumulative/synergistic effects:	A Habitat Regulations Assessment of the Mid Devon Local Plan Review including Junction 27 has been undertaken which concludes that the J27 site allocation, alone or in combination with the Local Plan proposals, will not have an adverse effect on the integrity of the Culm Grasslands SAC. As such a policy option which has less development proposed is considered reach the similar conclusions.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Construction will occur over the lifetime of the Plan up to 2033. Once completed the effect will be permanent.
Spatial extent: (District wide / local)	Policy option aims to meet the housing needs across the district.

Alternative Option S2: Amount of residential development - Lower growth scenario (7,200 dwellings).

The development needs of the community will be met through the provision of approximately 7,200 dwellings between 1 April 2013 and 31 March 2033. This would be a slightly lower growth scenario than the 7,600 figure to meet the objectively assessed housing needs as indicated in the SHMA. This figure was originally published before the final figures of the SHMA were set. As such the SA has been amended to reflect the deficit of 400 dwellings over the plan period to meet the objectively assessed housing need of Mid Devon when pursuing this scenario.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	A housing target set at a level slightly lower than the objectively assessed need of Mid Devon is capable of being met without negatively impacting on the existing environmental limits of the districts towns and villages. The SHLAA has identified a sufficient number of alternative sites to avoid adverse environmental impact. The level of impact on this objective will be dependent on individual proposals but is considered to be neutral in this scenario.	0	The policy should however be considered in the context of other policies which aim to protect the natural environment and ensure that the most valued landscapes and designated biodiversity	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			and geodiversity sites are conserved.	
B) Protection and promotion of a quality built and historic environment	This approach will have some positive and some negative impacts in contributing to this objective depending on each individual proposal.	0	The policy should be considered in the context of other policies which aim to protect heritage assets and which promote high quality design which supports the positive contribution of new development to local character.	0
C) Mitigating the effects of climate change	The construction of new homes and catering for a greater population can increase carbon emissions; however there may be opportunities by meeting housing needs to enhance features such as walking and cycling provision for the community as a whole. Opportunities to reduce flood risk; promote low carbon or renewable energy and create low carbon buildings also arise. This option may have some positive and some negative impacts in contributing to this objective depending on each individual proposal.	0	The policy should be considered in the context of other policies such as sustainable design.	0
D) Safeguarding and minimising resource use	This housing target is capable of being met while still safeguarding and minimising resource use. The SHLAA has identified some alternative sites on brownfield land but will still require the loss of some of the highest grades of agricultural land if development is	-2	This policy should be read in the context of other policies in the plan, for example sustainable design. A	-2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	directed towards the towns. The level of impact on this objective will be dependent on individual proposals but is considered to be negative in this scenario.		negative effect is anticipated post mitigation.	
E) Promoting economic growth and employment	An increase in residential development would benefit the local economy and increase the number of local people to the working pool. A positive impact	+1		+1
F) Supporting retail	This policy will have a positive contribution towards achieving this objective as an increase in population would increase the number of shoppers in the District and contribute towards enhancing shopping areas in Town Centres.	+1		+1
G) Meeting housing needs	This policy will have a positive contribution towards achieving this objective. The policy meets a significant proportion of the housing needs of the district but not the whole need and therefore has a positive impact rather than significant positive impact. The housing needs target of 7,200 promotes balanced communities by encouraging an appropriate mix of housing such as affordable housing, housing designed for the elderly and gypsy and traveller pitches.	+2	This option should be read in the context of other policies in the plan which aim to meet the demand for services and facilities of the community.	+2
H) Ensuring community health and	Helps to reduce barriers to housing by meeting the diverse housing needs of the district and is therefore likely to have at least a minor positive contribution to this objective. The option does not however	+1	The option should however be read in the context of other policies which support	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
wellbeing	proactively aim to meet the variety of indices in this option. The impact on the provision of open space, limiting air, noise and light pollution and promoting safe and secure environments is unknown.		community health and wellbeing.	
I) Delivering the necessary infrastructure	A housing target set at a level slightly lower than the required level to meet the objectively assessed need of Mid Devon is capable of being met without negatively impacting on the delivery of necessary infrastructure. Transport evidence confirms a new junction onto the M5 at Cullompton is technically feasible and that infrastructure requirements can be met. This policy approach could have some positive or some negative impacts on delivering the necessary infrastructure. The level of impact will be on a site by site basis.	0	The policy should read in the context of other policies which aim to deliver the necessary infrastructure. Any proposals will also have to abide to the infrastructure policy in the plan.	0

Secondary/cumulative/synergistic effects:	A Habitat Regulations Assessment of the Mid Devon Local Plan Review including Junction 27 has been undertaken which concludes that the J27 site allocation, alone or in combination with the Local Plan proposals, will not have an adverse effect on the integrity of the Culm Grasslands SAC. As such a policy option which has less development proposed is considered reach the similar conclusions.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Construction will occur over the lifetime of the Plan up to 2033. Once completed the effect will be permanent.
Spatial extent: (District wide / local)	Policy option aims to meet a significant proportion of the housing needs across the district.

Alternative Option S2: Amount of residential development - Intermediate Higher Growth Scenario (8,000 dwellings).

The development needs of the community will be met through the provision of approximately 8,000 dwellings between 1 April 2013 and 31 March 2033. This is a higher level of growth than is needed during the plan period and therefore would provide an additional 400 dwellings above the objectively assessed need.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	An intermediate higher growth scenario is likely to be more difficult to distribute between the towns while avoiding environmental impacts. The towns of Tiverton and Crediton are both reaching their landscape limits as they are contained in natural topographical bowls. Current development is at or just below these thresholds and significant future development may exceed capacity under this scenario. The intermediate higher growth would not necessarily result in the need to the strategic development to the east of Tiverton but would require greater development in the 3 main towns and/or villages, as such a slight negative effect is considered.	-1	The policy should however be considered in the context of other policies which aim to protect the natural environment and ensure that the most valued landscapes and designated biodiversity and geodiversity sites are conserved.	0
B) Protection and promotion of a quality built and historic environment	A intermediate higher growth scenario will have some positive and some negative impacts in contributing to this objective depending on each individual proposal.	0	The policy should be considered in the context of other policies which aim to protect heritage assets and which promote high quality design which supports the positive contribution of new development to local character.	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
C) Mitigating the effects of climate change	The construction of new homes and catering for a greater population can increase carbon emissions; however there may be opportunities by meeting housing needs to enhance features such as walking and cycling provision for the community as a whole. Opportunities to reduce flood risk; promote low carbon or renewable energy and create low carbon buildings also arise. Similar to the existing policy this option may have some positive and some negative impacts in contributing to this objective depending on each individual proposal.	0	The policy should be considered in the context of other policies such as sustainable design.	0
D) Safeguarding and minimising resource use	A intermediate higher growth scenario is likely to be more difficult to distribute between the towns while safeguarding and minimising resource use. Option is likely to put greater pressure on the supply of brownfield sites and therefore require further greenfield developments. Similarly there are areas of the highest grades of agricultural land around the towns of Tiverton and Cullompton. The level of impact on this objective will be dependent on individual proposals. Given the additional land required to provide for the additional housing a negative effect is considered.	-2	This policy should be read in the context of other policies in the plan, for example sustainable design. A negative effect is anticipated post mitigation.	-2
E) Promoting economic growth and employment	An increase in residential development would benefit the local economy and increase the number of local people to the working pool. A slight positive impact.	+1		+1
F) Supporting	This policy will have a positive contribution towards achieving this	+1		+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
retail	objective as an increase in population would increase the number of shoppers in the District and contribute towards enhancing shopping areas in Town Centres.			
G) Meeting housing needs	This policy will have a significant positive contribution towards achieving this objective. The key purpose of this policy is to meet the housing needs of the district. The policy meets the housing needs target of 7,600 and exceeds it by setting a target of 8,000 dwellings. The impact of this policy on existing services and facilities is unknown as this will be on a site by site basis. This approach is considered to have a significant positive impact on housing provision in the District.	+3	This option should be read in the context of other policies in the plan which aim to meet the demand for services and facilities of the community.	+3
H) Ensuring community health and wellbeing	The policy helps to reduce barriers to housing by meeting the diverse housing needs of the district and is therefore likely to have at least a minor positive contribution to this objective. The option does not however proactively aim to meet the variety of indices in this option. The impact on the provision of open space, limiting air, noise and light pollution and promoting safe and secure environments is unknown.	+1	The option should however be read in the context of other policies which support community health and wellbeing.	+1
I) Delivering the necessary infrastructure	An intermediate growth scenario is likely to be more difficult to distribute between the towns while delivering the necessary infrastructure. This policy approach could have some positive or some negative impacts on delivering the necessary infrastructure. The level of impact on this objective will be dependent on individual	-1	The policy should read in the context of other policies which aim to deliver the necessary infrastructure. Any proposals will also have to abide to the	-1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	proposals but is considered to be a slight negative in this scenario.		infrastructure policy in the plan. A slight negative effect is anticipated post mitigation due to the difficulty of distributing development across the towns and villages whilst providing the necessary infrastructure in-step.	

Secondary/cumulative/synergistic effects:	There could be a cumulative impact of a higher growth scenario on delivering the necessary infrastructure. The impact of this policy option will be dependent on the scale and location of individual proposals. A Habitat Regulations Assessment of the Mid Devon Local Plan Review including Junction 27 has been undertaken which concludes that the J27 site allocation, alone or in combination with the Local Plan proposals, will not have an adverse effect on the integrity of the Culm Grasslands SAC. Given this option would be greater than that proposed in the preferred option an updated Habitat Regulations Assessment would be required to determine the cumulative impact on the integrity of European sites around Mid Devon.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Construction will occur over the lifetime of the Plan up to 2033. Once completed the effect will be permanent.
Spatial extent: (District wide / local)	Policy option aims to meet the housing needs across the district.

Alternative Option S2: Amount of residential development - Higher Growth Scenario (8,400 dwellings).

The development needs of the community will be met through the provision of approximately 8,400 dwellings between 1 April 2013 and 31 March 2033.This is a higher level of growth than is needed during the plan period and therefore would provide an additional 800 dwellings above the objectively assessed need.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	A higher growth scenario may be more difficult to distribute between the towns while avoiding environmental impacts. The towns of Tiverton and Crediton are both reaching their landscape limits as they are contained in natural topographical bowls. Current development is at or just below these thresholds and significant future development may exceed capacity under this scenario. In the case of Tiverton, only one strategic direction is available to the east and this option has some landscape impact. The level of impact on this objective will be dependent on individual proposals but is considered to be negative in this scenario.	-2	The policy should however be considered in the context of other policies which aim to protect the natural environment and ensure that the most valued landscapes and designated biodiversity and geodiversity sites are conserved. A slight negative effect is still anticipated post mitigation given the higher growth scenario for this plan period.	-1
B) Protection and promotion of a quality built and historic	A higher growth scenario will have some positive and some negative impacts in contributing to this objective depending on each individual proposal.	0	The policy should be considered in the context of other policies which aim to protect heritage assets and which promote high quality	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
environment			design which supports the positive contribution of new development to local character.	
C) Mitigating the effects of climate change	The construction of new homes and catering for a greater population can increase carbon emissions; however there may be opportunities by meeting housing needs to enhance features such as walking and cycling provision for the community as a whole. Opportunities to reduce flood risk; promote low carbon or renewable energy and create low carbon buildings also arise. Similar to the existing policy this option may have some positive and some negative impacts in contributing to this objective depending on each individual proposal.	0	The policy should be considered in the context of other policies such as sustainable design.	0
D) Safeguarding and minimising resource use	A higher growth scenario may be more difficult to distribute between the towns while safeguarding and minimising resource use. Option is likely to put greater pressure on the supply of brownfield sites and therefore require further greenfield developments. Similarly there are areas of the highest grades of agricultural land around the towns of Tiverton and Cullompton. The level of impact on this objective will be dependent on individual proposals. Given the additional land required to provide for the additional housing a significant negative effect is considered.	-3	This policy should be read in the context of other policies in the plan, for example sustainable design. A significant negative effect is anticipated post mitigation.	-3
E) Promoting	An increase in residential development would benefit the local	+1		+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
economic growth and employment	economy and increase the number of local people to the working pool. A slight positive impact.			
F) Supporting retail	This policy will have a positive contribution towards achieving this objective as an increase in population would increase the number of shoppers in the District and contribute towards enhancing shopping areas in Town Centres.	+1		+1
G) Meeting housing needs	This policy will have a significant positive contribution towards achieving this objective. The policy meets the housing needs target of 7,600 and exceeds it by setting a target of 8,400 dwellings. The impact of this policy on existing services and facilities is unknown as this will be on a site by site basis. This approach is considered to have a positive impact on housing provision in the District.	+3	This option should however be read in the context of other policies in the plan which aim to meet the demand for services and facilities of the community.	+3
H) Ensuring community health and wellbeing	The policy helps to reduce barriers to housing by meeting the diverse housing needs of the district and is therefore likely to have at least a minor positive contribution to this objective. The option does not however proactively aim to meet the variety of indices in this option. The impact on the provision of open space, limiting air, noise and light pollution and promoting safe and secure environments is unknown.	+1	The option should however be read in the context of other policies which support community health and wellbeing.	+1
I) Delivering the necessary infrastructure	A higher growth scenario is likely to be more difficult to distribute between the towns while delivering the necessary infrastructure. This policy approach could have some positive or some negative	-3	The policy should read in the context of other policies which aim to deliver the necessary	-2/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	impacts on delivering the necessary infrastructure. The level of impact on this objective will be dependent on individual proposals but is considered to be significantly negative in this scenario given that the additional development is of an equivalent scale to a strategic allocation which is likely to require significant additional infrastructure above that already committed in the Local Plan.		infrastructure. Any proposals will also have to abide to the infrastructure policy in the plan. A negative and uncertain effect is anticipated post mitigation given the potential for significant infrastructure required however the impact is uncertain as it would be dependent on the location of development and the nature of the infrastructure required. Given the level of development proposed a number of proposals in rural areas are likely to be required where they may be a number of smaller roads which may require upgrading. However the level of development in any one location may not be of the quantum to result in sufficient funding to enable	

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			full mitigation as such a negative but uncertain impact is considered.	

Secondary/cumulative/synergistic effects:	There could be a cumulative impact of a higher growth scenario on delivering the necessary infrastructure. The impact of this policy option will be dependent on the scale and location of individual proposals. A Habitat Regulations Assessment of the Mid Devon Local Plan Review including Junction 27 has been undertaken which concludes that the J27 site allocation, alone or in combination with the Local Plan proposals, will not have an adverse effect on the integrity of the Culm Grasslands SAC. Given this option would be greater than that proposed in the preferred option an updated Habitat Regulations Assessment would be required to determine the cumulative impact on the integrity of European sites around Mid Devon.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Construction will occur over the lifetime of the Plan up to 2033. Once completed the effect will be permanent.
Spatial extent: (District wide / local)	Policy option aims to meet the housing needs across the district.

Alternative Option S2: Amount of residential development - Elevated Higher Growth Scenario (8,800 dwellings).

The development needs of the community will be met through the provision of approximately 8,800 dwellings between 1 April 2013 and 31 March 2033.This is a higher level of growth than is needed during the plan period and therefore would provide an additional 1200 dwellings above the objectively assessed need.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	A higher growth scenario is likely to be more difficult to distribute between the towns while avoiding environmental impacts. The towns of Tiverton and Crediton are both reaching their landscape limits as they are contained in natural topographical bowls. Current development is at or just below these thresholds and significant future development may exceed capacity under this scenario. In the case of Tiverton, only one strategic direction is available to the east and this option has some landscape impact. The level of impact on this objective will be dependent on individual proposals but is considered to be significantly negative in this scenario as it would result in additional development of an equivalent scale to a strategic allocation.	-3	The policy should however be considered in the context of other policies which aim to protect the natural environment and ensure that the most valued landscapes and designated biodiversity and geodiversity sites are conserved. A negative effect is still anticipated post mitigation given the higher growth scenario for this plan period.	-2
B) Protection and promotion of a quality built and historic environment	A higher growth scenario will have some positive and some negative impacts in contributing to this objective depending on each individual proposal.	0	The policy should be considered in the context of other policies which aim to protect heritage assets and which promote high quality design which supports the	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			positive contribution of new development to local character.	
C) Mitigating the effects of climate change	The construction of new homes and catering for a greater population can increase carbon emissions; however there may be opportunities by meeting housing needs to enhance features such as walking and cycling provision for the community as a whole. Opportunities to reduce flood risk; promote low carbon or renewable energy and create low carbon buildings also arise. Similar to the existing policy this option may have some positive and some negative impacts in contributing to this objective depending on each individual proposal.	0	The policy should be considered in the context of other policies such as sustainable design.	0
D) Safeguarding and minimising resource use	A higher growth scenario is likely to be more difficult to distribute between the towns while safeguarding and minimising resource use. Option is likely to put greater pressure on the supply of brownfield sites and therefore require further greenfield developments. Similarly there are areas of the highest grades of agricultural land around the towns of Tiverton and Cullompton. The level of impact on this objective will be dependent on individual proposals. Given the additional land required to provide for the additional housing a significant negative effect is considered.	-3	This policy should be read in the context of other policies in the plan, for example sustainable design. A significant negative effect is anticipated post mitigation.	-3
E) Promoting economic	An increase in residential development would benefit the local economy and increase the number of local people to the working	+1		+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
growth and employment	pool. A slight positive impact.			
F) Supporting retail	This policy will have a positive contribution towards achieving this objective as an increase in population would increase the number of shoppers in the District and contribute towards enhancing shopping areas in Town Centres.	+1		+1
G) Meeting housing needs	This policy will have a significant positive contribution towards achieving this objective. The key purpose of this policy is to meet the housing needs of the district. The policy meets the housing needs target of 7,600 and exceeds it by setting a target of 8,800 dwellings. The impact of this policy on existing services and facilities is unknown as this will be on a site by site basis. This approach is considered to have a positive impact on housing provision in the District.	+3	This option should be read in the context of other policies in the plan which aim to meet the demand for services and facilities of the community.	+3
H) Ensuring community health and wellbeing	The policy helps to reduce barriers to housing by meeting the diverse housing needs of the district and is therefore likely to have at least a minor positive contribution to this objective. The option does not however proactively aim to meet the variety of indices in this option. The impact on the provision of open space, limiting air, noise and light pollution and promoting safe and secure environments is unknown.	+1	The option should however be read in the context of other policies which support community health and wellbeing.	+1
I) Delivering the necessary	A higher growth scenario is likely to be more difficult to distribute between the towns while delivering the necessary infrastructure.	-3	The policy should read in the context of other policies which	-2/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
infrastructure	This policy approach could have some positive or some negative impacts on delivering the necessary infrastructure. The level of impact on this objective will be dependent on individual proposals but is considered to be significantly negative in this scenario given that the additional development is of an equivalent scale to a strategic allocation which is likely to require significant additional infrastructure above that already committed in the Local Plan.		aim to deliver the necessary infrastructure. Any proposals will also have to abide to the infrastructure policy in the plan. A negative and uncertain effect is anticipated post mitigation given the potential for significant infrastructure required however the impact is uncertain as it would be dependent on the location of development and the nature of the infrastructure required. Given the level of development proposed a number of proposals in rural areas are likely to be required where they may be a number of smaller roads which may require upgrading. However the level of development in any one location may not be of the quantum to result in	

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			sufficient funding to enable full mitigation as such a negative but uncertain impact is considered.	

Secondary/cumulative/synergistic effects:	There could be a cumulative impact of a higher growth scenario on delivering the necessary infrastructure. The impact of this policy option will be dependent on the scale and location of individual proposals. A Habitat Regulations Assessment of the Mid Devon Local Plan Review including Junction 27 has been undertaken which concludes that the J27 site allocation, alone or in combination with the Local Plan proposals, will not have an adverse effect on the integrity of the Culm Grasslands SAC. Given this option would be greater than that proposed in the preferred option an updated Habitat Regulations Assessment would be required to determine the cumulative impact on the integrity of European sites around Mid Devon.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Construction will occur over the lifetime of the Plan up to 2033. Once completed the effect will be permanent.
Spatial extent: (District wide / local)	Policy option aims to meet the housing needs across the district.

Alternative Option S2: Distribution of development - Rural focussed.

Option concentrates greater development in rural areas with some development in the three main towns. Development in rural areas would be allocated in settlements designated as villages under S13 of the Local Plan Review. The spread of development would be 30% in Tiverton, 21% at Cullompton, 10% in Crediton and the remaining 39% in rural areas. This alternative was raised by a representation at the proposed submission stage, as such it has be assessed as part of the SA as an alternative option.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The strategy concentrates development in rural areas with some continued provision in the three main towns. The strategy is likely to impact the landscape and rural setting of villages with the level of development proposed. There may be opportunities for enhancement of landscape character and biodiversity, but this is likely to be on an individual site basis and would be recognised at the post-mitigation stage. As the level of development proposed could result in development disproportionate to the scale of a village in a rural setting and would as such lead to significant landscape impacts a significant negative effect is considered.	-3	The protection of the natural environment is justified in policies elsewhere in the plan and there may be some opportunities for enhancement of landscape character and biodiversity on an individual site basis. However as the development would be of a scale which the impact on the rural setting and landscape would not be avoidable in a number of cases a negative effect is considered.	-2
B) Protection and promotion of a quality	New development in towns and villages has the potential to have a negative impact on the historic environment located in and around these settlements. There may however be some opportunities for a	-3	The protection of the historic environment is justified in policies elsewhere in the plan	-2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
built and historic environment	positive effect through enhancement of heritage assets and local distinctiveness, but this is likely to be on an individual site basis and will be assessed at the post-mitigation stage. In terms of the impact on villages there is likely to be a significant negative impact in which although some development proposed could be easily absorbed into a rural setting bringing benefits to a village, the level of development proposed is at a scale which would be disproportionate to the size of the villages identified in policy S13.		and some mitigation can be provided on a case-by-case basis in which heritage assets and local distinctiveness will be enhanced. However due to the scale of development over the lifetime of the plan is at a level disproportionate to the size of the villages identified in policy S13 a negative effect remains.	
C) Mitigating the effects of climate change	By focussing new build development in rural areas, this will increase the need to travel and therefore increase greenhouse gas emissions. There may be some opportunities for flood mitigation and promotion of low carbon and renewable energy measures, but this is likely to be on an individual site basis, for example through design and will be considered at the post-mitigation stage. As some development will still occur in the towns but a significant proportion will be delivered in villages a negative effect overall is considered.	-2	There would overall be a slight negative effect considered post mitigation given that there may be opportunities for some flood mitigation and promotion of low carbon and renewable energy measures however this remains uncertain as this will be dependent on individual applications. As a large proportion of development	-1/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			would be in villages but coupled with the fact that some development will remain in the towns and the potential for opportunities for climate change mitigation the impact is reduced and a slight negative effect is considered.	
D) Safeguarding and minimising resource use	The option scores negatively towards safeguarding and minimising resource use as it focuses new development in villages in which would likely result in the loss of greenfield development and loss of some of the best and most versatile agricultural land. The agricultural land classification of all available village allocations ranges from grade 1 to brownfield land. The majority of sites fall in the bracket of grade 3 agricultural land and therefore overall a negative effect is considered.	-2	Policy should be read in conjunction with other policies within the plan and Devon County Council Waste Plan including those that set out the waste hierarchy.	-2
E) Promoting economic growth and employment	This option will have a positive effect as it increases jobs and reduces out commuting by focusing commercial floorspace at existing main towns and settlements. The option also supports rural business by providing commercial floor space in villages. This option will help meet the employment needs of the district and enhance the economy in general while encouraging inward investment and future prosperity. The main towns have good connection to the	+2		+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	strategic road network for storage and distribution uses.			
F) Supporting retail	Focusing development in the main towns and larger villages will support the vitality and viability of existing town centres and shopping facilities in the larger villages. Retail provision could be provided but this is not outlined as a policy requirement. A slight positive effect is considered.	+1		+1
G) Meeting housing needs	The strategic option will meet the anticipated housing needs target for the district, a significant positive effect. Housing is concentrated at the villages where there are some services and facilities with the rest of the proposed development to be provided at the main towns where existing services and facilities are located.	+3		+3
H) Ensuring community health and wellbeing	The level of development proposed in rural areas may be disproportionate to the level of development a village can absorb. Although allocations would only be proposed in villages which meet the essential criteria set out in S13 as such a negative rather than significant negative effect is considered. Some development would also still occur in the main towns and villages which would allow for access to community facilities, open space and recreation. The option would focus development away from Crediton and Cullompton which are designated air quality management areas which would result in some positive impact. The option however would lead to greater light and noise pollution, particularly in villages where the scale of the development is greater than what	-3	Provision of community facilities, open space and recreation and air quality mitigation is justified in policies elsewhere in the plan and provide some mitigation for the lack of mention of community service and facilities. An overall negative effect remains as the rural distribution implied by the suggested alternative infers	-2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	might be easily absorbed by the existing scale of the village. The policy does not mention the provision of open space, sport or recreation or the reduction of crime. Overall a significant negative effect given the disproportionate level of development at villages which may impact on local services and facilities and without the quantum of development in one location to provide a full range of new services and facilities.		that there would not be the quantum of development in any one location to provide a full range of new services and facilities.	
I) Delivering the necessary infrastructure	Option does not contribute towards the efficient use of existing infrastructure as it focusses growth in villages which although can support some growth the level of development proposed is disproportionate to the existing size of the villages which are often connected to the road network by B or C roads. There are potential road capacity issues which would require improvements across Mid Devon as development would be spread across the villages rather than being focussed in key locations. As development would be spread across Mid Devon, there is likely to be a need in more than one primary education facility for improvements. Given pressures on education and road infrastructure a significant effect is anticipated.	-3	The provision of infrastructure is justified in policies elsewhere in the plan. Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities. Given the volume of areas that would require upgrading, mitigation in some cases may be limited as such a negative effect remains. This is uncertain given the number of proposals in rural areas although the sites are viewed	-2/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			as deliverable the cumulative effect would depend on the site proposals and location in the district.	

Secondary/cumulative/synergistic effects:	A number of mitigation measures are suggested which are covered by other policies in the plan. The Local Plan Review should be read as a whole and would mitigate the sustainability issues which cross-reference across the plan. There may be a greater cumulative impact on the road network as there would not be the quantum of development in one location to enable the improvement of a single junction or access such as the options for a strategic allocations would allow, therefore at a number of points across the district there may be a greater level of traffic but limited funds for improvements.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Construction will occur over the lifetime of the Plan up to 2033. Once completed the effect will be permanent.
Spatial extent: (District wide / local)	Policy option meets the housing and commercial needs for the district. Distribution is dispersed with 39% proposed in rural areas.

Alternative Option S2: Distribution of development - Tiverton and Crediton Focussed.

Option concentrates development at Tiverton with maximum provision at Crediton based on the availability of sites. As such the breakdown of distribution is as follows: 48% Tiverton, 21% Cullompton, 15% Crediton, 16% Rural Areas. This distribution is based on a proposed alternative from a representation at the Proposed Submission stage requesting a higher development figure at Crediton whilst removing East Cullompton urban expansion. By removing the East Cullompton allocation 2100 dwellings would need to be redistributed. Using the highest capacity

figures for all the available sites in Crediton a maximum figure of 1047 has been derived with the rest of the development distributed to Tiverton and Rural Areas. As such this option would result in a Tiverton and Crediton focussed option with greater development in rural areas. For the purposes of the SA, development using this distribution would assume major development at Hartnoll Farm as the only suitable, available and achievable option in Tiverton and the allocation of all potential Crediton sites to the maximum capacity.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The strategy continues to concentrate development at the districts main towns of Tiverton, Cullompton and Crediton. The policy acknowledges that development will be to a scale and mix appropriate to their individual infrastructures, economies, character and constraints. Development opportunities at Tiverton and Crediton are constrained by topography and the potential for landscape impact. This strategy accepts that a Tiverton and Crediton focussed approach would only be achievable with strategic growth at Hartnoll Farm as Tiverton's only suitable, available and achievable site. The Hartnoll Farm site is bordered by the Grand Western Canal Conservation Area to the south and east of the site. The canal is also a County Wildlife Site and Local Nature Reserve. Development of the site would have a potential significant visual impact and would impact on the biodiversity and habitats of the area. This strategy option accords with the aspirations of the NPPF to prevent isolated new homes and to protect and enhance valued landscapes. There may also be opportunities for enhancement of landscape character and biodiversity, but this is likely to be on an	-3	The protection of the natural environment is justified in policies elsewhere in the plan. At Hartnoll Farm the policy requires environmental protection and enhancement which will help mitigate any negative impact on this objective by the development of this site. Land adjacent the Grand Western Canal will need to be protected as Green Infrastructure. Because some slight negative effects will remain with regard to Hartnoll Farm post mitigation in combination with the location of some of the Crediton sites	-2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	individual site basis. Given the potential landscape and environmental impact at Hartnoll Farm in particular as well as other larger sites on the edge of the main towns an overall negative impact is considered. It would also result in the development of all potential sites available for allocation in Crediton to the maximum capacity. Given the topographical constraints some of the sites are in prominent locations in the town which would result in a negative impact. Together with the consideration of a negative effect of developing Hartnoll Farm a significant negative effect overall is considered.		are prominent and therefore landscape impacts will not be completely mitigated, overall a negative effect remains.	
B) Protection and promotion of a quality built and historic environment	New development in towns and villages has the potential to have a negative impact on the historic environment located in and around these settlements. In Crediton there are a number of listed buildings that may be affected. Some sites also fall within the Conservation Area or an area of archaeological potential. There may however be some opportunities for a positive effect through enhancement of heritage assets and local distinctiveness, but this is likely to be on an individual site basis. At Hartnoll Farm, the site lies in an area of archaeological potential with the HER recording prehistoric activity here and recent archaeological work has identified prehistoric activity across the wider landscape. A small part of the border is next to residential development and there are farm buildings within the site. The level of development proposed	-3/?	The protection of the historic environment is justified in policies elsewhere in the plan. At Hartnoll Farm, the proposal requires a public Masterplanning exercise to be undertaken before any planning application is made and which will improve the quality of the final design of the development. Archaeological investigation and appropriate mitigation to	-2/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	will be significant and therefore would likely impact the built and historic environment. However as there are no protected built or historic assets in or around the site the impact on this objective will be minor. In combination with the Tiverton Eastern Urban Extension (which is already allocated) development at Hartnoll Farm would represent a significant lengthening of Tiverton in an easterly direction along the valley floor. Two issues emerge; firstly as development extends ever easterly, the distance from town centre services increases as well as reliance on the private car and secondly the town will significantly close the gap between its urban areas with nearby villages such as Halberton, which currently has its own separate identity. The coalescence of Halberton is considered a negative effect that cannot be mitigated. Coupled with the potential impact on the historic environment including listed buildings a significant negative effect is considered although this aspect remains uncertain as the exact effect will depend on each individual proposal.		enhance sustainability. Coalescence of Tiverton with Halberton cannot be mitigated satisfactorily, a remaining negative effect after mitigation is considered. This remains uncertain given the archaeological impact is unknown before investigation.	
C) Mitigating the effects of climate change	By focusing new build development in the settlements where jobs and services are located the option will reduce the need to travel. However this option does also allocate greater development in rural areas and therefore will increased the need the travel in these locations. There is the potential for the provision of low carbon and renewable energy as part of larger development in and around the	-1/?	The protection against flood risk, surface water run-off and provision of renewable energy policy is justified in policies elsewhere in the plan. The unknown impact of the	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	main towns. However Crediton is an Air Quality Management Area (AQMA) and although the Crediton Link Road has alleviated some traffic, maximising the capacity of development at Crediton may have a negative impact on the AQMA. Where some settlements are vulnerable to flood risk, new development would be subject to safeguards in policies, with levels of development dependent on the capacity of the settlement and available suitable land. There may be some opportunities for flood mitigation and promotion of low carbon and renewable energy measures, but this is likely to be on an individual site basis, for example through design. At Hartnoll Farm the entire site is in a low risk area (flood zone 1) being the area of least flood risk. There is an unnamed watercourse which has an unknown impact on flood risk. Evidence in the SFRA suggests that the site may have some residual flood risk from the Grand Western Canal or Wimbleball Reservoir. Transport provision to ensure appropriate accessibility for all modes is also supported by the policy and traffic through Halberton and Sampford Peverell is discouraged. There are no existing services, infrastructure or facilities within the site or in close proximity. Given the scale of the development at this site it is likely some negative impacts will occur with regard to carbon emissions through construction and increased traffic movement overall a slight negative effect is considered.		unnamed watercourse in the site remains. At Hartnoll Farm the policy should be read in the context of other policies in the plan which aim to mitigate the effects of climate change and reduce the risk of flooding.	

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
D) Safeguarding and minimising resource use	There could be some loss of the best and most versatile agricultural land around some settlements and contribution to waste levels, a negative effect. New development will add to waste water levels however the option considers environmental capacity. At Hartnoll Farm, the majority of the site 68.7ha (71%) to the NE of the site is Grade 1 agricultural land. It is likely that this site will have a negative impact on this objective due to the scale of development of a site that is predominantly Grade 1 agricultural greenfield land which would be lost if this site is developed. The site will therefore have a significant negative impact on this objective.	-3	Policy should be read in conjunction with other policies within the plan and Devon County Council Waste Plan including those that set out the waste hierarchy.	-3
E) Promoting economic growth and employment	This option will have a positive effect on this objective as it increases jobs at existing main towns and settlements. The option also supports rural business by providing commercial floor space in villages. This option will help meet the employment needs of the district and enhance the economy in general while encouraging inward investment and future prosperity. The main towns have good connection to the strategic road network for storage and distribution uses. At Hartnoll Farm there are existing employment units on this site which could be retained. The policy option does not propose employment development on this site. Development of this scale would be a boost to local construction firms and associated trades who would benefit from being able to undertake contract work on the site. There would therefore be some positive	+2		+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	impact.			
F) Supporting retail	Focusing development in the Tiverton, Crediton and larger villages will support the vitality and viability of existing town centres and shopping facilities in the larger villages. Although the option suggests retail provision could be provided this is not outlined as a policy requirement. At Hartnoll Farm, no retail is proposed however the high street would benefit from the custom of the residents from this development. There would be a positive effect.	+2		+2
G) Meeting housing needs	This option takes forward the Core Strategy development strategy by directing development to the existing main towns of Mid Devon until 2033. The strategic option will meet the anticipated housing needs target for the district, a significant positive effect. Housing is concentrated Tiverton and Crediton where existing services and facilities are located. The policy option allows for a scale and mix of development to help contribute to balanced communities. Overall a significant positive impact on meeting housing needs for the district.	+3		+3
H) Ensuring community health and wellbeing	Focusing development at the main towns and villages will result in the majority of new development having access to community facilities, open space and recreation available within existing settlements, a positive effect. Option focuses development towards Crediton which is a designated air quality management areas and would therefore would have a negative effect. There may be some	0	Provision of community facilities, open space and recreation and air quality mitigation is justified in policies elsewhere in the plan. At Hartnoll Farm, the option	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	opportunities for mitigation measures, on a town wide basis. For example through new road layout / relief road and /or walking and cycling. Development is primarily focused away from Exmoor National Park an international dark sky reserve, a positive effect. Walking, cycling and public transport are encouraged through proximity of development to town centres and other key services, a slight positive effect as this option would result in greater development in rural areas. The mix of development will contribute to reducing social exclusion. Policy option supports limited development which meets local needs and promotes vibrant rural communities. Option will contribute towards light and noise pollution, a slight negative effect. The policy does not mention the provision of open space, sport or recreation or the reduction of crime, a slight negative impact. Overall a neutral impact.		promotes the delivery of community facilities to meet local needs arising and transport provision to ensure appropriate accessibility for all modes. An overall slight positive effect.	
l) Delivering the necessary infrastructure	Option contributes towards the efficient use of existing infrastructure by focusing growth in the main towns, reducing the need to travel. At Hartnoll Farm, the policy requires an agreed phasing strategy to bring forward development and infrastructure in step and retain the overall viability of development. There are potential highway capacity issues around this site which would require enhancements before this site is developed. Initial work from the Tiverton Eastern Urban Extension suggest that one of the only viable solutions to transport concerns regarding further	-3	The provision of infrastructure is justified in policies elsewhere in the plan. At Hartnoll Farm, the policy for this site requires a public Masterplanning exercise to be undertaken before any planning application is made. The site is therefore likely to	+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	development to the East of Tiverton is a link road through the Blundells School site. The Mid Devon Community Infrastructure Evidence Report indicates that there are six primary schools located within Tiverton itself and these are largely accepting more students than their planned admission number. The development allocations will result in a need to provide additional primary education facilities. Places are mostly needed at the Tiverton EUE, which is the largest area of development by far. The masterplan for the area and forthcoming developments include the provision of a school site that can accommodate up to 420 pupils, which should be sufficient to meet the demand in Tiverton. Additional secondary places will be required to accommodate the development proposed to be allocated in the emerging Local Plan Review. Developer contributions will be required in order to fund these improvements. In Crediton both local schools need to expand and need to be supported by developer contributions/CIL. It should be noted that both schools are on constrained sites which are expensive to expand and may require additional land and buildings to expand across all year groups. Given the educational pressures in both Tiverton and Crediton and need for additional infrastructure an overall significant effect is considered.		deliver the necessary infrastructure for the site with the potential to also benefit the surrounding community. Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities.	

Secondary/cumulative/synergistic effects:	A number of mitigation measures are suggested which are covered by other policies in the plan.

	The Local Plan Review should be read as a whole and would mitigate the sustainability issues which cross-reference across the plan. In Crediton the maximisation of all available allocation sites could have a negative cumulative impact on the air quality of the area, given that Crediton is an air quality management area with limited additional opportunity for strategic transport infrastructure. There are also negative cumulative landscape impact given the topography of Crediton leading to sites being developed in prominent locations. In combination with the existing Tiverton Eastern Urban Extension allocation, the Hartnoll Farm site would necessitate a relief road behind Blundells School.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Construction will occur over the lifetime of the Plan up to 2033. Once completed the effect will be permanent.
Spatial extent: (District wide / local)	Policy option meets the housing and commercial needs for the district. Development would be focussed at Tiverton and Crediton with greater distribution in rural areas. Policy option enables the distribution of development across the district to meet local needs.

Preferred Option S2: Higher Growth Scenario Commercial including J27 option

The development needs of the community will be met through the provision of approximately 215,000 square metres of commercial floorspace between 1 April 2013 and 31 March 2033.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	In taking into account the impacts noted in the appraisal of the Junction 27 proposal there are some important trees to the north of the site and in close proximity to a number of TPOs. The site falls within the 'Lowland plains' landscape character area and is typified	-3/?	The Junction 27 policy requires environmental protection and enhancement including noise mitigation. Furthermore Policy	-1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	as being an open, low lying flat landscape which is agriculturally prosperous. Development of this scale would have a significant impact on existing landscape character, altering the rural quality of the entrance into Mid Devon from the M5 and the rural character around Willand and Sampford Peverell. Landscape sensitivity is higher, primarily because of the lack of a relationship with an existing settlement, and the change to landscape character that would arise as a result. There are views available into the site from the west, as far as the canal in Sampford Peverell, whereas some parts feel isolated, with reduced visibility – though some parts are visible from the motorway. There are differences in character/visibility between the north and south, the north being more open and plainly visible, the south less so. The landscape appraisal for this site noted that employment development would potentially be more damaging from residential development owing to the larger scale buildings and infrastructure needed. A Phase I habitat survey for the northern commercial element of the site (Devon Biodiversity Records Centre, June 2014) was undertaken. The site includes a variety of habitat types including Biodiversity Action Plan habitats. The mature trees and hedgerows within the site were also identified as important for biodiversity. Natural England expressed the potential for the proposed leisure and retail development at J27 to impact on the Culm Grasslands		S9 'Environment' and DM1 'High Quality Design' in the Local Plan Review provide mitigation for both the impact on the landscape and the natural environment. The policy requires mitigation measures for the Culm Grasslands SAC where appropriate and the allocation will be subject to comprehensive masterplanning. Given the scale of development some landscape and biodiversity impact is likely to remain however mitigation provided helps to minimise the impact. The area considered is less than that appraised in the Proposed Submission SA and the proposal now considers mitigation if there is an impact	

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	SAC due to traffic impacting the air quality. Further information regarding traffic assessments and any consequential air quality assessment on the effects on this SAC will have to be undertaken to rule out any effect. Given the scale of development, impact on the landscape, biodiversity and potential impact on the Culm Grasslands SAC, overall a significant negative impact is considered although this remains uncertain.		on the Culm Grasslands, as such overall a slight negative effect is considered.	
B) Protection and promotion of a quality built and historic environment	In taking into account the impacts noted in the appraisal of the Junction 27 proposal there are listed buildings close to the site and there may be some impact the immediate settings of these buildings. To some degree there will be an impact on the registered park and garden at Bridwell which is set on rising land to the east. To a limited degree the landscape settings of Sampford Peverell conservation area and the Grand Western Canal conservation area will also be affected. There is some uncertainty in the exact impact of the allocation given this will be dependent on site layouts, density, scale and design of buildings. This site occupies a substantial area within a landscape that has evidence of prehistoric and Roman activity, overall a negative and uncertain effect.	-2/?	The policy should be considered in the context of other policies which aim to protect heritage assets and which promote high quality design which supports the positive contribution of new development to local character including the J27 allocation proposal. A neutral effect is considered, this remains uncertain given the masterplan for the J27 option is not yet adopted.	0/?
C) Mitigating the effects of	In taking into account the impacts noted in the appraisal of the Junction 27 proposal it is recognised that the site contains a number	-3/?	The protection against flood risk, surface water run-off and	-1/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
climate change	of small streams but is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site may also have some residual flood risk from the Grand Western Canal or Wimbleball Reservoir. The site could also contribute to surface water run off without appropriate mitigation measures. Given the scale of development carbon emissions could be high. Overall a significant negative effect and uncertain effect is considered given the potential but unknown impact of the small streams, the potential contribution to surface water run off and increased carbon emissions.		provision of renewable energy policy is justified in policies elsewhere in the plan including the J27 allocation option. Carbon emissions will be mitigated where possible, but the increase in traffic will still result in a slight negative impact. Uncertainty remains due to the unknown element of the small streams.	
D) Safeguarding and minimising resource use	In comparison to the previously assessed higher growth scenario which identified this as a significant negative effect concluding that a large number of sites would be required to meet the amount of commercial floorspace proposed, this alternative looks at one site which has the benefit of spin-off trade and linked trips. In taking into account the impacts noted in the appraisal of the Junction 27 proposal it is recognised that part of the Junction 27 site borders the Mineral Consultation Area for Hillhead Quarry. Since the Proposed Submission Sustainability Appraisal, given the smaller site area and updated Devon County Council Minerals Plan (proposed for adoption) it is considered the development of the site will not constrain future working of the remaining permitted reserves within	-2		-2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	Hillhead Quarry. The site is located on mainly greenfield land with a small portion on brownfield land. The majority of the site is Grade 3 good / moderate quality land with a small section of the site to the west of the M5 grade 4 poor quality land. Given the scale of the development, on Grade 3 agricultural land a negative effect is considered.			
E) Promoting economic growth and employment	This policy will have a significant positive contribution towards achieving this objective. Development in this location and at this scale has the potential to bring major inward investment and job creation for Mid Devon and the wider region.	+3		+3
F) Supporting retail	In taking into account the impacts noted in the appraisal of the Junction 27 proposal the option will deliver a 6ha designer outlet shopping centre, which will include up to 14,000 square metres of controlled comparison goods and up to 2,000 square metres of A3 uses. Since the Proposed Submission Sustainability Appraisal of the Junction 27 option a number of town centre uses have been withdrawn from the earlier promoted schemes and a retail impact assessment has been used to determine the impact. This included an assessment of 14 towns and city centres including those outside of Mid Devon District and concluded that all centres would continue to achieve higher future trading turnovers than at the assessment year. The study also sets out how designer outlet villages differ from that in town centres and how they can be controlled by planning.	+3		+3

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	Given the changes proposed to the Junction 27 policy and the findings of the retail impact assessment, the proposal significantly enhances the retail offer of the district a significant positive impact is considered.			
G) Meeting housing needs	The Local Plan will provide for the additional housing required in response to the employment opportunity provided by this allocation. A neutral effect is considered.	0		0
H) Ensuring community health and wellbeing	In taking into account the impacts noted in the appraisal of the Junction 27 proposal the option will provide some benefit to existing and future communities in which it provides leisure and retail opportunities. In taking into account the policy as a whole the option enhances existing policy as it broadens the potential use classes which will be promoted by the policy including development for healthcare, education and public facilities, overall a positive effect.	+2		+2
I) Delivering the necessary infrastructure	In taking into account the impacts noted in the appraisal of the Junction 27 proposal, there is potential for this to have a negative effect if not planned appropriately although this remains uncertain.	-2/?	In taking into account the mitigation recommended in the Junction 27 proposal the policy seeks the provision of supporting access roads, parking, infrastructure and landscaping of 43ha. It requires transport	+2/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			improvements to ensure appropriate accessibility for all modes, including new or improved access and egress onto the M5 motorway and pedestrian and cycling links across the motorway to Tiverton Parkway Railway Station. Furthermore comprehensive masterplanning is required by policy will provide greater detail on delivering the necessary infrastructure. The policy also requires environmental protection and enhancement with the supporting text referencing the provision of green infrastructure. Overall a positive effect is considered, the uncertainty remains as the detail of providing the	

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			necessary infrastructure will be considered at the masterplanning and planning application stage.	

Secondary/cumulative/synergistic effects:	A Habitat Regulations Assessment of the Mid Devon Local Plan Review including Junction 27 has been undertaken which concludes that the J27 site allocation, alone or in combination with the Local Plan proposals, will not have an adverse effect on the integrity of the Culm Grasslands SAC.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Construction will occur over the lifetime of the Plan up to 2033. Once completed the effect will be permanent.
Spatial extent: (District wide / local)	Policy option aims to meet the housing needs across the district.

Additional Appraisals for S3 Meeting housing need

Preferred Option S3: Gypsy sites distribution of development – Town focussed urban extensions

This alternative distributes the gypsy pitches across the district by allocating gypsy and traveller pitches within strategic and large allocations to meet the predicted need.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural	This strategy concentrates development at the districts main towns of Tiverton, Cullompton and Crediton. Given that the allocation of	0	The protection of the natural environment is justified in	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
environment	gypsy pitches are proposed in areas already identified as suitable for other forms of development, the additional impact on the natural environment by allocating gypsy and traveller pitches would be a neutral impact.		policies elsewhere in the plan which aim to protect the natural environment and ensure that the most valued landscapes and designated biodiversity and geodiversity sites are conserved.	
B) Protection and promotion of a quality built and historic environment	The allocation of gypsy and traveller pitches in strategic or large allocations enables the pitches to be appropriately designed and planned with a suitable relationship with other forms of development. Being in the main towns and as part of strategic or large sites enables the number of pitches or plots to be well-related to the size and location of the site and the surrounding population's size and density. Given the good relationship with the built environment a slight positive impact is considered.	+1	The protection of the historic environment is justified in policies elsewhere in the plan which aim to protect heritage assets and which promote high quality design.	+1
C) Mitigating the effects of climate change	The provision in the main towns ensures that travellers are able to access education, health, welfare and employment infrastructure minimising travel to access these services and facilities. Overall a neutral effect.	0	The protection against flood risk, surface water run-off is justified in policies elsewhere in the plan.	0
D) Safeguarding and minimising resource use	The strategic and large sites identified in the Local Plan Review have a range of agricultural land classifications with some sites on grades 1 and 2. However by allocating such sites within strategic and large sites already identified for development, it minimises the need to	-1		-1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	develop on additional land therefore overall a slight negative effect is considered.			
E) Promoting economic growth and employment	No effect.	0		0
F) Supporting retail	No effect.	0		0
G) Meeting housing needs	The policy notes that a five year supply of gypsy an traveller pitches will be allocated on deliverable sites within Mid Devon to ensure that the predicted need for traveller sites will be met. This scenario identifies the sites within the main towns as part of the strategic and large allocations. Overall a significant positive effect.	+3		+3
H) Ensuring community health and wellbeing	The provision in the main towns ensures that travellers are able to access education, health, welfare and employment infrastructure. The allocation of gypsy and traveller pitches in strategic or large allocations enables the pitches to be appropriately designed and planned with a suitable relationship with other forms of development reducing tensions between the settled and traveller communities. Overall a positive impact.	+2		+2
I) Delivering the necessary infrastructure	The provision in the main towns ensures that existing infrastructure is able to provide for the travelling community including schools, health services, roads and transportation. Any additional	0	The policy should be read in the context of other policies which aim to deliver	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	infrastructure required can be planned and designed as part of the total site. Overall a neutral effect is considered.		infrastructure. Any proposals will also have to abide to the infrastructure policy in the plan.	

Secondary/cumulative/synergistic effects:	A number of mitigation measures are suggested which are covered by other policies in the plan. The Local Plan Review should be read as a whole and would mitigate the sustainability issues which cross-reference across the plan.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Construction will occur over the lifetime of the Plan up to 2033. Once completed the effect will be permanent.
Spatial extent: (District wide / local)	Policy option meets the gypsy and traveller needs of the district which are providing on strategic or large site at the main towns.

Alternative Option S3: Gypsy sites distribution of development – Rural focussed new sites

This strategy would focus the distribution of gypsy and traveller pitches across Mid Devon in defined villages.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The strategy concentrates gypsy and traveller pitches across rural areas in defined villages. The strategy is likely to have some landscape impact given that the sites would likely occur on the edge of villages in where there would be a slight negative effect.	-2/?	The protection of the natural environment is justified in policies elsewhere in the plan and there may be some	-1/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	There is the risk of some gypsy and traveller sites to be disproportionate to the scale of a village in a rural setting which would lead to a further negative effect although this is uncertain as this would depend on specific site allocations. Overall a negative although uncertain effect is considered given that the exact impact will depend on specific site allocations.		opportunities for enhancement of landscape character and biodiversity on an individual site basis. Therefore overall a slight negative although uncertain effect is considered given that some impact may be mitigated but this is uncertain as it'll depend on specific site allocations.	
B) Protection and promotion of a quality built and historic environment	The allocation of gypsy and traveller pitches across rural areas means there is less scope for the site to be designed and planned as you could in a strategic or large allocation. There is also the risk that although allocated sites in rural areas should generally be smaller in scale in comparison to strategic and large sites within the district they could be of a scale large enough to be disproportionate to small settled communities. Overall a negative effect although uncertain as the exact impact will be dependent on specific site allocations.	-2/?	The protection of the historic environment is justified in policies elsewhere in the plan and some mitigation can be provided on a case-by-case basis in which heritage assets and local distinctiveness will be enhancement. Therefore overall a slight negative although uncertain effect is considered as the exact impact will dependent on specific site	-2/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			allocations.	
C) Mitigating the effects of climate change	By focussing new build development in rural areas, this will increase the need to travel and therefore increase greenhouse gas emissions. Overall a negative effect is considered.	-2	The protection against flood risk, surface water run-off is justified in policies elsewhere in the plan.	-2
D) Safeguarding and minimising resource use	The option scores negatively towards safeguarding and minimising resource use as it focuses new development in villages in which would likely result in the loss of greenfield development and loss of some of the best and most versatile agricultural land. Overall a negative effect is considered.	-2		-2
E) Promoting economic growth and employment	No effect	0		0
F) Supporting retail	No effect	0		0
G) Meeting housing needs	The policy notes that a five year supply of gypsy and traveller pitches will be allocated on deliverable sites within Mid Devon to ensure that the predicted need for traveller sites will be met. This scenario will lead to sites being identified in rural areas to meet this need. Overall a significant positive effect.	+3		+3
H) Ensuring community	The provision in rural areas means that travellers are less able to access education, health, welfare and employment infrastructure	-2	Provision of community facilities, open space and	-1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
health and wellbeing	than if allocated in towns. Although there are opportunities within villages for this provision which on balance would lead to only a slight negative effect. Without being part of strategic or large allocations, there is less opportunity for pitches to be appropriately designed and planned with a suitable relationship with other forms of development. In considering these issues overall a negative effect is considered although uncertain given that this will rely on the design and site specific allocation.		recreation and air quality mitigation is justified in policies elsewhere in the plan and provide some mitigation. An overall slight negative effect remains as there is not the quantum of development in one location to provide a full range of new services and facilities.	
I) Delivering the necessary infrastructure	The provision in rural areas means that such sites may put additional pressure on existing infrastructure and may require the provision of additional infrastructure separate to other forms of development making such provision more resource intensive in comparison to the provision on strategic or large allocations. Overall a slight negative effect is considered.	-1	The provision of infrastructure is justified in policies elsewhere in the plan. Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities.	0

Secondary/cumulative/synergistic effects:	A number of mitigation measures are suggested which are covered by other policies in the plan. The Local Plan Review should be read as a whole and would mitigate the sustainability issues which cross-reference across the plan.

Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Construction will occur over the lifetime of the Plan up to 2033. Once completed the effect will be permanent.
Spatial extent: (District wide / local)	Policy option meets the gypsy and traveller needs of the district which are providing on strategic or large site at the main towns.

Additional Appraisals for S13 Villages

Alternative Option S13: Edge of Village development

Policy identifies a list of 22 rural settlements designated as villages and suitable for small scale housing, employment, tourism and leisure, services and facilities and limited development that enhances community vitality or meets local social or economic need. The policy deviates from Core Strategy through the identification of Bampton as a rural village. The definition of "rural village" within the supporting text has also been simplified to require settlements to only require three key services for inclusion; an education facility, convenience store and transport service. Based on the amended criteria, Holcombe Rogus is identified as an additional settlement. Burlescombe (including Westleigh) did not meet the essential criteria. Yeoford does not meet the essential criteria of the policy as it does not have a shop however it has been included as an exception because of its strong transport links, a bus and daily train service. This alternative proposes edge-of-village development where housing delivery across the district falls below defined 'action levels' or the Council is unable to demonstrate a five year housing supply.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	Development would be limited to minor proposals within the defined settlement limits, unless housing delivery falls below defined 'action levels' or the Council is unable to demonstrate a five year housing supply in which development would be allowed on	+1	The policy should be read in the context of other policies in the plan.	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	edge of village. This policy in general protects the countryside. Hemyock (an identified village) is located in the Blackdown Hills Area of Outstanding Natural Beauty (AONB). The impact does not result in a significant positive impact as in some cases edge of village development may occur which may have a greater impact than the proposed policy which ensures development is within settlement limits, overall a slight positive effect.			
B) Protection and promotion of a quality built and historic environment	The policy makes no reference to the built or historic environment. A large number of the villages have conservation areas. A slight negative effect is considered as edge of village development where housing delivery falls below defined 'action levels' or the Council is unable to demonstrate a five year housing supply could result in a cumulative negative impact on the built environment given that development would expand existing villages beyond their identified settlement limits.	-1		-1
C) Mitigating the effects of climate change	The policy makes no reference to climate change mitigation or flood risk. The option directs some limited growth to villages with the most services therefore reducing the need to travel, a minor positive effect. A slight negative effect is considered as edge of village development could lead to increase the need to travel as development could be greater than existing services can sustain. Overall a neutral effect is considered.	0		0
D)	The policy makes no reference to safeguarding or minimising	0/?		0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
Safeguarding and minimising resource use	resources. It is uncertain the level of development that could occur through edge of village development and what impact this would have on this objective. Therefore an uncertain effect is considered.			
E) Promoting economic growth and employment	Criteria within the policy allow for employment, tourism and leisure development within rural settlements and development that enhances community vitality and social and economic needs, a significant positive effect towards economic growth and employment in the district.	+3		+3
F) Supporting retail	Criteria within the policy allow for services and facilities within rural settlements and development that enhances community vitality and social and economic needs, a significant positive effect towards supporting the self-sufficiency of rural shopping.	+3		+3
G) Meeting housing needs	National planning policy advocates the provision of market housing in rural areas where it would facilitate the delivery of significant affordable housing required to meet housing need. To facilitate the provision of affordable housing in villages across Mid Devon, the supporting text of the policy clarifies that some market housing may be permitted. Rural exception sites will also be considered in line with development management policies and an existing Supplementary Planning Document on Meeting Housing Needs. In appropriate circumstances, self-build housing will be permitted through the exceptions policy. Edge of village development is also	+3		+3

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	promoted where housing delivery falls below defined 'action levels' or the Council is unable to demonstrate a five year housing supply. The policy is supportive of small scale housing, a significant positive effect.			
H) Ensuring community health and wellbeing	The policy criteria allow for service and facilities serving the locality and other limited development which enhances community vitality or meets a local social or economic need. The policy contributes towards maintaining and enhancing community facilities, provision of open space and the district's cultural sport and recreation opportunities. This wording directly accords with the SA objective to ensure community health and well-being, a significant positive effect. The supporting text lists transport services as one of the key criteria for defining rural settlements and therefore the list of 22 settlements will be locations most accessible by public transport. Edge of village development beyond the settlement limits of the villages defined could lead to development greater than existing services can sustain, a negative effect. On-balance the policy is considered to have a slight positive effect.	+1	The policy should also be read in the context of other policies in the plan.	+1
I) Delivering the necessary infrastructure	The supporting text clarifies that rural settlements should include an education facility, convenience store and transport service to be listed as a sustainable location for development. Burlescombe (including Westleigh) did not meet the essential criteria and are not proposed to be carried forward. Yeoford does not meet the	+1	The policy should be read in the context of other policies in the plan.	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	essential criteria of the policy as it does not have a shop however it has been included for its strong transport links with provision of a bus and daily train service, a positive effect. The policy directs development to sustainable locations helping to reduce the overall need to travel, reducing traffic congestion and increasing access to key services, a significant positive effect. As the criteria do not list access to health or social care, this option could be directing development away from the most sustainable locations in respect of health, a negative effect. A slight negative effect is also felt due to the potential for edge of village development which would be beyond the settlement limits of the villages and therefore could put greater pressure on existing infrastructure. On-balance the policy option is considered to have a slight positive effect.			

Secondary/cumulative/synergistic effects:	The policy should work alongside Policy S3 Meeting Housing Need which sets out an exception test for affordable housing and self-build. The provision of edge of village development where housing delivery falls below defined 'action levels' or the Council is unable to demonstrate a five year housing supply could lead to greater cumulative impacts given that these would be beyond settlement limits and therefore would be less contained.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Development will occur throughout the lifetime of the plan up to 2033 and the effect should be considered permanent.
Spatial extent: (District wide / local)	Policy is restricted to land within defined settlement limits of villages unless housing delivery falls

	below defined ‘action levels’ or the Council is unable to demonstrate a five year housing supply in which edge of settlement development is enabled.

Site Allocations

Additional Appraisals for Tiverton allocations

Preferred Option TIV16: Blundells School: 14ha 200 dwellings

A site of 14 hectares north of Blundells School is proposed for 200 dwellings (28% affordable), 8 hectares of informal green infrastructure, land shaping to raise areas for development above flood zone 3, provision of a junction of Heathcoat Way and a safeguarded road route through the site to serve as a future second strategic road access for development at Tiverton eastern urban extension, provision and enhancement of cycle and pedestrian links in the area, site contamination assessment and remediation, provision of sustainable urban drainage and implementation of transport plans.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site is located within the settlement of Tiverton. There is minimal impact on landscape character and development could improve the current site which comprises of a number of elements including a scrap yard and former poultry handling factory.	+2		+2
B) Protection and promotion of a quality built and historic environment	The site lies in an area of archaeological potential with regard to known prehistoric activity in the wider landscape. The southern boundary of the site is adjacent the Blundell's Conservation Area and development would need to have consideration of the conservation area with regard to design. In taking these elements into account the impact pre-mitigation could be negative although this is uncertain given the impact on the area of	-1/?	The policy provides for design which respects and enhances the character and appearance of the Conservation Area. It also provides for archaeological investigation and appropriate mitigation. In	+1/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	archaeological potential is unknown. The regeneration and sustainability benefits arising from redeveloping this site overall will have a slight positive effect, on balance taking into account the potential impact on archaeology, conservation area but the benefit of regeneration overall a slight negative effect is considered. This is uncertain given the impact on archaeological potential is unknown.		taking into account these mitigation measures and the benefit of the regeneration of this site a slight positive effect is considered overall, although this remains uncertain as the results of the archaeological investigation remain unknown.	
C) Mitigating the effects of climate change	The majority of the site is in flood zone 3 (62%). With the remainder of the site in FZ1 and FZ2. Evidence in the SFRA suggests that the site may have some residual flood risk from the Grand Western Canal or Wimbleball Reservoir. Development could lead to increased surface run-off a negative effect. Given the majority of the site lies within flood zone 3 and the risk of increased surface water run-off a significant negative impact is considered pre-mitigation.	-3	The policy requires land shaping to raise areas for development above flood zone 3, including an allowance for climate change, and to create additional floodplain to compensate for the loss of floodplain; mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance and implementation of transport	+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			plans and other non-traditional transport measures to minimise carbon footprint and air quality impacts. Furthermore the Environment Agency is supportive of this allocation given the opportunity it provides to assist in the provision of wider flood risk mitigation proposals in the area. Given the mitigation to offset the pre-mitigation impacts and the benefit of the wider flood risk mitigation a positive impact is considered.	
D) Safeguarding and minimising resource use	0.7ha is contaminated land (food processing). This site is comprised of brownfield and grade 4 greenfield land. The development of this site would result in both a positive and negative impact but on balance an overall negative score reflecting contaminated land.	-2	The policy requires a site contamination assessment and remediation to mitigate risks associated with the former and current land uses. Taking this into account and regeneration of the site of	+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			which part of the site will re-use brownfield land a positive impact is considered.	
E) Promoting economic growth and employment	The development of this site would result in the loss of vacant industrial land a negative effect. The proposed allocation does not provide for additional employment land however the large scale residential development will have some positive impact including boosting local construction firms and associated trades who would benefit from being able to undertake contract work on the site. Overall, on balance a slight negative effect is considered.	-1		-1
F) Supporting retail	This site would add to housing in a town, close to the town centre. There is potential for this site to support retail in Tiverton overall a positive effect.	+2		+2
G) Meeting housing needs	The site allocation will provide for 200 dwellings which will include 28% affordable housing. The site therefore will have a significant positive impact on meeting housing needs for the district.	+3		+3
H) Ensuring community health and wellbeing	The option may contribute towards light and noise pollution however the site is also close to the town centre of Tiverton and therefore is likely to be within walking distance to services. The development of this site is therefore likely to have a slight positive impact on this objective.	+1	The site option requires the provision and enhancement of cycle and pedestrian links in the area a positive impact. The option policy requires the	+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			remediation of contaminated land which will remove pollutants. It also requires the implementation of transport plans and other transport measures to minimise carbon footprint and air quality impacts. Overall a positive impact is considered.	
l) Delivering the necessary infrastructure	The policy requires land shaping to raise areas for development above flood zone 3 and the provision of a junction on Heathcoat Way and safeguarded route through the site to serve as a future second strategic road access for development at Tiverton eastern urban extension. The option is likely to deliver the necessary infrastructure for the site. The Mid Devon Community Infrastructure Evidence Report indicates that there are six primary schools located within Tiverton itself and these are largely accepting more students than their planned admission number. The development allocations will result in a need to provide additional primary education facilities. It is anticipated that this development will not as an individual site put pressure on the local secondary schools however additional secondary places will be required to	-1	The site is likely to deliver the necessary infrastructure for the site and a safeguarded route to serve future communities. The policy option requires the provision and enhancement of cycle and pedestrian links in the area. It also requires implementation of transport plans and other transport measures to minimise carbon footprint and air quality impacts. Policy S8 also provides mitigation by	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	accommodate the development proposed to be allocated in the emerging local Plan Review. Developer contributions will be required in order to fund these improvements. Overall a slight negative impact is considered.		setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities; overall a slight positive effect is considered.	

Secondary/cumulative/synergistic effects:	The development overall will help meet the housing needs of Tiverton including affordable housing. It will also assist in the provision of wider flood risk mitigation proposals in the area. The policy also requires a safeguarded route through the site to serve as a future second strategic road access for development at Tiverton eastern urban extension. Furthermore there is the benefit of remediating contaminated land in this area.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic increase within the town. The proposal will provide long term benefits for the wider area including flood risk mitigation, remediation of contaminated land and provides a safeguarded route through the site to serve as a future second strategic road access for development at Tiverton eastern urban extension. Once developed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help provide housing within Tiverton including for affordable housing. Development would be focussed in Tiverton, the largest town in the district.

Alternative Option TIV13 Tidcombe Hall (contingency site): 8.4ha 200 dwellings

This alternative re-considers the allocation as set out in the options consultation taking into account the information set out in the Historic Environment Appraisal (HEA), updated methodology in the SA with regard to site allocation appraisals and reasons for the reduction in total dwellings based on SHLAA panel recommendations.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site contains mature hedgerows and trees and the canal is also a defined County Wildlife Site & Local Nature Reserve. The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. There is a potential, but localised impact on character as the site is reasonably well contained within the landscape. There would be some impact arising from development, though this would be against the backdrop of the existing built environment to the west, a negative effect. Given the proposed density of the site, it is considered there would be some impact on the canal in which the HEA opposes development coming further forwards towards the canal. Overall, there is potential for a significant negative effect with the density proposed.	-3	The policy option requires the protection of the setting of the Grand Western Canal, Tidcombe Hall and Conservation Areas which provides some mitigation, a negative effect overall.	-2
B) Protection and promotion of a quality built and historic	The site is located on the south eastern edge of Tiverton and is close to the Grand Western Canal Conservation Area with 1.6ha of the site is within the Grand Western Canal Conservation Area (19% northern part). This site includes the site of the medieval	-2/?	Mitigation through policy to protect the setting of the canal, Tidcombe Hall and Conservation Area may be	-2/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
environment	chapel of St Lawrence and Tidcombe Hall. The site lies just to the west of Tidcombe Farmhouse which contains Tidcombe Hall, a 19th century house that was formerly a rectory. There is also a record of a domestic chapel at this site that was licensed in the early 15th century. A desk-based assessment followed by appropriate archaeological mitigation would be required.		limited given the density of development proposed. The HEA notes that design is important to mitigate the impact of development particularly to the south and east of the hall where impact could be significant but will depend on design, landscaping etc. Archaeological mitigation in the form of a programme of archaeological work undertaken through the application of a standard worded archaeological condition on any consent granted may also be required. The scale of the development proposed may limit the level of mitigation available to protect the built and historic environment, as such a	

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			negative although uncertain effect remains.	
C) Mitigating the effects of climate change	The site is located in Flood zone 1 the lowest level of flood risk. Evidence in the SFRA suggests that the site may also have some residual flood risk from the Grand Western Canal or Wimbleball Reservoir. Development on the site may increase surface water run-off. A negative effect. There is also an unnamed watercourse flowing through the site for which there is no flooding data available, overall a negative and uncertain effect.	-3/?	A policy requirement in the Local Plan Review seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Policy criteria, seeks walking and cycling enhancements and connection to surrounding public rights of way and green infrastructure. Appropriate mitigation measures should be incorporated into the design of development to respond to the flood risk from the Grand Western Canal or Wimbleball Reservoir. If mitigation measures are incorporated a neutral effect is considered.	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			Uncertainty remains as the impact of the unnamed watercourse is not yet known.	
D) Safeguarding and minimising resource use	The site is made up of a variation of land which has a number of different grades, including urban land and grade 1 agricultural land. Development option is located partly on greenfield land which would be lost if this site is developed. As approximately 75% of the site is made up of Grade 1 and Grade 2 agricultural land, development of this site will have a negative impact on this objective.	-3		-3
E) Promoting economic growth and employment	Site option does not result in the loss or gain of employment land. Development of this scale would be a boost to local construction firms and associated trades who would benefit from being able to undertake contract work on the site. There would therefore be some positive impact.	+1		+1
F) Supporting retail	The policy contains no retail proposals, however the high street would benefit from the custom of the residents from this development. There would be a positive effect.	+2		+2
G) Meeting housing needs	Option provides for 200 new dwellings a contribution towards future housing need and includes provision for affordable housing, a significant positive effect.	+3		+3
H) Ensuring community	There are shops along Canal Hill which are easily accessible, but the site is not within walking distance of Tiverton town centre, a	-1	Policy criteria, seeks walking and cycling enhancements and	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
health and wellbeing	slight negative effect. There are bus stops located on Tidcombe Lane and a footpath on the opposite site of Tidcombe Lane leading to Canal Hill.		connection to surrounding public rights of way and green infrastructure.	
I) Delivering the necessary infrastructure	A key factor is access. Tidcombe Lane has limited width without footways and Tidcombe Bridge is similar. Improvements to Tidcombe Lane will be necessary northwards from the site to ensure the safety of pedestrians, although will not necessarily increase its traffic capacity. A single vehicular access point on to Canal Hill will need to be supplemented with a secondary emergency access designed to be located at the end of the main cul-de-sac within the site. The Mid Devon Community Infrastructure Evidence Report indicates that there are six primary schools located within Tiverton itself and these are largely accepting more students than their planned admission number. The development allocations will result in a need to provide additional primary education facilities. Additional secondary places will be required to accommodate the development proposed to be allocated in the emerging Local Plan Review. Developer contributions will be required in order to fund these improvements. Given school capacity and site access issues given the scale of development proposed a significant negative effect is considered.	-3	Criteria within the policy seek a vehicular access points from Canal Hill and improvements to Tidcombe Lane northwards from the site. However given the scale of development proposed and access limitations, it is considered a negative effect remains.	-2

Secondary/cumulative/synergistic effects:	The development overall will help meet the housing needs of Tiverton including affordable housing. Given the level of development proposed it is anticipated there will be a likely negative cumulative impact on the road network.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic increase within the town. There it potential for long term issues with access to the site due to the level of development proposed.
Spatial extent: (District wide / local)	This site option will help provide housing within Tiverton including for affordable housing. Development would be focussed in Tiverton, the largest town in the district.

Alternative Option TIV14 Wynnards Mead: New information, impact with existing mitigation

A site of 6.3 hectares at Wynnards Mead, Bakers Hill is allocated for residential development, subject to; 70 dwellings (28% affordable), design that minimises impact to landscape character and setting of the adjoining listed building and unlisted building (Wynnards Mead), upgrading the lane to provide vehicular access point with the existing access to Wynnards Mead to form a secondary access for pedestrian and cyclists and site contamination assessment with mitigation for the historic quarry. New information has been provided by the Historic Environment Assessment (HEA) and a representation by the Environment Agency (EA) which assesses the harm to the historic environment and flood risk.

Sustainability objective	**Commentary**	**Impact**	**Mitigation**	**Post Mitigation**
A) Protection of the natural environment	This site falls within the 'River valley slopes and combes' landscape character area. This area typically falls within the River Exe valley and often has steep, wooded sides and a strong sense of enclosure within a lush valley landscape. The site is elevated, and therefore is visible from a number of viewpoints, including Seven Crosses Road to the south. Accordingly, there would be	-2	The site capacity was reduced to 70 dwellings down from 100 dwellings to reflect site constraints originally identified. The policy requires design which minimises impact	-1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	some impact from development in this location, a negative effect.		to the landscape character, overall a minor negative impact with this mitigation measure.	
B) Protection and promotion of a quality built and historic environment	The site, which lies to the west of Tiverton, consists of the grounds of a large house called 'Wynnards Mead', including some associated agricultural land and two cottages. Gotham adjoins the site to the west. The site is in close proximity to a listed building to the immediate west of the site. In response to a request made by Historic England a Historic Environment Assessment (HEA) was undertaken which has indicated that the policy as proposed would have a very damaging impact on the settings of Gotham (recently upgraded listed building to II*) and Wynnards Mead (heritage asset). Given the concerns and clarity provided in the HEA a significant negative impact is considered.	-3	Criteria within the policy requires design which protects the character and setting of the adjoining listed buildings and the unlisted house within the site 'Wynnards Mead'. However the HEA suggests significant buffers are required to reduce the impact on the relevant buildings. The mitigation suggested in the policy with the quantum of development proposed would not be capable of providing the mitigation suggested in the HEA, therefore a significant negative effect remains.	-3
C) Mitigating the effects of climate	The site is set on the north side of the Cottey Brook, sloping down north to south. The largest portion of the site in the north is	-2	A policy requirement in the Local Plan Review seeks	-2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
change	located in flood zone 1, the lowest risk of flooding. The southern edge of the site is within flood zone 3 where the Cottey Brook runs along the southern boundary. Development could lead to increased surface water run-off, a negative effect.		mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance which provides some mitigation. However a negative effect remains given that new information from the EA suggests a 7m wide buffer around Cottey Brook is required to allow for future maintenance of the watercourse which isn't currently mitigated in the policy.	
D) Safeguarding and minimising resource use	2.1ha (33% S and W) of the site is located on Grade 3 very good quality agricultural land, 4.2ha (67% NE) of the site is located on unclassified agricultural grade and a small area of contaminated land (historic quarry, 0.06ha in north). On balance development of this site would result a minor negative impact on this objective.	-1/?	Criteria in policy require site contamination assessment and remediation to mitigate risks associated with the historic quarry to the north of the site. A negative effect remains due to the partially known	-1/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			agricultural grade of land.	
E) Promoting economic growth and employment	Site option does not result in the loss or gain of employment land. A neutral effect.	0		0
F) Supporting retail	The policy contains no retail proposals, however the high street would benefit from the custom of the residents from this development. There would be a minor positive effect.	+1		+1
G) Meeting housing needs	Option provides for 70 new dwellings a contribution towards future housing need including affordable housing, a positive effect.	+2		+2
H) Ensuring community health and wellbeing	The services and facilities of Tiverton lie some 1.2 km distant. The site is located within walking distance to Tiverton town centre and is close to a bus service into Tiverton.	+1		+1
I) Delivering the necessary infrastructure	An adequate site access is achievable however the existing carriageway and footway links to Tiverton are very steep. The Mid Devon Community Infrastructure Evidence Report indicates that there are six primary schools located within Tiverton itself and these are largely accepting more students than their planned admission number. The development allocations will result in a need to provide additional primary education facilities. Additional secondary places will be required to accommodate the development proposed to be allocated in the emerging Local Plan	-2	Policy proposes the upgrading of the lane to 'Wynnard's Cottages' to provide the vehicular access point with widening of the frontage. The existing access to the house Wynnard's Mead to form a secondary access for pedestrians and cyclists. Policy	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	Review. Developer contributions will be required in order to fund these improvements. Given school capacity and site access issues a negative effect is considered.		S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities; overall a neutral effect is considered.	

Secondary/cumulative/synergistic effects:	The development overall will meet the housing needs of Tiverton including affordable housing.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic increase within the town. Once developed, development will be permanent. The development without appropriate mitigation will lead to a permanent damaging impact on the settings of Gotham (recently upgraded listed building to II*) and Wynnards Mead (heritage asset).
Spatial extent: (District wide / local)	This site option will help provide housing within Tiverton including for affordable housing. Development would be focussed in Tiverton, the largest town in the district. The provision of 70 dwellings will help meet the housing needs of the district as a whole.

Alternative Option TIV14 Wynnards Mead: New information, reduced area

In response to a request made by Historic England a Historic Environment Assessment (HEA) was undertaken which suggested an alternative option of not allocating the south west and south of the site to protect the setting of the grade II* listed building (Gotham) and heritage asset

(Wynnards Mead). Taking this into account along with a representation from the Environment Agency a site of 1.2 hectares at Wynnards Mead, Bakers Hill could be allocated for residential development, subject to; 29 dwellings (28% affordable), design that minimises impact to landscape character and setting of the adjoining listed building and unlisted building (Wynnards Mead), upgrading the lane to provide vehicular access point and site contamination assessment with mitigation for the historic quarry.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	This site falls within the 'River valley slopes and combes' landscape character area. This area typically falls within the River Exe valley and often has steep, wooded sides and a strong sense of enclosure within a lush valley landscape. The site is elevated, and therefore is visible from a number of viewpoints, including Seven Crosses Road to the south. Accordingly, there would be some impact from development in this location, a negative effect.	-2	The site capacity has been reduced to 29 dwellings down from 70 dwellings to reflect site constraints. The policy requires design which minimises impact to the landscape character, overall a minor negative impact with this mitigation measure.	-1
B) Protection and promotion of a quality built and historic environment	The site, which lies to the west of Tiverton, consists of the grounds of a large house called 'Wynnards Mead', including some associated agricultural land and two cottages. Gotham adjoins the site to the west. The site is in close proximity to a listed building to the immediate west of the site. In response to a request made by Historic England a Historic Environment Assessment (HEA) was undertaken which suggested an alternative option of not allocating the south west and south of the site to protect the setting of the grade II* listed building	-1	Criteria within the policy requires design which protects the character and setting of the adjoining listed buildings and the unlisted house within the site 'Wynnards Mead'.	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	(Gotham) and heritage asset (Wynnards Mead). In considering the proposed alternative for the site it is considered that a slight negative impact would remain.			
C) Mitigating the effects of climate change	With the new information provided by the EA that a buffer of at least 7m around Cottey Brook is required to allow for future maintenance of the watercourse, the proposed alternative for the site no longer abuts the north side of Cottey Brook and therefore no longer falls within flood zone 3. However development could lead to increased surface water run-off, a slight negative effect remains.	-1	A policy requirement in the Local Plan Review seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. On balance it is felt that development of this site would have a neutral effect.	0
D) Safeguarding and minimising resource use	The proposed alternative site is located on unclassified agricultural grade and a small area of contaminated land (historic quarry, 0.06ha in north). On balance development of this site would result a minor negative impact on this objective.	-1/?	Criteria in policy require site contamination assessment and remediation to mitigate risks associated with the historic quarry to the north of the site. Due to the partially known agricultural grade of land an unknown and slight negative impact would be considered.	-1/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
E) Promoting economic growth and employment	Site option does not result in the loss or gain of employment land, a neutral effect.	0		0
F) Supporting retail	The policy contains no retail proposals, however the high street would benefit from the custom of the residents from this development. There would be a minor positive effect.	+1		+1
G) Meeting housing needs	Option provides for 29 new dwellings a contribution towards future housing need including affordable housing, a positive effect.	+2		+2
H) Ensuring community health and wellbeing	The services and facilities of Tiverton lie some 1.2 km distant. The site is located within walking distance to Tiverton town centre and is close to a bus service into Tiverton.	+1		+1
I) Delivering the necessary infrastructure	An adequate site access is achievable however the existing carriageway and footway links to Tiverton are very steep. The Mid Devon Community Infrastructure Evidence Report indicates that there are six primary schools located within Tiverton itself and these are largely accepting more students than their planned admission number. The development allocations will result in a need to provide additional primary education facilities. Additional secondary places will be required to accommodate the development proposed to be allocated in the emerging Local Plan Review. Developer contributions will be required in order to fund	-2	Policy proposes the upgrading of the lane to provide the vehicular access point. Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities; overall a neutral effect is considered.	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	these improvements. Given school capacity and site access issues a negative effect is considered.			

Secondary/cumulative/synergistic effects:	The development overall will meet the housing needs of Tiverton including affordable housing.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic increase within the town. Once developed, development will be permanent.
Spatial extent: (District wide / local)	This site option will help provide housing within Tiverton including for affordable housing. Development would be focussed in Tiverton, the largest town in the district. The provision of 29 dwellings will help meet the housing needs of the district as a whole.

Alternative Option New Site Tiverton- Seven Crosses Hill

Land with a gross site area of 7.69ha at Seven Crosses hill, Tiverton for 184 dwellings.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site lies adjacent to the designated town of Tiverton (under existing planning policy), outside but adjoining the settlement limit. The majority of this site falls within the 'River valley slopes and combes' landscape character area which typically falls within the River Exe Valley and often has steep, wooded sides and a	-2	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan Review would provide some mitigation and therefore a slight negative	-1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	strong sense of enclosure within a lush valley landscape. The southern part of the site falls within the 'Upper farmed and wooded valley slopes' landscape character area which is typified as having a steeply rolling landform, being a lush and fertile land which gives rise to extensive tracts of medium scale fields of permanent pasture. The site is very open from the northern direction whereby the surrounding skylines consist of expansive views of Tiverton and the surrounding countryside. There are no European wildlife sites or SSSIs in close proximity but the site does contain an area of woodland approximately 0.56ha in size which is a priority habitat. As development would be very prominent within the landscape, a negative effect is considered.		effect is considered. Further mitigation would be provided if development was focused on the northern part of the site only. This section would not have such a significant impact on landscape character and would have a better relationship to the existing settlement limit.	
B) Protection and promotion of a quality built and historic environment	There are no listed buildings located in close proximity. This proposed development site occupies a prominent position in the landscape where prehistoric activity is recorded in the County Historic Environment Record on similar topographic sites. An overall slight negative and uncertain effect is considered.	-1/?	Local Plan Review policy DM25 would provide some mitigation by requiring that any planning application include sufficient information to enable a description of a heritage asset affected and a consideration of the impact of development upon it. Based on information from Devon County Council this may take the form of 1) an	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			archaeological geophysical survey and 2) a programme of intrusive archaeological investigation of areas that would be affected by development here. Overall a neutral effect although this remains uncertain as the impact depends on the results of the investigation.	
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk however there is an ordinary watercourse on the eastern site boundary. Surface water run-off would increase without appropriate mitigation measures. Overall a slight negative and uncertain effect.	-1/?	A policy requirement in the Local Plan Review seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. A Flood Risk Assessment would be required to determine the impact of the ordinary watercourse. If development avoided areas of flood risk this would mitigate	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			any impact. Overall a neutral and uncertain effect given as the effect of the ordinary watercourse is not yet known.	
D) Safeguarding and minimising resource use	Development is located on a greenfield site which is grade 3 good / moderate agricultural land, a slight negative effect.	-1		-1
E) Promoting economic growth and employment	Site option does not result in the loss or gain of employment land. Development of this scale would be a boost to local construction firms and associated trades who would benefit from being able to undertake contract work on the site. There would therefore be a slight positive impact.	+1		+1
F) Supporting retail	This option proposes a large scale residential development within a town. The policy contains no retail proposals, however the high street would benefit from the custom of residents from this development. There would be a positive effect.	+2		+2
G) Meeting housing needs	Option provides for 184 new dwellings contributing towards future housing needs, a significant positive effect.	+3		+3
H) Ensuring community health and	Tiverton is a designated town under policy S10; it has numerous services as outlined in S10 and is considered appropriate for development. Services/facilities in the town centre are within	+1		+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
wellbeing	walking distance. Overall a slight positive effect.			
I) Delivering the necessary infrastructure	The Mid Devon Community Infrastructure Evidence Report indicates that there are six primary schools located within Tiverton itself and these are largely accepting more students than their planned admission number. The development allocations will result in a need to provide additional primary education facilities. Additional secondary places will be required to accommodate the development proposed to be allocated in the emerging Local Plan Review. Developer contributions will be required to fund these improvements. Access is a concern as the delivery of an appropriate estate road would be difficult given the challenging topography of the site. The site would require a number of accesses from Seven Crosses Road all of which would necessitate significant excavation. Given the constraints to site access and educational capacity an overall negative effect is considered.	-2	Policy S8 would provide some mitigation by setting out that developers would be expected to contribute to, or bear the full cost of new or improved infrastructure and facilities although the impact remains uncertain given the limited capacity for the primary schools to expand within their current sites. Although access is achievable, work would require significant excavation and would constrain the delivery of the expected yield. Overall a slight negative and uncertain effect is considered given the access constraints and the uncertainty around the limited capacity of the school to expand.	-1/?

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site have the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development of this site could lead to overcapacity issues in local schools.
Temporary/permanent effects :Timescale: Short (1-5 years), Medium (6-15 years), Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic along Seven Crosses Road, Tiverton. Once completed the development will be permanent.
Spatial extent: (District wide/local)	This site option will help meet housing needs.

Additional Appraisals for Cullompton allocations

Alternative Option CU1-6: North West Cullompton including Growen Farm full allocation

A site of 106 hectares to the North West of Cullompton is allocated for mixed use development subject to; 1520 dwellings (28% affordable), 5 pitches for gypsies and travellers, extra care housing, 5% of housing to be serviced plots for self-build, 21,000 sqm of commercial floor space including retirement complex, hotel and leisure, 28 hectares of green infrastructure, road linking Tiverton Road to Willand Road, environmental protection, community facilities including primary school, Carbon reduction and air quality improvements, phasing strategy and master planning exercise. Policies CU2-6 provide further detail.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	There are a number of protected trees and hedgerows within the site, along field boundaries. This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. The landscape is undulating, with the higher parts more sensitive to change and development. Developing this area will extend the built up area of the town, from an agricultural landscape, which will be a significant change. However, the visibility from elsewhere varies across the site. The more elevated parts of the site (such as St Andrews Hill and Rull Hill) are more sensitive to development because of their visibility in the landscape (particularly on north and west facing slopes). The Landscape and Visual Appraisal concludes that development	-3	The policy requires 'environmental protection and enhancement' which will help mitigate the impact on this objective however the level of development on the site will still have an impact on the character of the area. CU3 sets out these measures in detail including; the protection and strengthening of trees and other features, maintaining wildlife networks, 28 ha of green infrastructure, providing	-2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	of the land will extend Cullompton into the open countryside beyond Rull Hill which currently acts as a strong threshold in the landscape which will largely separate the site from adjacent proposed development. Opportunities for development are limited on the site, and should development proceed, it should be limited to the eastern part of the southern field, adjacent to the proposed development to the east. The northern four fields are not suitable for development. Given some parts of the Growen Farm site are sensitive to change and development, overall a significant negative effect is anticipated.		public open space and allotments, strategic landscaping and measures to protect the biodiversity. However given the findings of the 2014 Landscape and Visual Appraisal on Strategic Site Options report identified the northern four fields are not suitable for development a negative effect remains.	
B) Protection and promotion of a quality built and historic environment	The site adjoins a roman fort on St Andrew's Hill (a scheduled ancient monument). There are a number of listed buildings within the cemetery and farmyards adjoining the site which would need to be considered when designing the development. The site lies in an area of high archaeological potential to the north of the Roman fort at St Andrew's Hill and contains evidence of prehistoric activity identified through aerial photography and findspots of flint tools. Recent archaeological investigations in this area have demonstrated the presence of extensive and significant prehistoric and Romano-British sites.	-2/?	Criteria within the supporting policy CU3 seek mitigation measures through archaeological investigation, a slight negative effect. The policy requires a public Masterplanning exercise to be undertaken before any planning application is made and which will improve the quality of the final design of the development. Overall a	-1/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			slight negative effect.	
C) Mitigating the effects of climate change	The site is largely located in Flood zone 1 the lowest risk to flooding. However there are unnamed watercourses flowing through parts of the site for which flood zone information is not yet known. The northern edge is adjacent to flood zone 3a, which is associated with a watercourse which runs west-east, a potentially slight negative impact. The layout of the development will need to take this into account with a potential buffer zone. Areas of floodplain should be retained as part of the strategic green infrastructure. The Flood Map for Surface Water shows a low risk of flooding from surface water in most areas. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows and any potential increase in surface runoff a slight negative impact. The site has increased in size, which has led to more of the northern boundary being adjacent to flood zones 2 and 3. Criteria within the policy seek carbon reduction and air quality improvements, this is required to minimise the overall carbon footprint of the development and ensure the impact of the site on air quality is acceptable, a slight positive effect. One Critical Drainage Area is identified at Cullompton. A Flood Risk Assessment will be required at the planning application stage to determine specific recommendations for mitigation. Taking into account flood risk	-1/?	Criteria within the policy seek mitigation measures through environmental protection and enhancement. Built development is entirely in flood zone 1 and CU3 seeks SUDs to deal with surface water run-off. The policy requires carbon reduction and air quality improvements and will help mitigate the effects of climate change. This will help minimise the overall carbon footprint of the development. A Flood Risk Assessment would be required to determine the impact of the unnamed watercourses. If development avoided areas of flood risk this would mitigate any impact. Policy S11 Cullompton supporting text	+1/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	and climate change an overall minor negative and uncertain effect is considered.		acknowledges the Critical Drainage Area at Cullompton which provides mitigation. Taking into account flood risk and mitigation measures for climate change an overall slight positive effect is considered. Uncertainty remains as the impact of the unnamed watercourse is not yet known.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land. Approximately 70% of the site is located on Grade 1 agricultural land of the highest quality, with the remainder located on Grade 4, poor quality agricultural land. Grade 1 agricultural land in Mid Devon amounts to 32.4 square kilometres, only 3.5% of the district. Given the loss of the highest grade agricultural land, a significant negative effect is considered.	-3		-3
E) Promoting economic growth and employment	Policy provides 21,000 sqm of commercial floorspace reflecting helping to diversify the economy and encourage inward investment. Development of this scale would be a boost to local construction firms and associated trades who would benefit from being able to undertake contract work on the site. Providing	+3		+3

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	employment sites near where to people live would provide the opportunity to reduce out-commuting, levels of which are high within the district. There would therefore be a significant positive impact.			
F) Supporting retail	The policy contains no specific retail proposals although these proposals could form part of the Commercial allocation. Though the high street and supermarket are not within easy walking distance of all parts of the site, it is still anticipated that they would benefit from the custom of the residents from this development. Therefore a positive impact has been assumed.	+2		+2
G) Meeting housing needs	The option would provide for a significant proportion of the housing needs within the district, overall a significant positive impact.	+3		+3
H) Ensuring community health and wellbeing	The option will have an impact on Cullompton Air Quality Management area which will require some mitigation. The existing site allocation for North West Cullompton includes the provision of a road linking Tiverton Road to Willand Road. This, along with delivery of the Town Centre Relief Road, is intended to significantly reduce the amount of traffic in the town centre. This should in turn improve the air quality and town centre vitality (as it would direct traffic away from the high street) and is at the heart of the long term development strategy for Cullompton. The Renewable Energy, Carbon Reduction and Air Quality study	+2	CU5 makes note of carbon reduction and air quality improvements which will help minimise pollution and benefit community health and wellbeing including use of low emission strategies. CU3 makes provision for areas of equipped and laid out public open space including	+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	(2014) reiterates that North West Cullompton alongside East Cullompton are likely to result in the largest change in local air quality as both developments are large in size. Development in Cullompton will increase pollution concentrations as a result of additional traffic using the local road network; however the existing allocation for a Town Centre relief road linking Station Road and Meadow Lane in particularly important for air quality. There is a medical centre located adjacent to the east side of the northern element of the site and a number of rights of way/bridleways run through the site.		children's play, sports pitches and allotments as well as strategic green infrastructure including park land, open space and local nature reserve. The policy also promotes the delivery of community facilities to meet local needs arising and transport provision to ensure appropriate accessibility for all modes. This suggests that opportunities for sustainable forms of travel may arise.	
l) Delivering the necessary infrastructure	The policy requires an agreed phasing strategy to bring forward development and infrastructure in step and retain the overall viability of development. There are potential highway capacity issues around this site which would require enhancements, for example, to M5 J28 before this site is developed. The policy requires masterplanning to take place to ensure that the necessary infrastructure is delivered at a rate to support the additional development without placing unacceptable demands on existing capacity. A road link between Tiverton Road and	+2	CU6 includes an agreed phasing strategy to bring forward development and infrastructure in step and retain the overall viability of development. CU3 includes the provision of Green Infrastructure. CU2 sets out agreed transport provision	+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	Willand Road will be delivered as part of bringing the site forward, whilst the site will contribute towards the cost of the Town Centre Relief Road, a key element of local infrastructure. The Mid Devon Community Infrastructure Evidence Report indicates that there is a pressing need for new primary places in Cullompton. The two schools in the town, St Andrews and Willowbank currently accept more pupils than their planned admission number for the size of school and facilities available there. There are two secondary schools located within this Local Learning Community, including Cullompton Community College which currently has 283 places spare capacity and Uffculme School, which currently admits 113 pupils more than its planned admission number. It will therefore be necessary to expand the secondary schools in the Local Learning community to provide roughly 334 places. Part of the site is close to St. Andrew's Primary School; however the quantum of development will require an additional school to be built to meet identified need. Overall, provision of the necessary infrastructure, is considered a positive impact arising from the policy.		including provision of a network of streets linking to the existing highway network, including a through route suitable for buses linking Tiverton Road to Willand Road; bus enhancements and pedestrian routes. CU4 makes provision for a primary school and contributions towards early years and youth support services. The site is therefore likely to deliver the necessary infrastructure for the site which may also benefit the surrounding community.	

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site and the other possible options in the plan within Cullompton have the potential to impact upon traffic, put pressure on services and facilities. Development could contribute towards

	traffic in the town with consequential impact on air quality within the town centre. Additional primary school capacity will be needed to accommodate the developments. This would be most suitably provided through a new school at the North-West Cullompton site and a new primary school or schools within the East of Cullompton allocation. Additional secondary school capacity will need to be undertaken in consideration of the aspirations of the local schools and communities.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic increase within the town. The estimated development time of the site is approximately 15 years. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will significantly help provide housing for the district. Development would be focussed as an extension to the second town in the district.

Alternative Option CU7-12: East Cullompton Aller Barton Farm and land south of Honiton Road

A site of 181 hectares to the east of Cullompton is proposed for mixed use development, subject to; 2,100 dwellings during the plan period and 500 dwellings post 2033 including, 28% affordable, extra care housing, 5% to be serviced plots for self-build, at least 10 gypsy and traveller pitches, 20,000 square metres mixed commercial floor space during the plan period and 12,000sqm post 2033, 40ha of green infrastructure comprising mixed open space, sports pitches, allotments and natural habitats, new or improved access and egress onto the M5 motorway and pedestrian and cycle links to the town centre, environmental protection, assessment of land contamination, community facilities, carbon reduction and air quality improvements, phasing strategy and masterplanning.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site falls within the 'Lowland Plains' landscape character area which is typified as being an open, low lying flat landscape which is agriculturally prosperous. The site is large and predominately flat towards the south west but undulating at the north eastern extent of the site. The landscape of the surrounding area is also largely flat, offering limited views into the site other than towards the south west where there are views out towards the surrounding countryside and agricultural lands. However, given the scale of the site, there may well be variations in topography. The site encompasses part of Allerwood which is lowland mixed deciduous woodland. Much of this wood has been replanted with larch and the ground flora is of particular interest. There is also a rare species designation: Primrose '*Primula vulgaris'* located within the site. Although the site is largely flat offering limited views and fields are of a low wildlife value, the scale of the site is still considered to have a negative effect to wildlife and biodiversity and therefore, a negative effect is considered. This site has not had the benefit of a landscape and visual appraisal as the other strategic site options have, as such an uncertain effect is also considered.	-2/?	The policy requires 'environmental protection and enhancement' which will help mitigate the impact on this objective however the level of development on the site will have an impact on the character of the area. Policy should set out these measures in detail including the protection and strengthening of trees and other features, maintaining wildlife networks, providing public open space and allotments, strategic landscaping and green infrastructure including park land and open space. Overall a slight negative and uncertain effect given that the site has not had the benefit of a landscape and visual appraisal as other strategic site options	-1/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			have.	
B) Protection and promotion of a quality built and historic environment	There are a number of listed buildings located close by but not within the proposed site boundary. These include the Grade II listed Maddock's Farmhouse, the Grade II listed Aller restaurant and the farm buildings arranged around a farmyard 20m south east of Aller restaurant. The site occupies a significant area within a landscape that has evidence of prehistoric and Roman activity recorded in the County Historic Environmental Record. To the west, recent archaeological work has demonstrated the presence of prehistoric and Roman settlement in and around Cullompton. While no such sites are recorded within the area under consideration (though this may just reflect the absence of any formal archaeological work in this area) the Historic Environment Team would regard, due to the area of the proposed allocation and the known prehistoric and Roman activity in the wider landscape, that there is potential for the site to contain archaeological deposits associated with the known prehistoric and Roman activity in the vicinity. The Historic Environment Team would therefore advise the results of an appropriate programme of archaeological work to allow the archaeological potential of the site to be understood along with the impact of any development upon the heritage assets in the site. This would be in accordance with Local and National policy on planning and the	-3/?	Policy should seek detailed archaeological investigation and measures to record and protect archaeological interest. Overall a neutral effect, although this remains uncertain as the effects will depend on the results of the investigation. The policy requires a public masterplanning exercise to be undertaken before any planning application is made to ensure the quality of the final design of the development. The adopted masterplan will help to minimise the impact on the built and historic environment through good design. However given the separation of the site from existing development to	-2/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	historic environment. There is potential for minor negative impacts on heritage until more information is known. Given the potential impact on archaeological potential, a slight negative and uncertain effect is considered. The site option itself is divorced from existing development. The separation of the site from the existing development to the west raises concerns about how well the final design could integrate the existing and proposed development. Furthermore the shape of the proposed site would be an illogical and unusual extension to the built environment. Overall a significant negative effect when combined with the possible impact on archaeological potential, although the archaeological element is uncertain.		the west, and the unusual shape of the development forming an illogical extension to the built environment it is considered that limited mitigation can be provided to ensure the final design is integrated with existing development, therefore overall an overall negative although uncertain effect remains.	
C) Mitigating the effects of climate change	Significant areas to the west of the site are within Flood zones 2 and 3. An array of ordinary watercourses passes through the site, some of which have been culverted. There are significant areas of surface water flooding risk across the site, particularly concentrated around all watercourses. These include concentrated areas of surface water flood risk to the north of Allerwood, extending to the west and along the north-west boundary of the site and high risk regions particularly prevalent to the north-west. There have been two historical fluvial flooding incidents close to the site, just outside of the northerly and southerly boundaries. Reference should be made to Devon	-3/?	Criteria within the policy seek mitigation measures through retention of land in the floodplain as informal amenity open space. The policy requires carbon reduction and air quality improvements and will help mitigate the effects of climate change. Policy S11 Cullompton supporting text acknowledges the Critical	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	County Council's draft SuDS Design Guidance. Surface water from this development will be managed in a way which provides benefits to water quantity, water quality, public amenity and biodiversity. This site will also have an impact on the Cullompton Air Quality Management Area. Given the historical fluvial flooding incidents close to the site and the potential impacts on the Cullompton Air Quality Management Area and the uncertainty associated with the effects of the ordinary watercourses present within the site, a significant negative and uncertain effect is considered.		Drainage Area at Cullompton which provides mitigation. Taking into account flood risk and mitigation measure for climate change an overall neutral effect is considered but this remains uncertain given that the potential effects of the ordinary watercourses remain unknown.	
D) Safeguarding and minimising resource use	Development option is located on grade 3 greenfield land. Given the significant loss of grade 3 agricultural land, a negative effect is considered.	-2		-2
E) Promoting economic growth and employment	There are a number of farms which could be incorporated into the site, or replaced with other employment units as part of a mixed use approach for the whole site. The policy seeks the provision of 20,000 square metres of mixed commercial floor space during the plan period and 12,000 sqm post 2033, bringing with it a large number of jobs into the town. Development of this scale would be a boost to local construction firms and associated trades who would benefit from being able to undertake contract work on the site. There would be a significant positive impact.	+3		+3

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
F) Supporting retail	The scale of residential development in this location near to the town centre is considered a slight positive effect for town centre viability. As the percentage of retail within the sites commercial element is uncertain, an unknown is also considered.	+1/?	Criteria in the policy state that this is subject to impact assessment which demonstrates no adverse impacts on existing retail uses within Cullompton Town Centre, an overall slight positive effect. An unknown is recorded until the retail impact has been assessed.	+1/?
G) Meeting housing needs	Option will provide for a significant proportion of new dwellings during the plan period including an affordable housing contribution towards future housing need, a significant positive effect. The mix of dwellings to be achieved on the site will be tailored to achieve the appropriate balance and will provide gypsy and traveller sites, extra care housing and service plots for self-build. Given the site is of such a scale to generate a critical mass of self-sustaining development and the option significantly contributes towards housing development an overall significant positive effect is considered.	+3		+3
H) Ensuring community health and	The site is located some distance from the town centre and remote from Cullompton town services/facilities. Option will contribute towards light and noise pollution, a slight negative	-3	Policy should make note of carbon reduction and air quality improvements which	-1/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
wellbeing	effect. The Renewable Energy, Carbon Reduction and Air Quality Study (2014) reiterates that North West Cullompton alongside East Cullompton are likely to result in the largest change in local air quality as both developments are large in size. Development in Cullompton will increase pollution concentrations as a result of additional traffic using the local road network; however the existing allocation for a Town Centre relief road linking Station Road and Meadow Land is particularly important for air quality. In balancing the distance of the development from the town centre, the lack of services and the corresponding light, noise and air pollution, an overall significant negative effect is considered.		will help minimise pollution and benefit community health and wellbeing. CU9 makes provision for areas of equipped and laid out public open space including children's play, sports pitches and allotments as well as strategic green infrastructure including park land, open space and local nature reserve. Criteria within the policy seek provision of a dedicated pedestrian and cycle route to the town centre. The policy also promotes the delivery of community facilities to meet local needs arising and transport provision to ensure appropriate accessibility for all modes. This suggests that opportunities for sustainable forms of travel may arise.	

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			However given the unusual shape of the site and separation from existing development with access to Honiton Road only to the east of the site, the provision of accessible forms to travel may not easily be provided. An overall slight negative and uncertain effect.	
I) Delivering the necessary infrastructure	The policy will require an agreed phasing strategy to bring forward development and infrastructure in step and retain the overall viability of development. There are potential highway capacity issues around this site which would require enhancements, for example, to M5 J28 before this site is developed. A development in this location and of the size proposed would have significant implications for the operation of J28 and the M5 mainline. The junction already operates at capacity at times with queues on the off-slips extending back onto the M5 mainline. Consideration would also have to be given to the ability of the M5 mainline to accommodate the forecast traffic flows and measures identified, if necessary, to ensure that demand for traffic movements along the M5 remains within the	-3	The policy will include a phasing strategy to bring forward development and infrastructure in step and retain the overall viability of development. The policy will include the provision of Green Infrastructure. CU8 sets out agreed transport provision including; Provision of mitigation measures to ensure only acceptable impacts occur to J28 of the M5 as a result of	+2/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	capacity of the mainline to accommodate it. The site is of a sufficient scale for infrastructure improvements to be necessary within and outside of the site. Criteria within the policy will seek transport provision to ensure appropriate accessibility for all modes, improvements to Junction 28 of the M5 motorway and provision of a dedicated pedestrian and cycle route to the town centre. Given the capacity limitations for junction 28 of the M5; traffic implications for the Honiton Road and lead in time for delivery of a large urban extension against proposed mitigation measures a significant negative effect is considered until appropriate studies / modelling work can confirm that access can be achieved and suitable junctions designed. The size of the development would also need considerable planning and design works and criteria within the policy should seek a phasing strategy and public masterplanning exercise. The unusual shape of the proposed site would result in access from the main Honiton Road only available to the East of the site, the furthest area of the site to existing development to the West. The primary schools will have limited spare capacity to support future development and are on constrained sites and not easily expanded. A development of this scale is likely to generate approximately 1200 primary age pupils, requiring the provision of new primary provision within the development site. Potentially,		traffic generated from the site; Provision of appropriate highway improvements on roads around the development to ensure an unacceptable traffic impacts are mitigated; Provision of a network of streets linking to the existing highway network, and appropriate mitigation to reduce impacts on the existing road network such as Honiton Road; Sustainable modes of transport are also supported. The policy should make provision for a primary school and contributions towards secondary school places. The site is therefore likely to deliver the necessary infrastructure for the site which may also benefit the surrounding community.	

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	this would require two sites of between 2.ha and 2.9ha each (including nursery provision). The secondary school is at capacity and will need to be expanded to support increased children in an around the area. Overall a significant negative effect.		However this is uncertain given the unusual shape of the site only allowing access from the east of the site which calls into question how well the site will be integrated with existing infrastructure.	

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon the traffic, put pressure on services and facilities and the current provision of infrastructure should be mitigated by the policy and supplementary policies which are promoted in the supporting text. Development could contribute towards traffic in the town with consequential impact on air quality within the town centre and capacity issues at Junction 28 of the M5 however the policy will require mitigation for these impacts. Overall the development of this site will help meet the housing needs of Cullompton and the district as a whole. Additional primary school capacity will be needed to accommodate the developments. This would be most suitably provided through a new primary school at the North-West Cullompton site and a new primary school or schools providing within the East of Cullompton allocation. Additional secondary school capacity will need to be undertaken in consideration of the aspirations of the local schools and communities. The Renewable Energy, Carbon Reduction and Air Quality study (2014) recognises benefits with locating strategic development within a single location in carbon reduction terms.
Temporary/permanent effects: Timescale: Short	Development will occur during the later period of the plan, and then will continue

(1-5 years), Medium (6-15 years), Long (15+ years)	throughout the remaining lifetime, (therefore likely to only be taking place in the long-term). Once developed, the effects will be permanent.
Spatial extent: (District wide/local)	The policy set seeks to meet the development needs of the whole district.

Alternative Option CU21: Land at Colebrook, larger site 19.3ha 400 dwellings

A site of 19.3 ha is proposed for residential development, subject to; 400 dwellings. The development shall not commence until the Town Centre relief road has been provided, upgrading of Colebrook Lane to accommodate additional traffic and two points of access from Siskins Chase, green infrastructure and retention of the land in the flood plain for open space, environmental measures, archaeological investigation, transport assessment and air quality improvements.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The central band of the site falls within the 'Sparsely settled farmed valley floors' landscape character area. This area is typified by the presence of rivers or streams and related flat or gently sloping valley bottoms within the low lying areas of the district. The north and south portions of the site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. The site is reasonably enclosed to Colebrook Lane and is part of a rolling landscape. There is limited wider landscape impact, but a more localised impact if the site is developed. Given the scale of development a negative effect is considered.	-2	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan Review would provide some mitigation. Criteria within the policy seek measures to protect and strengthen environmental features which contribute towards the character and biodiversity of the surrounding countryside and mitigation through the provision of green infrastructure including the	-1

			protection of amenity local space. Given the above mitigation measures, but the potential impacts on landscape, a slight negative effect is considered.	
B) Protection and promotion of a quality built and historic environment	The site occupies a large area in a landscape with evidence of prehistoric and Roman activity in the vicinity. Any planning application for development here will need to be supported by the results of an appropriate level of archaeological works to allow the significance of the heritage asset to be understood along with the impact of the development upon it. An overall slight negative and uncertain effect is considered.	-1/?	Criteria within the policy seek mitigation through archaeological mitigation.	0/?
C) Mitigating the effects of climate change	Kia Ora Farm and fishing lakes to the west of the site. The Cole Brook runs from the east circling the bottom half of the site, and then parallel to boundary (on south east side). Approximately 1.6 ha of the site lies within Flood Zone 2 & 3 and 1 ha of the site lies within the functional floodplain. The remainder of the site (16.7ha) lies within Flood Zone 1. One Critical Drainage Area is identified at Cullompton. A Flood Risk Assessment will be required at the planning application stage to determine specific recommendations for mitigation. However, Cullompton is well served by a local and wider bus service which could help reduce car travel and therefore carbon emissions. Taking into account flood risk but the provision of a regular bus service an overall negative effect is considered.	-2	Criteria within the policy seek mitigation measures through retention of land in the floodplain as informal amenity open space. A policy requirement in the Local Plan Review seeks mitigation through the provision of Sustainable Urban Drainage Systems to deal with surface water run-off and arrangements for future	+1

			maintenance. Policy S11 Cullompton supporting text acknowledges the Critical Drainage Area at Cullompton and provides mitigation. Criteria within the policy seek carbon reduction and air quality improvements, this is required to minimise the overall carbon footprint of the development and ensure the impact of the site on air quality is acceptable, a slight positive effect.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land which would be lost if this site is developed. Policy would result in the loss of 0.2 ha of grade 1 excellent quality agricultural land, 14.8 ha of grade 2 very good quality agricultural land and 4.3ha of good to moderate quality agricultural land. Overall a negative effect is considered.	-2		-2
E) Promoting economic growth and employment	Site does not result in a loss or gain of employment land. Development of this scale may be a boost to local construction firms and associated trades who would benefit from being able to undertake contract work on the site. There would therefore be some positive impact.	+1		+1
F) Supporting	Option is located some distance from the town centre. The policy	+2		+2

retail	contains no retail proposals, however the high street could benefit from the custom of the residents from this development. Given the scale of development within a town, a positive effect is considered.			
G) Meeting housing needs	Option provides for 400 new dwellings of which 28% should be affordable a contribution towards future housing need, a significant positive effect.	+3		+3
H) Ensuring community health and wellbeing	Cullompton is a designated town under policy S11; it has numerous services as outlined in S11 and is considered appropriate for development. The site is located some distance from the town centre. The option will have some impact on Cullompton Air Quality Management area which will require some mitigation. The option could contribute towards light and noise pollution, a slight negative effect. The site includes 1.1ha of informal open space, allowing opportunities for outdoor play. Balancing all factors, a slight negative impact is considered overall.	-1	Criteria in the policy require the implementation of a Transport Plan and other measures to minimise carbon footprints and air quality impacts. Policy S11 seeks to continue providing measures to support the implementation of the Cullompton Air Quality Action Plan including new highways links to relieve the town centre and enhance walking and cycling opportunities around the town. Overall, a neutral effect is considered.	0

I) Delivering the necessary infrastructure	The width of Colebrook Lane from Swallow Way may present difficulties with access and would need to be substantially upgraded. Development in this location would increase traffic on Tiverton Road, so would not be permissible until a new link road linking Tiverton Road to Willand Road has been provided under Policy CU1. The requirements for a transport assessment are an uncertain effect. The Mid Devon Community Infrastructure Evidence Report indicates that there is a pressing need for new primary places in Cullompton. The two schools in the town, St Andrews and Willowbank currently accept more pupils than their planned admission number for the size of the school and facilities available there. There are two secondary schools located within this Local Learning Community, including Cullompton Community College which currently has 283 places spare capacity and Uffculme School, which currently admits 113 pupils more than its planned admission number. It will therefore be necessary to expand the secondary schools in the Local Learning community.	-2	Some mitigation may be provided through seeking appropriate access points and ensuring development does not take place until the Town Centre Relief Road has been required however given the scale of this scenario, the full allocation would be significant enough to affect the wider local road network and therefore a negative effect is considered.	-2

Secondary/cumulative/synergistic effects:	The cumulative impact of the development of this site has the potential to impact upon traffic congestion and associated air quality issues. Development of the site in combination with other development in the local area could cumulatively lead to overcapacity issues in the local schools however other policies in the plan propose additional primary schools within Cullompton.
Temporary/permanent effects :Timescale: Short	Within the short term, construction traffic associated with the development may

(1-5 years), Medium (6-15 years), Long (15+ years)	exacerbate traffic problems in Cullompton however the site will only come forward following the completion of the North West Cullompton through route linking Tiverton Road to Willand Road. Once completed the development will be permanent.
Spatial extent: (District wide/local)	This site option will help meet housing needs.

Alternative Option New Site Cullompton – Tiverton Road

Land with a gross site area of 0.54 ha at Tiverton Road, Cullompton is proposed for 16 dwellings.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site falls within the 'main cities and towns' and the 'lower rolling farmed and settled valley slopes' landscape character areas. Development of the site is unlikely to have any negative impact on biodiversity. The site is located within the existing settlement limit for Cullompton and is screened by surrounding development and therefore there is likely to be no impact on landscape character. Overall a neutral effect.	0	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan Review could potentially provide an improvement given that the site is currently a brownfield site. Therefore, a slight positive effect is considered.	+1
B) Protection and promotion of a quality built and historic environment	There are no listed buildings located in close proximity. This proposed development site lies to the west of an area where previous archaeological work has exposed evidence of Neolithic activity as well as Iron Age and Romano-British activity. Similar heritage assets are likely to extend into the area under consideration here. An overall slight negative and uncertain effect is considered.	-1/?	If the policy requires archaeological investigations and appropriate mitigation measures, overall a neutral effect although this remains uncertain as the impact will depend on the results of the	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			investigation.	
C) Mitigating the effects of climate change	The site falls within the Cullompton Critical Drainage Area as defined by the Environment although it is also in the lowest flood risk zone 1. There could be risk of additional development here increasing the risk of flood risk. Overall a negative effect is considered.	-2	A policy requirement in the Local Plan Review seeks the provision of a sustainable urban drainage scheme to deal with all surface water from the development. Policy S11 Cullompton supporting text acknowledges the Critical Drainage Area at Cullompton which provides mitigation, overall a neutral effect is considered given the mitigation.	0
D) Safeguarding and minimising resource use	This site is located on previously developed land. A positive effect.	+2		+2
E) Promoting economic growth and employment	No impact	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
F) Supporting retail	No impact	0		0
G) Meeting housing needs	Option provides for 16 new dwellings contributing towards future housing needs, a slight positive effect.	+1		+1
H) Ensuring community health and wellbeing	Development of the site would result in the loss of a Place of Public Worship. There could be an impact on Cullompton Air Quality Management Area which will require some mitigation. Considering the loss of community facility and the potential impact on air quality, overall a significant negative effect is considered.	-3	If mitigation is provided for air quality impacts in the policy. If relocation of the local community facility is provided a neutral effect is considered, however this is uncertain as although the promoter suggests the redevelopment would not result in the loss of a local community facility as a new better site is preferable in a better location for congregation, the promoter has not given sufficient detail to be certain of this provision. As such a neutral although uncertain effect is considered.	0/?
I) Delivering the	The site is within St Andrews' designated area. This school has no	0/?		0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
necessary infrastructure	spare capacity and is on a constrained site, limiting potential for expansion. The site is adjacent to a large development site, which would include a primary school. Primary school capacity for this site is likely to be available within the proposed primary school. Cullompton Community College currently has some spare capacity and could be expanded if additional land is secured. The site has two clear potential access routes, one adjacent to the substation and one coming through Olympian Way. Given that there are two suitable access options and that there is likely to be capacity within the new proposed primary school a neutral and uncertain effect is considered as there are various elements to school capacity that are unknown e.g. provision of new primary school on adjacent site, in-sync with the development proposed on this site.			

Secondary/cumulative/synergistic effects:	The cumulative impact of the development of this site has the potential to impact upon traffic congestion and associated air quality issues. Development of the site in combination with other development in the local area could cumulatively lead to overcapacity issues in the local schools however new primary schools are proposed within other allocations for Cullompton.
Temporary/permanent effects :Timescale: Short (1-5 years), Medium (6-15 years), Long (15+ years)	Within the short term, construction traffic associated with the development may exacerbate traffic problems in Cullompton. Once completed the development will be permanent.

Spatial extent: (District wide/local)	This site option will help meet housing needs.

Land at Junction 27

Additional Appraisals for Land at Junction 17

Preferred Option J27 – Policy J27 – Land at Junction 27 of the M5 Motorway: 71ha mixed commercial floorspace

A site of 71 hectares between M5 Junction 27 and Willand is allocated for mixed commercial floorspace including a travel hub, agronomy visitor centre, outdoor adventure zone and outlet shopping village. The policy includes transport provision, environmental protection, a comprehensive phasing programme and public master planning exercise.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	There are some important trees to the north of the site and in close proximity to a number of TPOs. The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. Development of this scale would have a significant impact on existing landscape character, altering the rural quality of the entrance into Mid Devon from the M5 and the rural character around Willand and Sampford Peverell. Landscape sensitivity is higher, primarily because of the lack of a relationship with an existing settlement, and the change to landscape character that would arise as a result. There are views available into the site from the west, as far as the canal in Sampford Peverell, whereas some parts feel isolated, with reduced visibility –	-3/?	The policy requires environmental protection and enhancement including noise mitigation. Furthermore Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan Review provide mitigation for both the impact on the landscape and the natural environment. The policy requires mitigation measures for the Culm	-1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	though some parts are visible from the motorway. There are differences in character/visibility between the north and south, the north being more open and plainly visible, the south less so. The landscape appraisal for this site noted that employment development would potentially be more damaging from residential development owing to the larger scale buildings and infrastructure needed. A Phase I habitat survey for the northern commercial element of the site (Devon Biodiversity Records Centre, June 2014) was undertaken. The site includes a variety of habitat types including Biodiversity Action Plan habitats. The mature trees and hedgerows within the site were also identified as important for biodiversity. Natural England expressed the potential for the proposed leisure and retail development at J27 to impact on the Culm Grasslands SAC due to traffic impacting the air quality. Further information regarding traffic assessments and any consequential air quality assessment on the effects on this SAC will have to be undertaken to rule out any effect. Given the scale of development, impact on the landscape, biodiversity and potential impact on the Culm Grasslands SAC, overall a significant negative impact is considered although this remains uncertain.		Grasslands SAC where appropriate and the allocation will be subject to comprehensive masterplanning. Given the scale of development some landscape and biodiversity impact is likely to remain however mitigation provided helps to minimise the impact. The area considered is less than that appraised in the Proposed Submission SA and the proposal now considers mitigation if there is an impact on the Culm Grasslands SA, as such overall a slight negative effect is considered.	
B) Protection and promotion of	Since the Proposed Submission SA, a Historic Environment Appraisal (HEA) has been carried out including an assessment of the J27 policy in the modifications document and this SA has been updated to	-2/?	The policy requires high quality development as part of the allocation. The policy also	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
a quality built and historic environment	reflect this latest assessment. The HEA identified that there are listed buildings close to the site and there may be some impact the immediate settings of these buildings. To some degree there will be an impact on the registered park and garden at Bridwell which is set on rising land to the east. To a limited degree the landscape settings of Sampford Peverell conservation area and the Grand Western Canal conservation area will also be affected. There is some uncertainty in the exact impact of the allocation given this will be dependent on site layouts, density, scale and design of buildings. This site occupies a substantial area within a landscape that has evidence of prehistoric and Roman activity, overall a negative and uncertain effect.		requires comprehensive masterplanning including at least two stages of public consultation and adoption of the masterplan as a Supplementary Planning Document before any planning application for any part of the site is determined. The HEA identifies opportunities to offset the visual impacts on the settings of various heritage assets. These opportunities are likely to be explored in detail as part of the masterplan which will provide mitigation. The potential archaeological impact at this stage could also be explored along with mitigation. As such a neutral effect is considered however this remains uncertain given the masterplan is not yet	

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			adopted.	
C) Mitigating the effects of climate change	The site contains a number of small streams but is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site may also have some residual flood risk from the Grand Western Canal or Wimbleball Reservoir. The site could also contribute to surface water run off without appropriate mitigation measures. Given the scale of development carbon emissions could be high. Overall a significant negative effect and uncertain effect is considered given the potential but unknown impact of the small streams, the potential contribution to surface water run off and increased carbon emissions. Trips to the allocation are not all considered new journeys with the Mid Devon Tourism Study 2014 identifying a large volume of tourists who pass through Mid Devon on route to other destination. Furthermore, the proposal is for a niche market currently poorly provided for in the South West, arguably this proposal will reduce trip lengths of those currently seeking these services.	-2/?	A policy requirement in the Local Plan Review seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. A flood risk assessment will be required as even though the site is in flood zone 1 it is over 1ha which will determine the impact of the small steams. The proposal promotes an electric car hub and provision of transport improvement to ensure appropriate accessibility for all mods including pedestrian and cycling links across the motorway to Tiverton Parkway Railway Station. The Mid Devon Tourism Study 2014	-1/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			identifies a large volume of tourists who pass through Mid Devon on route to other destination. Trips to the allocation are not all considered new journeys with some of those who would previously pass through Mid Devon anticipated to stop at this destination. Overall a slight negative effect is considered although this remains uncertain.	
D) Safeguarding and minimising resource use	Part of Junction 27 borders the Mineral Consultation Area for Hillhead Quarry. Since the Proposed Submission Sustainability Appraisal, given the smaller site area and updated Devon County Council Minerals Plan (proposed for adoption) it is considered the development of the site will not constrain future working of the remaining permitted reserves within Hillhead Quarry. The site is located on mainly greenfield land with a small portion on brownfield land. The majority of the site is Grade 3 good / moderate quality land with a small section of the site to the west of the M5 grade 4 poor quality land. Given the scale of the development, on Grade 3 agricultural land a	-2		-2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	negative effect is considered.			
E) Promoting economic growth and employment	This option provides a site of 71 ha of commercial floorspace helping to diversify the economy and encourage inward investment, a significant positive effect. The policy states the allocation is for a major high quality regional tourism, leisure and retail attraction. Development in this location and at this scale has the potential to bring major inward investment and job creation for Mid Devon and the wider region.	+3		+3
F) Supporting retail	The option will deliver a 6ha designer outlet shopping centre, which will include up to 14,000 square metres of controlled comparison goods and up to 2,000 square metres of A3 uses. Since the Proposed Submission Sustainability Appraisal a number of town centre uses have been withdrawn from the earlier promoted schemes and a retail impact assessment has been used to determine the impact. This included an assessment of 14 towns and city centres including those outside of Mid Devon District and concluded that all centres would continue to achieve higher future trading turnovers than at the assessment year. The study also sets out how designer outlet villages differ from that in town centres and how they can be controlled by planning. Given the changes proposed to the policy and the findings of the retail impact assessment, the proposal significantly enhances the retail offer of the district a significant positive impact is considered.	+3	Limitations and controls provided in the policy have been provided since the previous assessment of this site. A retail impact assessment has also determined that all centres would continue to achieve higher future trading turnovers than at the assessment year. As such a significant positive impact is considered.	+3

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
G) Meeting housing needs	No additional housing is provided within the site. The Local Plan will provide for the additional housing required in response to the employment opportunity provided by this allocation. Please see Secondary/cumulative/synergistic effects below for additional information. In assessing this site and in considering that the housing needs will be met by the Local Plan a neutral effect is considered.	0		0
H) Ensuring community health and wellbeing	The proposal differs from that assessed in the Proposed Submission Sustainability Appraisal in which it meets a regional need and not an alternative for the housing and commercial needs of the towns as such the findings of this SA differs from that of the proposed submission version. The proposal will provide some benefit to existing and future communities in which it provides leisure and retail opportunities overall a slight positive effect is considered.	+1		+1
I) Delivering the necessary infrastructure	Further assessment work is needed to identify the transport impact, sustainable transport options and strategic infrastructure requirements an uncertain effect. Essential service infrastructure including; water supply, sewage works capacity, gas and electricity will need to be determined as deliverable. Overall a negative and uncertain effect is considered.	-2/?	The policy seeks the provision of supporting access roads, parking, infrastructure and landscaping of 43ha. It requires transport improvements to ensure appropriate accessibility for all modes, including new or improved access and egress onto the M5 motorway and pedestrian and	+2/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			cycling links across the motorway to Tiverton Parkway Railway Station. The proposal also incorporates an electric car hub. Furthermore comprehensive masterplanning is required by policy will provide greater detail on delivering the necessary infrastructure. The policy also requires environmental protection and enhancement with the supporting text referencing the provision of green infrastructure. Overall a positive effect is considered, the uncertainty remains as the detail of providing the necessary infrastructure will be considered at the masterplanning and planning application stage.	

Secondary/cumulative/synergistic effects:	A secondary effect of developing major high quality regional tourism, leisure and retail attraction at Junction 27 is the need for additional housing sites in response to the additional commercial development. This is provided for through the proposed allocation of Blundells School, Tiverton and Higher Town, Sampford Peverell. There will be a cumulative impact of traffic on the surrounding road network. The policy requires transport improvements to ensure appropriate accessibility for all modes. A Habitat Regulations Assessment of the Mid Devon Local Plan Review including Junction 27 has been undertaken which concludes that the J27 site allocation, alone or in combination with the Local Plan proposals, will not have an adverse effect on the integrity of the Culm Grasslands SAC.
Temporary/permanent effects :Timescale: Short (1-5 years), Medium (6-15 years), Long (15+ years)	Development will occur throughout the lifetime of the plan and the effect should be considered permanent.
Spatial extent: (District wide/local)	The policy set seeks to meet the employment needs of the District and wider region.

Rural Areas

Additional Appraisals for Bampton allocations

Preferred Option Bampton – Former School, School Close

Land with a gross site area of 0.7 (ha) at the Former School, School Road, Bampton is proposed for 26 residential dwellings with 38% affordable housing.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site falls within the 'River valley slopes and combes' landscape character area, which is defined as having steep, often wooded sides. An oak tree that sits within the boundary of the site should be retained. There are views over the town to the north and east, hedges and trees along Ball Hill mark the skyline to the south of the site. Wildlife corridors can be established through the site and the adjacent old school to enhance biodiversity. An ecological survey in 2009, note that dormice are known to be present in this part of Devon, rabbit tracks have been found but no badgers. Given the potential impacts on local wildlife, a slight negative effect is considered.	-1	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan Review provides some mitigation. An overall neutral effect is considered.	0
B) Protection and promotion of a quality built and	The development site is not within or near the Bampton Conservation Area and development will not impact upon any Listed Buildings, a neutral effect.	0		0

historic environment				
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures. Bampton has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around surface water runoff but the benefit of a bus service on balance a neutral effect is considered.	0	A policy requirement in the Local Plan review seeks the provision of a sustainable urban drainage scheme to deal with all surface water from the development. Given the mitigation of surface water runoff and flood risk a slight positive effect is considered as there is the benefit of a bus service.	+1
D) Safeguarding and minimising resource use	This is a Greenfield site currently used as pastureland. Approximately a fifth of the site is Grade 3 good / moderate quality agricultural land and the remainder is Grade 4 poor quality agricultural land. Although the loss would be mainly poor quality agricultural land there would be some grade 3 agricultural land loss an overall slight negative effect is considered.	-1		-1
E) Promoting economic growth and employment	Site option does not result in the loss or gain of employment land, a neutral effect.	0		0
F) Supporting retail	The policy contains no retail proposals; a neutral effect is considered.	0		0

G) Meeting housing needs	Option provides for 26 new dwellings a contribution towards future housing need, a positive effect.	+2		+2
H) Ensuring community health and wellbeing	Bampton is a designated village under policy S13 of the Local Plan Review and is considered appropriate for limited development. Bampton has a reasonable range of services and frequent bus services. The school is adjacent the site enabling public to walk, new development supported by existing services Overall a neutral effect is considered.	0		0
I) Delivering the necessary infrastructure	The site would gain vehicular access via West Street which on its approach to the site is narrow and has no pedestrian facilities. It may be possible to provide a footway/cycleway access between the site and School Close passing though the adjacent old school site. The feasibility of the carriageway link to the adjacent site has been considered and is acceptable, a positive effect. Primary school has recently been expanded to support increased numbers in area and existing consents. Given site access is achievable and recent expansion of school a neutral effect is considered.	0		0

Secondary/cumulative/synergistic effects:	The cumulative impact of the development of this site has the potential to impact upon traffic congestion.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within Bampton. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the employment needs of Bampton.

Additional Appraisals for Cheriton Fitzpaine allocations

Alternative Option OCF2: Cheriton Fitzpaine Landboat Farm – Amended SA commentary and scoring

Land with a gross site area of 1.91 (ha) at Landboat Farm, Cheriton Fitzpaine is proposed for 55 dwellings.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	There are several mature trees, mainly horse chestnuts, within the site. The site is classed as being within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is defined as being predominantly open, rolling countryside (and further characterised by a tightly rolling, medium to small scale landform). Upon a further site assessment undertaken in response to a representation at the Proposed Submission stage it has been concluded that the existing development forms a backdrop of the site and therefore a neutral effect is considered in terms of landscape impact. A slight negative impact remains as there may be an impact on the mature trees within the site.	-1	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan Review provide mitigation for the natural environment and a neutral effect is considered.	0
B) Protection and promotion of a quality built and historic environment	There are no listed buildings although there are some undesignated older (C19) farm buildings sited within the site and which may be worthy of retention as local heritage assets. As the buildings at this time are not designated as heritage assets they do not at this time hinder the score of the objective of this site, however if the buildings are to be assessed as heritage assets in future the SA will be amended to reflect this. In response to a representation made at the Proposed	+1		+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	Submission stage a further site assessment was undertaken and it is agreed that the development of the site would impact the connectivity between White Cross and the village resulting in a slight positive score overall.			
C) Mitigating the effects of climate change	A stream runs along the southern part of the site. The southwest of the site is within flood zone 2 and 3 (17%) with the remaining (83%) in flood zone 1. The site could contribute to surface water run off without appropriate mitigation measures. Overall a negative effect is considered. Cheriton Fitzpane has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around flooding but the benefit of a bus service, on balance a slight negative effect is considered. This remains uncertain as the impact of the stream is unknown.	-1/?	A policy requirement in the Local Plan Review seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. If development avoided areas in flood zone 2 and 3 and a flood risk assessment is undertaken to determine the impact of the stream that runs through the centre of the southern part of the site a neutral effect is considered. Given the mitigation of flood risk a slight positive effect is considered as there is the benefit of a bus	+1/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			service. This remains uncertain as the impact of the stream is unknown.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land. Site is located on Grade 3 good / moderate agricultural land with some of the site forming agricultural buildings. Given the relatively small size of the site a slight negative impact is considered.	-1		-1
E) Promoting economic growth and employment	In the south western part of the site, there is a group of buildings which are modern, open agricultural storage buildings and other storage facilities. Also contained within the site are a group of three traditional stone barns which link together to form a central yard. In response to a representation made at the Proposed Submission stage a further site assessment was undertaken and it is agreed that the buildings identified above are vacant with no evidence of recent use, therefore there would be no loss of employment land and the pre-mitigation score is proposed to be amended to 0.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 55 new dwellings a contribution towards future housing need, a positive effect.	+2		+2
H) Ensuring	Cheriton Fitzpaine is a designated village under policy S13, it has the	0	Retention of the land used for	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
community health and wellbeing	three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect. Some of the land (the strip to the south of Cherry Meadow) already forms some form of informal recreational use with at least one resident having an opening from private gardens onto this land. Under previous planning policy this piece of land was designated as 'Important land for sport and recreation'. In response to a representation made at the Proposed Submission stage it is recognised that development of this site would link the village with White Cross and as such could improve both the built environment and community health and wellbeing. Given the provision of services and facilities, and potential for improvement of community cohesion but potential loss of some important although undesignated recreational land, a neutral effect is considered.		informal recreation and the benefit of improving community cohesion through the development of this site would result in a slight positive effect overall.	
l) Delivering the necessary infrastructure	Access into the site is via a farm track, formed within the past 10 years located approx. mid way along its northern boundary and with a large visibility splay with the Class lll road, and has new Devon banks either side; this access has replaced the original farm access road along the western edge, which has been partially blocked at its egress onto the Class lll road to only now allow for direct pedestrian access on this side. The local highway network of narrow roads has restrictive alignments and the existing access has inadequate visibility however an adequate access is considered achievable. In response to a	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	representation made at the Proposed Submission stage a further site visit was undertaken which identified that an access could be accommodated without significant works. There is existing capacity in the local schools to accommodate development from this individual site. Overall a neutral effect is considered.			

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Cheriton Fitzpaine. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing needs.

Alternative Option New Site Cheriton Fitzpaine – Bramble Orchard

Land with a gross site area of 2.44ha at Bramble Orchard, Cheriton Fitzpaine is proposed for 58 dwellings.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural	This site lies outside of the existing settlement boundary of Cheriton Fitzpaine. The site falls within the 'Lower rolling farmed	-2	Policy S9 'Environment' and DM1 'High Quality Design' in	-2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
environment	and settled valley' landscape character areas which is typified as having a gently rolling and strongly undulating landscape which is intensively farmed. The landscape is undulating, with the higher parts more sensitive to change and development. The site is located at the top of a hill and would therefore be highly sensitive to development. There are no European wildlife sites or SSSIs located in close proximity to the site and there are no designations located within the site itself. However, the site borders Arthur's Wood which is probably a priority habitat. Given that the site is located outside of the existing settlement limit, and would have a significant negative impact on landscape character, a negative effect is considered.		the Local Plan Review would provide some mitigation. Overall a negative effect remains as the development is located outside of the existing settlement limit and would negatively impact landscape character.	
B) Protection and promotion of a quality built and historic environment	There are no listed buildings located in close proximity. Additionally, based on the information available to the Historic Environmental Record to date it is unlikely that any development will have an impact upon any heritage assets with archaeological interest. However the separation of the site from the main element of the village raises concerns about how well the final design could integrate the existing and proposed development, overall a slight negative effect is considered.	-1	Design could help provide some mitigation in integrating the development with the existing settlement, however due to the divorced nature of the site with the main settlement a slight negative effect would remain.	-1
C) Mitigating the effects of climate	There are no flood risk issues within the site boundary to be aware of. Cheriton Fitzpaine has access to a bus service which could help reduce car travel and therefore carbon emissions.	+1		+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
change	Overall a slight positive effect is considered.			
D) Safeguarding and minimising resource use	Development is located on a greenfield site which is grade 3 good / moderate agricultural land. Given the size and agricultural quality of the site, a slight negative effect is considered.	-1		-1
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No Impact.	0		0
G) Meeting housing needs	Option provides for 58 new dwellings contributing towards future housing needs, a positive effect.	+2		+2
H) Ensuring community health and wellbeing	Cheriton Fitzpaine is a designated village under policy S13 and is considered suitable for limited development. The site is divorced from the settlement which may affect community cohesion, a slight negative effect.	-1	A slight negative effect would remain as the site is divorced from the settlement.	-1
I) Delivering the necessary infrastructure	Cheriton Fitzpaine primary school has the capacity to expand through the provision of an additional classroom. The school is located on the edge of the village, so would need to consider whether a safe walking route to the school can be provided. The site is very remote from Cheriton Fitzpaine and would be reliant	-2	Policy S8 could provide some mitigation by setting out that developers would be expected to contribute to, or bear the full cost of new or improved	-2/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	on private motor vehicles as there are no footways and no lighting. There are also concerns relating to the topography of the site and road widths which result in a poor forward visibility from the site. Overall a negative effect is considered.		infrastructure and facilities although the impact remains uncertain given that it is unclear how improved access could be provided and suitable pedestrian access. A negative although uncertain effect remains.	

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure of services and facilities and impact landscape character.
Temporary/permanent effects :Timescale: Short (1-5 years), Medium (6-15 years), Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Cheriton Fitzpaine. Once completed the development will be permanent.
Spatial extent: (District wide/local)	This site option will help meet housing needs.

Additional Appraisals for Halberton allocations

Alternative Option New Site Halberton – The Pethers

Land with a gross site area of 0.51ha at The Pethers, Halberton is proposed for 16 dwellings.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site lies adjacent to the designated village of Halberton. The site falls within the 'Lowland Plains' landscape character area which is typified as being an open, low lying flat landscape which is agriculturally prosperous. The Great Western Canal Conservation Area and local nature reserve lies to the west of the site but there are no European wildlife sites or SSSI designations in close proximity. The site would be relatively enclosed within the landscape due to its location between 'The Pethers' and 'Lagunas' and its position directly opposite the new housing development Cordwents View. Given the sites location in relation to existing settlement but its proximity to the Great Western Canal Conservation Area and local nature reserve, a slight negative effect is considered.	-1	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan Review would provide some mitigation therefore a neutral effect is considered.	0
B) Protection and promotion of a quality built and historic environment	There are no heritage assets located in close proximity overall a neutral effect is considered.	0		0
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk. Based on evidence set out in the SFRA there may be some residual flood risk from the Grand Western Canal. The site could contribute to surface water run off without appropriate	-1	Mitigation is provided by a policy requirement in the Local Plan Review which seeks the provision of a Sustainable	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	mitigation measures. Halberton has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around flooding but the benefit of a bus service, on balance a slight negative effect is considered.		Urban Drainage Scheme to deal with all surface water from development and arrangements for future maintenance. Appropriate mitigation measures should be incorporated into the design of development to respond to flood risk from the Grand Western Canal. Given the mitigation of flood risk a slight positive effect is considered as there is the benefit of a bus service in Halberton.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land. The site is located on grade 1 excellent quality agricultural land. Given the loss of Grade 1 excellent quality agricultural land but the relatively small scale of the site, a negative effect is considered.	-2		-2
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting	No Impact.	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
retail				
G) Meeting housing needs	Option provides for 16 new dwellings contributing towards future housing needs, a slight positive effect is considered.	+1		+1
H) Ensuring community health and wellbeing	Halberton is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect.	0		0
I) Delivering the necessary infrastructure	Halberton Primary School currently has some spare capacity. This site would generate an additional 5 primary school pupils, which can be accommodated at the primary school. Given the small scale of development it is anticipated that this development will not as an individual site put pressure on the local secondary schools. The site would need an estate road to serve the development which may restrict the yield of housing. Given the current capacity within the local schools and that access to the site is achievable a neutral effect is considered.	0		0

Secondary/cumulative/synergistic effects:	The cumulative impact of the development of this site has the potential to impact upon traffic, put pressure on services and faciltiies and the current provision of infrastructure. Development of this site in combination with other development in the local area could cumulatively lead to over-capacity issues in the local schools.
Temporary/permanent effects :Timescale: Short	Within the short term, construction traffic associated with the development will increase

(1-5 years), Medium (6-15 years), Long (15+ years)	traffic along Crown Hill Road, Halberton. Once completed the development will be permanent.
Spatial extent: (District wide/local)	This site option will help meet housing needs.

Additional Appraisals for Newton St Cyres allocations

Alternative Option New Site Newton St Cyres – New Estate Site A

Land with a gross site area of 1.4ha at New Estate, Newton St Cyres is proposed for 44 dwellings.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site falls within the 'Lowland Plains' which is typified as being an open, low lying flat landscape and the 'sparsely settled farmed valley floors' landscape character area which is typified by the presence of rivers and streams and related flat or gently sloping valley bottoms within the low lying areas of the district. The site is relatively open and flat with the surrounding landscape consisting of agricultural land, trees and occasional isolated dwellings. There are no European wildlife sites or SSSI designations located in close proximity. Overall the site has a slight negative score as the site is highly visible but there is existing development forming a backdrop.	-1	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan Review would provide some mitigation therefore a neutral effect is considered.	0
B) Protection and promotion of	There are no listed buildings located in close proximity. This proposed development site lies within a landscape where there is a concentration of prehistoric and Romano-British sites recorded	-1/?	Local Plan Review policy DM25 would provide some mitigation by requiring that any planning	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
a quality built and historic environment	on the County Historic Environment Record. Given the possibility of potential for archaeological assets, a slight negative and uncertain effect is considered.		application include sufficient information to enable a description of a heritage asset affected and a consideration of the impact of development upon it. Based on information from Devon County Council this may take the form a programme of intrusive archaeological investigations of areas that will be affected by development here. Overall a neutral effect although this remains uncertain as the impact will depend on the results of the investigation.	
C) Mitigating the effects of climate change	The site is located outside in flood zone 1. However, an ordinary watercourse is within the site boundary. The site could contribute to surface water run off without appropriate mitigation measures. Newton St Cyres has access to a bus and train service which could help reduce car travel and therefore carbon emissions. Given the potential issue around flooding with the presence of an ordinary watercourse and risk of surface water	0/?	Some mitigation would be provided through policy S9 'Environment' in the Local Plan Review which seeks the provision of sustainable drainage systems to deal with all surface water from the	+2/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	flooding but the benefit of a bus and train service overall a neutral and uncertain effect is considered as the impact of the watercourse is unknown.		development. Based on the recommendations provided by Devon County Council, this may require that any development should be accompanied by a suitable drainage strategy to deal with existing surface water flows and any potential increase in surface runoff. Given the mitigation of flood risk using SuDS, and the availability of bus and train service, a positive effect is considered although uncertain given the presence of the ordinary watercourse within the site boundary.	
D) Safeguarding and minimising resource use	Development is located on a greenfield site which is partly (1.11ha) grade 3 good / moderate agricultural land and partly (0.29 ha) grade 1 agricultural land, a negative effect, given the size of the site.	-2		-2
E) Promoting	No impact.	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
economic growth and employment				
F) Supporting retail	No Impact.	0		0
G) Meeting housing needs	Option provides for 44 new dwellings contributing towards future housing needs, a positive effect.	+2		+2
H) Ensuring community health and wellbeing	Newton St Cyres is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect.	0		0
I) Delivering the necessary infrastructure	There is existing capacity in the local schools to accommodate development from this individual site. Access to the site option is quite constrained; the junction at Station Road adjacent to the entrance is substandard in terms of visibility and is unlikely to be suitable for increased traffic. The road is narrow with substandard alignments and there are no footways. Highways have raised their concerns over pedestrian safety and have recommended the rejection of this allocation. Given the concerns of the highways agency a significant negative effect is considered.	-3	Policy S8 would provide some mitigation by setting out that developers would be expected to contribute to, or bear the full cost of new or improved infrastructure and facilities. Overall a negative and uncertain effect is considered given the concerns of the highway authority with the solution uncertain without	-2/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			further evidence.	

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development of this site in combination with other development in the local area could cumulatively lead to overcapacity issues in the local schools.
Temporary/permanent effects :Timescale: Short (1-5 years), Medium (6-15 years), Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Newton St Cyres. Once completed the development will be permanent.
Spatial extent: (District wide/local)	This site option will help meet housing needs.

Alternative Option New Site Newton St Cyres – New Estate Site B

Land with a gross site area of 1.3ha at New Estate, Newton St Cyres is proposed for 41 dwellings.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site falls within the 'Lowland Plains' and 'Sparsely settled farmed valley floors' landscape character areas. The site itself is relatively open and is surrounded by agricultural land, trees and the occasional isolated dwellings. There are no European wildlife sites or SSSI designations in close proximity and no specific designations within the site that would impact on biodiversity. Given that development here would impact landscape character	-2	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan Review would provide some mitigation therefore a slight negative effect is considered.	-1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	with limited development backdrop, a negative effect is considered.			
B) Protection and promotion of a quality built and historic environment	There are no listed buildings located in close proximity. The site lies within a landscape where there is a concentration of prehistoric and Romano-British sites recorded on the County Historic Environment Record. Given the potential for archaeological assets to be discovered here, a slight negative and uncertain effect is considered.	-1/?	Local Plan Review policy DM25 would provide some mitigation by requiring that any planning application include sufficient information to enable a description of a heritage asset affected and a consideration of the impact of development upon it. Based on information from Devon County Council this archaeological information should consist of the results of a programme of intrusive archaeological investigation of areas that will eb affected by development here. Overall a neutral effect although this remains uncertain as the impact will depend on the results of the investigation.	0/?
C) Mitigating	The site is located outside in flood zone 1. However, an ordinary	0/?	Some mitigation would be	+2/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
the effects of climate change	watercourse is within the site boundary. The site could contribute to surface water run off without appropriate mitigation measures. Newton St Cyres has access to a bus and train service which could help reduce car travel and therefore carbon emissions. Given the potential issue around flooding with the presence of an ordinary watercourse and risk of surface water flooding but the benefit of a bus and train service overall a neutral and uncertain effect is considered as the impact of the watercourse is unknown.		provided through policy S9 'Environment' in the Local Plan Review which seeks the provision of sustainable drainage systems to deal with all surface water from the development. Based on the recommendations provided by Devon County Council, this may require that any development should be accompanied by a suitable drainage strategy to deal with existing surface water flows and any potential increase in surface runoff. Given the mitigation of flood risk using SuDS, and the availability of bus and train service, a positive effect is considered although uncertain given the presence of the ordinary watercourse within the site	

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			boundary.	
D) Safeguarding and minimising resource use	This site option is located on a greenfield site which is comprised of two grades of agricultural land. 0.3ha of which is grade 1 excellent quality agricultural land and the remaining 1ha is grade 3 good / moderate agricultural land. A negative effect is considered.	-2		-2
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No Impact.	0		0
G) Meeting housing needs	Option provides for 41 new dwellings contributing towards future housing needs, a positive effect.	+2		+2
H) Ensuring community health and wellbeing	Newton St Cyres is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect.	0		0
I) Delivering the necessary infrastructure	There is existing capacity in the local schools to accommodate development from this individual site. Access to the site option is quite constrained; the junction at Station Road adjacent to the entrance is substandard in terms of visibility and is unlikely to be	-3	Policy S8 would provide some mitigation by setting out that developers would be expected to contribute to, or bear the	-2/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	suitable for increased traffic. The road is narrow with substandard alignments and there are no footways. Highways have raised their concerns over pedestrian safety and have recommended the rejection of this allocation. Given the concerns of the highways agency a significant negative effect is considered.		full cost of new or improved infrastructure and facilities. Overall a negative and uncertain effect is considered given the concerns of the highway authority with the solution uncertain without further evidence.	

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development of this site in combination with other development in the local area could cumulatively lead to overcapacity issues in the local schools.
Temporary/permanent effects :Timescale: Short (1-5 years), Medium (6-15 years), Long (15+ years)	Within the short term, construction traffic associated with the development will increase the traffic within Newton St Cyres. Once complete the development will be permanent.
Spatial extent: (District wide/local)	This site option will help meet housing needs.

Additional Appraisals for Sampford Peverell allocations

Preferred Option SP2 – Higher Town, Sampford Peverell: 6ha, 60 dwellings

Land with a gross site area of 6 (ha) at Higher Town, Sampford Peverell is proposed for 60 dwellings with 30% affordable housing.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. The overall rise above Turnpike is significant and there are far-reaching views to and from the site. If suitable access could be achieved, given the steep gradients, it is likely that a substantial length of hedgerow would need to be removed. Visually the character of the area is agricultural and divorced from the village, with only a few low density detached dwellings on the opposite side of Turnpike. Given the impact on the landscape but limited mitigation provided by existing development and potential loss of a substantial length of hedgerow a negative effect is considered.	-2	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan Review provide mitigation for both the impact on the landscape and the natural environment. Furthermore the policy requires landscaping and design which respects the setting and character of the area. The policy also requires mitigation of any wildlife impact including the protection of hedgerows and provides 2 hectares of Green Infrastructure. Overall a neutral effect is considered.	0
B) Protection and	The site is adjacent to Sampford Peverell Conservation Area to	-2/?	The policy includes green	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
promotion of a quality built and historic environment	North East. The site occupies an area enclosed in the medieval period and archaeological remains associated with the earlier field system and archaeological remnants may be affected by development here. Given the potential impact on the Conservation Area and archaeology a negative and uncertain effect is considered.		infrastructure, landscaping and design which respect the setting and character of the area, conservation area and listed building. It also requires archaeological investigation and appropriate mitigation. Overall a neutral effect is considered although this remains uncertain as the impact on archaeology will depend on the results of the investigation.	
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures. Evidence in the SFRA suggests that the site may also have some residual flood risk from the Grand Western Canal or Wimbleball Reservoir. Sampford Peverell has access to a bus and train service which could help reduce car travel and therefore carbon emissions. Given the potential issues around surface water run off and flood risk but the benefit of a bus and train service on balance a neutral effect is considered.	0	A policy requirement in the Local Plan Review seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. The surface water run off and flood risk can be mitigated and there is a	+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			benefit of a bus and train service, overall a positive effect is considered.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land. The site is located on Grade 2 very good quality agricultural land. Given the loss of very good quality agricultural land but the relatively small site area an overall negative effect is considered.	-2		-2
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 60 new dwellings with 30% affordable housing a contribution towards future housing need, a positive effect.	+2		+2
H) Ensuring community health and wellbeing	Sampford Peverell is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect.	0		0
I) Delivering the necessary infrastructure	Since the Proposed Submission Sustainability Appraisal, there has been confirmation that access is achievable and therefore the uncertainty has been removed. The Highway Authority has advised that any development of the site should only commence	-1	Improvement of the site access would improve visibility. Policy requires no development until the	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	once improvements to the A361 junction at Sampford Peverell have been implemented. There is a footpath on Turnpike from the south east corner of the site which leads into the village. There are no footpaths on Higher Town or on Turnpike to the west. Within the village, pedestrian and cycle links are good, with access to the Grand Western Canal and the cycle path connecting the train station to Tiverton and Willand. Access onto Turnpike would require substantial hedgerow and earth removal. There is existing capacity in the local schools to accommodate development from this individual site. Given that access is achievable but would require additional works a slight negative effect is considered.		completion of improved access works to the A361. Overall a neutral effect is considered.	

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site may have an impact on traffic. The policy requires no development until the completion of improved access works to the A361 to ensure the cumulative effect on the A361 is mitigated for.
Temporary/permanent effects :Timescale: Short (1-5 years), Medium (6-15 years), Long (15+ years)	Within the short term, construction traffic associated with the development will increase the traffic within Sampford Peverell. Once complete the development will be permanent.
Spatial extent: (District wide/local)	This site option will help meet housing needs associated with the Junction 27 option.

Additional Appraisals for Thorverton allocations

Alternative Option TH1: South of Broadlands – extended site 1.15ha, 20 dwellings

Land with a gross site area of 1.15 (ha) at South of Broadlands, Thorverton is proposed for 20 dwellings with 30% affordable housing.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. The site is partially screened by the topography of the land adjacent to the east, known as Peter's Hill. There are distant views of the site from the west, but this could be limited through the use of screening. The site itself is fairly level and there would be limited visual impact on the character of Thorverton. As there are distant views of the site from the west a slight negative effect is considered.	-1	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan Review would provide mitigation and therefore, and overall neutral effect is considered.	0
B) Protection and promotion of a quality built and historic environment	The site lies just to the north of a large, probably prehistoric enclosure site, a slight negative and uncertain effect.	-1/?	The policy will require archaeological investigation and appropriate mitigation, a neutral effect is considered overall although this remains uncertain as the impact will depend on the results of the investigation.	0/?

C) Mitigating the effects of climate change	Part of the site (south eastern) is within Zone 3 Source Protection Zone. The site is located in flood zone 1, the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures. Thoverton has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around flooding but the benefit of a bus service on balance a slight negative effect is considered.	-1	A policy requirement in the Local Plan seeks the provision of a sustainable urban drainage scheme to deal with all surface water from the development. As the site is within a Source Protection Zone, appropriate forms of sustainable urban drainage should be used, overall a neutral effect.	0
D) Safeguarding and minimising resource use	Development option is located on greenfield land. The site is located on Grade 1 agricultural land. As the site is small scale but is on excellent quality agricultural land a negative impact is considered.	-2		-2
E) Promoting economic growth and employment	Site option does not result in the loss or gain of employment land, a neutral effect.	0		0
F) Supporting retail	Site option does not contain any retail proposals, a neutral effect.	0		0
G) Meeting housing needs	Option provides for 20 new dwellings with 30% affordable a contribution towards future housing need, a positive effect.	+2		+2
H) Ensuring community	Thorverton is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered	-2	If the allotments were provided elsewhere of similar	+1/?

health and wellbeing	appropriate for a limited level of development, a neutral effect. Development of the site would result in the loss of allotments overall a negative effect is considered.		accessibility the loss of allotments would be mitigated and therefore this impact would be neutral. The policy requires a road widening and provision of a footpath along site frontage which in this case will be beneficial for the wider community as well as the development. Overall a slight positive effect is considered although this is uncertain given an alternative location for the allotments has not been indicated.	
I) Delivering the necessary infrastructure	Access is achievable but would require road widening and footway link. The size of this alternative would require the road to be built to an adoptable standard with a carriageway width of 4.8m and 2x2m footways either side in order to provide adequate visibility to and from oncoming traffic. The access road would need to go through the garages currently near the site. The Mid Devon Community Infrastructure Evidence Report indicates that the local secondary school has capacity however; Thorverton primary school is at overcapacity. The school is popular and has historically admitted pupils from outside its catchment area. Despite the forecast	-3	Policy S8 provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new improved infrastructure and facilities. Overall a neutral effect is considered. If the policy requires road widening built to an adoptable standard with a carriageway width of	0/?

	showing the school to be overcapacity, it is likely that children within the small development will be able to secure a place at the school but developer contributions will be required. Given the need for significant road improvements and footway link and the requirement for developer contributions to provide capacity at the school a significant negative effect is considered.		4.8m and 2x2m footways either side in order to provide adequate visibility this would mitigate any impact and a neutral score is considered. However this would require the garages to be in control of the applicant in order to meet this standard, given the garages are not in control of the applicant an uncertain effect remains.	

Secondary/cumulative/synergistic effects:	Development of this site in combination with other development in the local area could cumulatively lead to overcapacity issues in the other schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Thorverton. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing needs.

Alternative Option New Site Thorverton – Land North East of Silver St

Land with a gross site area of 0.35 ha at the North East of Silver Street, Thorverton is proposed for 13 dwellings.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site falls within the 'Lowland Plains' landscape character area which is typified as being an open, low lying flat landscape. Most parts of the site are well enclosed within the landscape with no far reaching views other than towards the south whereby views consist of agricultural fields and trees. The site is enclosed by a hill towards the south and existing housing development towards the east and west. Given that development of this site would have a good relationship with existing development a neutral effect is considered.	0		0
B) Protection and promotion of a quality built and historic environment	There are no listed buildings located in close proximity. In addition, based on the information available to the Historic Environment Record to date, any development here will have no impact upon any heritage assets with archaeological interest. Therefore, a neutral effect is considered.	0		0
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk. There are a no flood risk issues within the site boundary to be aware of. Thorverton has access to a bus service which could help reduce car travel and therefore carbon emissions. Overall a slight positive effect is considered.	+1		+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
D) Safeguarding and minimising resource use	The site is located on a greenfield site which is grade 2 good quality agricultural land. A negative effect.	-2		-2
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 13 new dwellings contributing towards future housing needs, a slight positive effect.	+1		+1
H) Ensuring community health and wellbeing	Thorverton is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect.	0		0
I) Delivering the necessary infrastructure	The Mid Devon Community Infrastructure Evidence Report indicates that the local secondary school has capacity however Thorverton primary school is at overcapacity. The school is popular and has historically admitted pupils from outside its catchment area. Despite the forecast showing the school to be overcapacity, given the scale of the development it is likely that	-1	Policy S8 would provide some mitigation by setting out that developers would be expected to contribute to, or bear the full cost of new or improved infrastructure and facilities.	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	children within this individual small development could secure a place at the school but developer contributions will be required. There are no significant constraints in terms of access, subject to an appropriate estate road. Given suitable access route, but limited capacity in the local Primary School, a slight negative effect is considered.		Overall a neutral effect is considered.	

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development of this site could lead to overcapacity issues in the local schools.
Temporary/permanent effects :Timescale: Short (1-5 years), Medium (6-15 years), Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Thorverton. Once completed the development will be permanent.
Spatial extent: (District wide/local)	This site option will help meet housing needs.

Alternative Option New Site Thorverton – Land to the West of Lynch Close and Cleaves Close

Land with a gross site area of 1.32 ha at the West of Lynch Close and Cleaves Close, Thorverton is proposed for 41 dwellings.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site falls within the 'Lowland Plains' landscape character area. The site is relatively enclosed by housing on the eastern side and hedgerows and trees surrounding the remainder. Given the	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	minimal impact on landscape character and the sites relationship to existing settlement, a neutral effect is considered.			
B) Protection and promotion of a quality built and historic environment	There is a grade II listed building (Higher Dunsaller) located adjacent to the southern boundary of the site. Furthermore, the site occupies a position in the landscape where prehistoric activity is recorded in the County Historic Environment Record. Given the sites close proximity to a listed building and the potential for archaeological assets, a negative and uncertain effect is considered.	-2/?	Local Plan Review policy DM25 would provide some mitigation by requiring that development proposals consider the significance, character, setting and local distinctiveness of heritage assets and any opportunities to enhance them. In addition, policy requires that any planning application include sufficient information to enable a description of a heritage asset affected and a consideration of the impact of development upon it. Based on information from Devon County Council this may take the form of 1) an archaeological geophysical	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			survey and 2) a programme of intrusive archaeological investigation of areas that will be affected by development here. Overall a neutral effect although this remains uncertain as the impact will depend on the results of the investigation.	
C) Mitigating the effects of climate change	The site is located in flood zone 1. There are a no flood risk issues within the site boundary to be aware of. Thorverton has access to a bus service which could help reduce car travel and therefore carbon emissions. Overall a slight positive effect is considered.	+1		+1
D) Safeguarding and minimising resource use	The site is located on a greenfield site which is grade 1 excellent quality agricultural land. A negative effect, given the size and scale of the site.	-2		-2
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
G) Meeting housing needs	Option provides for 41 new dwellings contributing towards future housing needs, a positive effect is considered.	+2		+2
H) Ensuring community health and wellbeing	Thorverton is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect.	0		0
I) Delivering the necessary infrastructure	The Mid Devon Community Infrastructure Evidence Report indicates that the local secondary school has capacity however Thorverton primary school is at overcapacity. The school is popular and has historically admitted pupils from outside its catchment area. There may also be opportunities for expansion if required. There are no significant constraints in terms of access; there are possible access junctions from both north and south. The southern road presents greater opportunity to provide footway and road widening. Given suitable access route, but limited capacity in the local Primary School, a slight negative effect is considered.	-1	Policy S8 would provide some mitigation by setting out that developers would be expected to contribute to, or bear the full cost of new or improved infrastructure and facilities although the impact remains uncertain given the limited capacity to expand the school. Overall a neutral effect is considered given that there is limited capacity to expand the school.	0

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon

	traffic, put pressure on services and facilities and the current provision of infrastructure. Development of this site could lead to overcapacity issues in the local schools.
Temporary/permanent effects :Timescale: Short (1-5 years), Medium (6-15 years), Long (15+ years)	Within the short term, construction traffic associated with the development will increase within Thorverton. Once completed the development will be permanent.
Spatial extent: (District wide/local)	This site option will help meet housing needs.

Additional Appraisals for Uffculme allocations

Alternative Site Option - Land west of Uffculme, Uffculme

Land with a gross site area of 3.49 (ha) at Uffculme is proposed for 60 dwellings. Following an appeal decision in February 2016 allowing outline planning permission for a site of 3.49ha with 60 dwellings, the site has been reappraised taking into account the revised proposal and inspectors comments.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site is within the 'Lowland plains' landscape character area. This area is characterised by having an open, low lying flat agricultural landscape. The fields to the north of the B3340 are partially screened from views by the existing field boundaries. The southern field is more open, and offers wider and more distant views to the south, therefore potential landscape impacts. A large number of protected trees adjoin the site on the eastern boundary. As there are distant views to the south and a number of protected trees adjoining the site overall a negative impact is considered.	-2	The appeal decision applies a condition for the submission of an arboricultural method statement and tree protection plan which will ensure the retention of existing trees in the interest of public amenity and the character and appearance of the area. Policy	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			S9 'Environment' and DM1 'High Quality Design' in the Local Plan Review provide mitigation for both the impact on the landscape and the natural environment a neutral effect is considered.	
B) Protection and promotion of a quality built and historic environment	This site occupies a substantial area where prehistoric activity is recorded in the wider landscape. The site is located opposite from the boundary of Bridwell Park, a nationally important grade I listed historic park and garden. However there is little intervisibility between the site and the nearest boundary point, there is an intervening parcel of land and there is screening by hedgebanks and trees along the boundaries of this intervening land, the Historic Environment Appraisal considers there to be no significant impact. An appeal was dismissed in 2007 in Uffculme on the basis that the woodland to the east of this site provides and important and attractive feature defining the end of the village and functioning as an appropriate settlement boundary. However in the more recent appeal decision in 2016. The inspector makes reference to the 2007 appeal decision and although does not disagree with the above observation states that the reference was made in a different context and for the proposal in question considered by this appraisal there	-1/?	The appeal decision applies a condition to secure a scheme of archaeological work with the aim of recording of any features of heritage interest. Overall with mitigation the site scores a neutral effect although the score remains uncertain given the impact on the prehistoric activity is unknown.	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	would be no material harm to the character or appearance of the area. A slight negative effect overall is considered given the potential impact on the area of prehistoric activity. Uncertainty is also considered as the impact on the prehistoric activity is unknown.			
C) Mitigating the effects of climate change	The site area includes some flood zone 2 and 3 with the majority of the site located in flood zone 1 the lowest level of flood risk. The site could contribute to surface water run off without appropriate mitigation measures, a negative effect overall. Uffculme has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around flooding but the benefit of a bus service on balance a slight negative effect is considered.	-1	The 2016 appeal decision notes that development can be confined to Flood Zone 1 and the Environment Agency does not object to the development. A condition is applied to require the details of materials, boundary treatments, finished floor levels, existing and proposed site levels and proposed road and footpath levels to be included within the reserved matters which will help address flood risk. A condition is also secured to ensure that a surface water drainage scheme is required for the Council's approval and this should be based on SUDs	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			principles and that dwellings are not occupied until sufficient capacity exists within the public sewerage network. With mitigation and the benefit of a bus service a slight positive effect is considered.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land. The site is located on Grade 3 and 4 agricultural land and is relatively small therefore an overall a slight negative impact.	-1		-1
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 60 new dwellings with 35% affordable housing. A contribution towards future housing need, a positive effect.	+2		+2
H) Ensuring community	Uffculme is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
health and wellbeing	appropriate for a limited level of development, a neutral effect. The previous SA noted that the location of this site would result in long walking distances to village facilities, with particular reference to the site being 1 mile from the primary school which could restrict young children walking to school however in the 2016 appeal decision the inspector states that in his view the appeal site is within an acceptable and safe walking distance of the village services and facilities. As such overall a neutral effect is considered.			
I) Delivering the necessary infrastructure	Site access is achievable subject to any development requiring the extension of the 30 mph limit. The footway at Culm Valley Way would need to be extended to the site. The Mid Devon Community Infrastructure Evidence Report indicates that the primary school can accommodate additional pupils arising from this development without expansion. Given an adequate site access is achievable but the need for footways an overall slight negative effect is considered.	-1	In the interests of highway and pedestrian safety, the appeal decision in 2016 applies a condition to ensure that vehicular access and footway linking the site to the village is provided prior to occupation of the dwellings. Overall a neutral effect is considered.	0

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development of this site in combination with other development in the local area could cumulatively lead to over-capacity issues in the local schools.

Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Uffculme. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help provide housing in Uffculme.

Additional Appraisals for Willand allocations

Alternative Option WI1: Land east of M5, extended area 14.8ha, 174 dwellings

Land with a gross site area of 14.8 (ha) at land east of M5, Willand is proposed for 174 dwellings with 30% affordable housing.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site lies within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. The site is generally flat in nature, and is well screened from views from the west into the site. The existing adjacent housing to the east is well screened by the high trees, and therefore any new developments would only represent an impact when viewed from the west. There is evidence of otters within one of the fields. The site adjoins two areas of deciduous woodland priority habitats, one in the north east and one in the south west. The site is surrounded by hedgerows which can be a haven for wildlife. Given the scale of development which may have an impact on the landscape but the proximity of the site to existing development and the M5 an overall negative impact is considered.	-2	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan Review would provide some mitigation however given the scale of the site a slight negative effect is considered to remain.	-1

B) Protection and promotion of a quality built and historic environment	No anticipated impact on any known heritage assets, a neutral effect is considered.	0		0
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect. There is a 25-50% chance of groundwater emergence within the site boundary. Evidence in the SFRA suggests that the site may also have some residual flood risk from the Grand Western Canal or Wimbleball Reservoir. Willand has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issue around surface water runoff and flood risk and the potential for large scale impacts on groundwater, a negative effect is considered.	-2	A policy requirement in the Local Plan Review seeks the provision of a sustainable urban drainage scheme to deal with all surface water from the development. Appropriate mitigation measures should be incorporated into the design of development to respond to the flood risk from the Grand Western Canal or Wimbleball Reservoir. Given the mitigation of surface water runoff and flood risk a slight positive effect is considered as there is the benefit of a bus service.	+1
D) Safeguarding and minimising	Development option is located on greenfield land. Approximately 7 ha of the site lies within grade 1 excellent quality agricultural land and 6.4 ha lies within grade 3 good / moderate agricultural land.	-2		-2

resource use	Overall a negative effect is considered as development of the site would result in the loss of grade 1 agricultural land.			
E) Promoting economic growth and employment	Option provides approximately 174 new dwellings. Development of this scale would be a boost to local construction firms and associated trades who would benefit from being able to undertake contract work on the site. There would therefore be some positive impact.	+1		+1
F) Supporting retail	This option proposes a large scale residential development within a village. The policy contains no retail proposals, a neutral effect.	0		0
G) Meeting housing needs	Option provides for 174 new dwellings with 30% affordable housing a contribution towards future housing need, a significant positive effect.	+3		+3
H) Ensuring community health and wellbeing	Willand is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development. The site is located within Cullompton catchment area and therefore has possible off-site air quality impact within Cullompton AQMA. There are also possible concerns regarding developing new housing in close proximity to the M5 whereby noise impact may negatively affect residential amenity. A Public Right of Way runs through the site. The scale of development may also impact community facilities therefore on balance a significant negative effect is considered overall.	-3	The policy should require the provision of a buffer zone and appropriate planting to mitigate noise from the adjacent motorway. It should also require the retention and enhancement of the Public Right of Way. DM4 'Pollution' also provides some mitigation. As the policy requires 'enhancement' of the public right of way which is a slight positive impact but the scale	0

			of development may affect community facilities on balance a neutral effect is considered.	
I) Delivering the necessary infrastructure	An adequate access is achievable and numbers would be dependent on Transport Assessment of the junction with Silver St. Given the scale of development the site may need to deliver a large amount of road infrastructure. The Mid Devon Community Infrastructure Evidence Report indicates that the primary school can accommodate additional pupils arising from this development without expansion. Overall a negative and uncertain effect is considered given the potential for impact on highways and the need for a transport assessment.	-2	Policy S8 provides some mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities. The policy requires a transport assessment of capacity at the junction of Silver Street and Meadow. As mitigation is dependent on the outcome of the transport assessment a neutral although uncertain effect is considered.	0/?

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development of this site in combination with other development in the local area could cumulatively lead to overcapacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years),	Within the short term, construction traffic associated with the development will

Medium (6-15 years) Long (15+ years)	increase traffic within Willand. Once completed, the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing needs.

Alternative Option WI2: Willand Industrial Estate full site area option

Land with a gross site area of 9.2 (ha) at Willand Industrial Estate, Willand is proposed for 22,000 sqm commercial floorspace.

Sustainability objective	**Commentary**	**Impact**	Mitigation	Post Mitigation
A) Protection of the natural environment	There are a number of protected trees in the site near the south eastern boundary. The site is hidden from the settlement by vegetation. The site area abuts the M5 and may be seen from the M5 if it is developed. The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. Given the loss of protected trees and potential visual impact of the site, a negative effect is considered.	-2	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan Review provide mitigation for both the impact on the landscape and the natural environment a neutral effect. As the site may be visible from the M5 is developed a slight negative effect is considered.	-1
B) Protection and promotion of a quality built and historic environment	Previous archaeological work undertaken on this site demonstrated the presence of prehistoric activity within this site, a slight negative and uncertain effect. The location of the site, on the edge of the settlement adjoining existing commercial development is considered a sustainable location for employment growth. On balance a neutral effect is considered although there is some	-1	Archaeological investigation and mitigation is required by this policy, which improves the impact score, although this remains uncertain as the impact will depend on the	+1/?

	uncertainty remaining due to the potential impact on the area of prehistoric activity within the site.		results of the investigation. As the site is on the edge of the settlement adjoining existing commercial development and is considered a sustainable location for employment growth a slight positive effect is considered.	
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect. Willand has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issue around surface water run off but the benefit of a bus service on balance a neutral effect is considered.	0	A policy requirement in the Local Plan Review seeks the provision of a sustainable urban drainage scheme to deal with all surface water from the development. Given the mitigation of surface water run off a slight positive effect is considered as there is the benefit of a bus service.	+1
D) Safeguarding and minimising resource use	The site is located on part greenfield and part brownfield land, a neutral effect.	0		0
E) Promoting economic growth and employment	Option provides 22,000 sqm of commercial floorspace helping to diversify the economy, provide opportunities for local employees, reduce out-commuting and encourage inward investment, a positive effect.	+3		+3

F) Supporting retail	No impact.	0		0
G) Meeting housing needs	No impact.	0		0
H) Ensuring community health and wellbeing	Willand is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development. The allocation of commercial land within Willand could decrease air quality within the settlement through increased traffic movement and in particular HGV movements, a slight negative effect.	-1	DM4 Pollution provides mitigation, a neutral effect overall.	0
I) Delivering the necessary infrastructure	Much of the site infrastructure is already in place and there is existing access into the site which could be improved to cover the whole of the site, a neutral effect.	0		0

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic congestion.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within Willand. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the employment needs of Willand.

Alternative Option WI2: Willand Industrial Estate residential 2.2ha, 53 dwellings

Land with a gross site area of 2.2 (ha) at Willand Industrial Estate, Willand is proposed for 53 dwellings.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	There are a number of protected trees in the site near the south eastern boundary. The site is hidden from the settlement by vegetation. The original site area abutted the M5 and may be seen from the M5 if it is developed. The site falls within the 'Lowland Plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. Given the loss of protected trees and potential visual impact of the site, a negative effect is considered.	-2	The site area has been redrawn to only include the south east section and therefore the visual impact of the development to be seen from the M5 has been minimised. Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan Review provide mitigation for both the impact on the landscape and the natural environment, overall a neutral effect is considered.	0
B) Protection and promotion of a quality built and historic environment	Previous archaeological work undertaken on this site demonstrated the presence of prehistoric activity within the site. The location of the site, on the edge of the settlement adjoining existing commercial development is considered a sustainable location for employment growth and subsequently, this is an unsuitable location for housing, being surrounded on three sides	-3/?	Archaeological investigation and mitigation should be required by this policy, which improves the impact score, although this remains uncertain as the impact will	-2/?

	by existing and forthcoming employment development. Overall the combined potential effect on the area of prehistoric activity within the site and the negative effect of the site being an unsuitable location for housing would lead to a significant negative and uncertain effect.		depend on the results of the investigation. However, as the site is an unsuitable location for housing, being surrounded on three sides by existing and forthcoming employment development, a negative and uncertain effect remains.	
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water runoff without appropriate mitigation measures, a slight negative effect. Willand has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issue around surface water runoff but the benefit of a bus service on balance, a neutral effect is considered.	0	A policy requirement in the Local Plan Review seeks the provision of a sustainable urban drainage scheme to deal with all surface water from the development. Given the mitigation of surface water runoff a slight positive effect is considered as there is the benefit of a bus service.	+1
D) Safeguarding and minimising resource use	The site is located on part greenfield and part brownfield land, a neutral effect.	0		0
E) Promoting economic growth and	Option does not result in the loss or gain of employment land. A neutral effect.	0		0

employment				
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for approximately 53 dwellings, a contribution towards future housing needs, a positive effect.	+2		+2
H) Ensuring community health and wellbeing	Willand is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development. The allocation of housing land in Willand could decrease air quality within the settlement through increased traffic movement. The site is unsuitable for housing development as it is surrounded on three sides by existing and forthcoming employment development which would result in a negative impact on community cohesion and living environment. This would result in a combined significant negative effect.	-3	Policy DM4 'Pollution' in the Local Plan Review provides mitigation, however the location of the development cannot be mitigated as such a negative effect remains.	--2
I) Delivering the necessary infrastructure	Much of the site infrastructure is already in place and there is existing access into the site which could be improved to cover the whole of the site, a neutral effect. There is existing capacity in the local schools to accommodate development from this individual site. Overall a neutral effect is considered.	0		0

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site have the potential to impact upon traffic congestion.

Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic in Willand. Once completed, the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing needs.

Annex 4 – Revised Sustainability Appraisal of Plan

The development of the Local Plan Review has been an on-going and iterative process with key pieces of evidence influencing the selection and rejection of options. Through the Local Plan Review Proposed Submission Consultation (2015) a number of alternatives were proposed, along with the presentation of new information. As a result a number of modifications to the proposed policies and supporting text of the plan are proposed. The full details of these proposed alternatives and new information are provided in annex 2 and 3. Annex 2 also sets out the reasons for selecting/rejecting the alternatives proposed. This annex summarises the main changes to the Local Plan Review following the appraisal of alternatives set out in annex 2, and assesses the overall sustainability of the Local Plan Review.

Strategic Policies

Policy S2: Amount and Distribution of development

An alternative to amend the dwelling target to 7,860 to meet the objectively assessed housing need (OAN) with the additional housing requirements of Junction 27 is preferred due to new information presented in the finalised Strategic Housing Market Area report which became available during the consultation on the Local Plan Review Proposed Submission (2015) and following the Council decision on 22nd September 2016 to propose to allocate land at Junction 27 for a strategic scale employment site. Similarly the higher commercial growth scenario including the Junction 27 option is proposed as a modification to the plan.

Policy S3: Meeting housing needs

Updates to the policy are proposed given the change to the OAN suggested in policy S2.

Policy S4: Ensuring housing delivery

Updates to the policy are proposed given the change to the OAN suggested in policy S2.

Policy S5: Public open space

A change to the wording is proposed to clarify that the policy refers to the parish boundaries of the settlements noted.

Policy S12: Crediton

An additional criterion is proposed in the policy which is as follows ‘community and education facilities and other infrastructure to support the development proposed’ to reflect the need for a new primary school in Crediton.

Policy S14: Countryside

The removal of reference to the provision of gypsy and traveller accommodation in this policy is proposed to ensure the Plan is in conformity with national policy in which the 'Planning Policy for Traveller Sites' (2015) which requires that new sites for travellers should be very strictly limited in open countryside that is away from existing settlements or outside areas allocated in the development plan.

Site Allocations

Tiverton

TIV1-TIV5 Eastern Urban Extension

The policy is proposed to be amended to consider a housing range of 1580-1830 which reflects the permissions granted on area A and the potential for increased density in area B.

TIV14 Wynnards Mead

The policy is proposed to be deleted to reflect new information regarding the historic environment and flood risk.

OTIV4 Blundells School (Proposed for allocation TIV16)

This site is proposed to be allocated following the Council decision on the 22nd September to allocate land at Blundells School for residential development. New information provided includes the support of developing the site from the Environment Agency which has resulted in this proposed policy scoring more positively than the option considered in the Local Plan Review Proposed Submission consultation (2015).

Cullompton

CU1-CU6 North West Cullompton

Contributions from development to the Town Centre relief road and Junction 28 are proposed as modifications to the policy. In-line with the adopted North West Cullompton masterplan a change to the total commercial floorspace is proposed. The re-allocation of land to the south west of the site is also proposed.

CU7-CU12 East Cullompton

An additional criterion is proposed to ensure the setting of listed buildings adjoining the site is respected.

CU19 Town Centre Relief Road

Two additional criteria are proposed to ensure the protection of the setting of listed buildings and conservation area, and the provision of archaeological investigation and mitigation.

CU20 Cullompton Infrastructure

An additional criterion to state 'provision of works to reduce flood risk' has proposed as a modification to the plan.

Crediton

CRE2 Red Hill Cross, Exhibition Road

Additional supporting text is proposed to reflect the recommendation in the HEA to provide appropriate mitigation for Shobrooke Park to the east.

CRE3 Cromwells Meadow

Additional supporting text is proposed to reflect the recommendation in the HEA to provide appropriate mitigation for Shobrooke Park to the east. An additional criterion is also proposed to ensure archaeological investigation and mitigation.

CRE4 Woods Group

Additional supporting text is recommended which identifies non-listed heritages within the site.

CRE5 Pedlerspool

Amendment to the policy is made which includes the provision of a new school but removes the extra care scheme element in the policy.

CRE7 Stonewall Lane

A change to the supporting text of the Plan is recommended to ensure that adequate landscaping is provided to protect the heritage assets associated with the adjoining Creedy Park.

CRE10 Land south of A377

A change to the policy is proposed to include a small area to the south of the allocation up to the edge of the swale, covered by recent consent sought by Mole Avon. Although the scoring is lower for the pre-mitigation score of objective c) mitigating the effects of climate change, it is considered appropriate and reasonable to allocate the original site area which has outline consent. Detailed design to mitigate flood risk will be considered at the reserved matters planning application stage. Mitigation through sensitive design with appropriate

choice of materials and landscaping is also recommended for inclusion within the policy. An amendment to the supporting text is further proposed to make reference to the latest flood data and implications from redevelopment with mitigation measures such as layout, site and flood levels.

CRE11 Crediton Infrastructure

The following criterion is proposed for inclusion 'provision of works to reduce flood risk'.

Junction 27

Junction 27, M5 Motorway

An additional policy is proposed to reflect the Council decision on 22nd September 2016 to allocate land for tourism, leisure and retail at Junction 27 of the M5 motorway. Changes to the policy are reflected in the sustainability appraisal.

Rural Areas

School Close, Bampton

An allocation for 0.54(ha) 26 dwellings is proposed as a modification to the Plan. The site is currently allocated and was omitted in error as some of the site has been built out. For consistency, similar to other sites in the plan, the remaining area of the allocation which has not yet been built is proposed to remain as an allocation in the Plan.

CH1 Barton, Chawleigh

An additional criterion to state 'design solutions which respects the setting of the conservation area and listed building' is proposed. An amendment to the supporting text is also proposed to ensure appropriate landscaping to mitigate any potential impact on the conservation area and listed buildings.

CF1 Barnshill Close, Cheriton Fitzpaine

An additional criterion to minimise the impact on the conservation area and listed building is proposed.

HA1 Land adjacent Fishers Way, Halberton

An amendment to policy HA1 is proposed to delete reference to the need to 'archaeological investigations and appropriate mitigation measures' given the new information provided by the Devon County Council Archaeology Team that the proposed allocation will not impact on any known heritage assets and state that they would not need to be consulted should an application come forward. The addition of a criterion to ensure mitigation through

appropriate design, materials and landscaping is proposed to protect the setting of Halberton conservation area is also proposed.

HE1 Depot, Hemyock

This site is proposed for deletion given the representations made during the Local Plan Review Proposed Submission (2015) consultation raises an issue with the deliverability of the site during the plan period and is therefore no longer considered a reasonable alternative. The site will have a limited impact on the Local Plan as a whole given its size of 10 dwellings and may still come forward as a windfall site as it falls within the settlement limit.

NE1 Court Orchard, Newton St Cyres

A change to the policy and supporting text is proposed to ensure design which respects the setting of the conservation area.

OSP1 Higher Town, Sampford Peverell (Proposed for allocation SP2)

This site is proposed to be allocated following the Council decision on the 22nd September to allocate land at Higher Town for residential development. Since the proposed submission SA there has been confirmation that access is achievable and therefore the uncertainty has been removed.

OUF3 Land west of Uffculme (Proposed for allocation UF1)

A change to the plan is proposed to allocate this site given a 2016 appeal decision (APP/Y1138/W/15/3025120) allowing outline planning permission for a site of 3.49ha with 60 dwellings. Conclusions in the inspectors report have fed into the sustainability appraisal in which objectives b) built and historic environment and h) ensuring community health and wellbeing score more positively.

WI2 Willand Industrial Estate

The full allocation of 9.2ha, 22,000sqm of commercial floorspace is proposed to be allocated given that the Council's original reasons for not allocating the full site have been addressed as the remainder of the site is now deliverable.

Managing Development

DM28 Other protected sites

The inclusion of reference to compensatory measures is proposed as a change to the policy to raise that in some cases where mitigation measures are not possible then compensatory measures may be appropriate.

Secondary/Cumulative/Synergistic impacts

Tiverton

Additional detail has been provided in the supporting text of S10 to reflect the cumulative traffic impacts on Junction 27 to be considered.

Cullompton

Additional criterion and supporting text has been included under a number of Cullompton allocation policies to reflect the cumulative impact on the road network.

Crediton

Additional text is provided in CRE7 is recognise the need for a Transport Assessment that will comprehensively assess the transport issues related to the development of the site, taking into account the potential cumulative impact of nearby allocations.

J27 Commercial Development

Additional evidence since the previous SA was commissioned specifically to examine the potential related housing implications of the proposed strategic scale employment site at Junction 27 on the M5 motorway. The results suggest a need of an additional 260 dwellings within Mid Devon District Council over the plan period. A Habitat Regulations Assessment of the Mid Devon Local Plan Review including Junction 27 has been undertaken which concludes that the J27 site allocation, alone or in combination with the Local Plan proposals, will not have an adverse effect on the integrity of the Culm Grasslands SAC.

Overall Sustainability of the Local Plan Review

In this latest update to the SA, changes to the Plan are proposed to take into account comments from representations, additional reasonable alternatives considered and new information presented including the latest national policy changes. Updates from the latest appeal decisions and planning applications have also been taken to account to ensure policies proposed are as up-to-date as possible.

Of the changes, the majority propose minor alterations to the proposed policies or supporting text. The main amendments to the Plan include the proposed allocation of land at Junction 27 of the M5 motorway and associated housing and an amended housing total to reflect the most recent evidence on the housing needs in the area. OSP1, Sampford Peverell (proposed as SP4 within the plan) and OTIV4, Blundells School (proposed as TIV16 within the plan) are proposed for allocation in response to the housing implications of allocating the strategic scale employment site at Junction 27 of the M5 motorway. The option to include Junction 27 presents a significant positive impact on promoting economic

growth and employment. Controls are set in policy to ensure aspects such as retail development is supported, necessary infrastructure is delivered and housing need is met. As such overall it is considered to result in a positive impact on the plan.

Wynnards Mead, Tiverton (contingency site) is proposed for deletion due to new evidence provided in relation to issues around flooding and the historic environment. School Close, Bampton (proposed as BA4 within the plan) has been included, which was previously omitted in error. HE1 Deport, Hemyock is proposed for deletion due to an issue of its deliverability within the plan period. OUF3 Land West of Uffculme is also included as an allocation following a 2016 appeal decision (APP/Y1138/W/15/3025120), allowing outline planning permission for a site of 3.49ha with 60 dwellings. Also the full allocation of 9.2ha, 22,000sqm of commercial floorspace is proposed at Willand Industrial Estate given that the Council's original reasons for not allocating the full site have been addressed as the remainder of the site is now deliverable.

In general, the emerging Local Plan Review has been found to have a wide range of positive and significant positive effects on the objectives both cumulatively and through individual policies, although a number of potentially adverse impacts still remain. Recommendations made in previous iterations of the SA report and this updated SA report as well as controls through policy has provided mitigation for potential adverse effects. Of the main changes proposed in this iteration of the SA, the main negative impact on the Local Plan Review as a whole is the deletion of a contingency site (Wynnards Mead, Tiverton). The deletion of this policy reduces the flexibility of the Plan as a whole given the role of contingency sites in ensuring housing delivery during the Plan period. However on balance the sustainability issues of the site outweigh the benefit of the inclusion of the contingency site. Two other contingency sites in the plan remain and therefore flexibility still remains in the Plan. The other changes to the Plan are considered largely beneficial with the new information and therefore amount to an overall positive effect.

Appendix 6.10

Local Plan Review: Proposed Submission Consultation

(incorporating proposed modifications)

Sustainability Appraisal Update (incorporating consultant LUC recommendations)

January ~~2017~~2018

Sustainability Appraisal Update

1. Mid Devon District Council commissioned consultants LUC to undertake an independent review of the Sustainability Appraisal Update (2017) – herein referred to as SA Update (2017) that was prepared by Mid Devon District Council in relation to proposed modifications to the Local Plan Review. The recommendations from LUC have been applied in this Sustainability Appraisal Update. For a full account of the LUC review and MDDC responses please refer to the 'Review of Sustainability Appraisal Update for the Mid Devon Local Plan Review: Review of Legal Compliance (January 2018)' and 'Mid Devon District Council response to the Review of Sustainability Appraisal Update for the Mid Devon Local Plan Review: Review of Legal Compliance (January 2018)'.

2. The~~is~~ 2017 update to the Sustainability Appraisal ~~has been~~was undertaken to take into account comments made at the 2015 Proposed Submission Stage consultation and proposed modifications to the Local Plan Review. The Local Plan Review: Proposed Submission Consultation Sustainability Appraisal (2015) and SA Update (2017) ~~is~~are available on the website at www.middevon.gov.uk/localplanreview and the main Council office, Phoenix House, Tiverton.

3. Consultation feedback from the 2015 consultation included general comments on the SA as well as specific issues related to individual policies. Responses to general comments relating to contents of the SA text, methodology and cumulative impacts are set out in Annex 1. Proposals for alternative policy options, including proposed modifications, are assessed alongside new information and comments on the scoring of the 2015 SA in Annex 2. Only proposed alternatives deemed 'reasonable alternatives' are considered as part of the SA update; for example, this excludes alternatives considered in previous iterations of the SA and where only minor amendments are proposed. A summarised re-assessment is included in Annex 2. Where there are distinct alternatives proposed, significant new information or substantial changes to the SA scoring a full appraisal is included in Annex 3, with amended SA scoring where applicable. The main body of this SA Update is accompanied by the following three annexes:

Annex 1 – Sustainability Appraisal text, methodology and cumulative impact comments (p.67-80)

This annex sets out comments from the Local Plan Review Proposed Submission Consultation (2015) on the contents of the sustainability appraisal (SA) text, methodology and cumulative impacts.

Annex 2 – Further reasonable alternatives, new information and comments on the sustainability appraisal of policies and sites (p.81-222)

This annex provides a summary of additional reasonable alternatives considered and proposed changes to the sustainability appraisal for example through new information. Minor proposed changes to the Local Plan have not been assessed as these were deemed to not give rise to significant effects.

Annex 3 – Additional Reasonable Alternative Appraisals (p.223-395)

This annex provides the full appraisals used to assess reasonable alternatives where deemed necessary as summarised in Annex 2.

Summary of Sustainability Appraisal work carried out in Sustainability Appraisal Update (2017)

4. Arising from the SA Update (2017), a number of alternatives were identified through comments on the Local Plan Review Proposed Submission Consultation (2015) or new information. A number of modifications were also proposed through the SA Update. For a full account of proposed modifications to the Local Plan Review, including minor amendments not considered to give rise to reasonable alternatives, reference should be made to the Schedule of proposed modifications published in November (2016). This provides a list of proposed modifications following in the Local Plan Review Proposed Submission (incorporating proposed modifications). The schedule of proposed modifications published in March (2017) provides a list of proposed modifications following the 2017 consultation on the Local Plan Review Proposed Submission (incorporating proposed modifications). These documents are available on the Council's website (see paragraph 2 above). A number of comments were received at each stage of the Local Plan Review process; all representations received are available to view in full on the Mid Devon District Council website (as before). Furthermore a summary of representations received is provided for each stage of the Local Plan Review process. The 2015 and 2017 Local Plan Review Proposed Submission (February 2015) Consultation Summary Documents set out responses from Mid Devon District Council to each comment received.

5. The following table sets out a summary of the reasons why additional SA work was carried out in the SA Update (2017):

Table 1 – summary of 2017 SA appraisal work

Policy	**Revised SA appraisal work**
Strategic Policies	
S2 Amount and distribution of development	• Alternative(s) proposed • New information • Comments on the Sustainability Appraisal

S3 Meeting housing needs	• Alternative(s) proposed • New information
S4 Ensuring housing delivery	• Alternative(s) proposed • New information
S5 Public open space	• Alternative(s) proposed
S6 Employment	• Alternative(s) proposed
S10 Tiverton	• Comment(s) on secondary/ cumulative/ synergistic effects
S12 Crediton	• New information
S13 Villages	• Alternative(s) proposed
S14 Countryside	• New information
Sites	
Tiverton	
TIV1-TIV6 Eastern Urban Extension	• Alternative(s) proposed • New information
TIV7 Town Hall/St Andrew Street	• New information
TIV8 Moorhayes Park	• New information
TIV12 Phoenix Lane	• Alternative(s) proposed
TIV13 Tidcombe Hall	• Alternative(s) proposed • New information • Comment(s) on the Sustainability Appraisal
TIV14 Wynnards Mead	• Alternative(s) proposed • New information
OTIV2 Hartnoll Farm	• Comment on secondary/ cumulative/ synergistic effects • Alternative(s) proposed
OTIV4 Blundells School (Proposed for allocation TIV16)	• New information • Comment(s) on the Sustainability Appraisal
OTIV13 Exeter Hill	• Comment(s) on the Sustainability Appraisal
OTIVNEW New site land at Seven Crosses Hill	• Alternative(s) proposed
Cullompton	
CU1-CU6 North West Cullompton	• Comment(s) on secondary/ cumulative/ synergistic effects • Alternative(s) proposed • New information • Comment(s) on the Sustainability Appraisal

CU7-CU12 East Cullompton	• Alternative(s) proposed • New information • Comment(s) on the Sustainability Appraisal
CU13 Knowle Lane	• Comment on secondary/ cumulative/ synergistic effects • Comment(s) on the Sustainability Appraisal
CU14 Ware Park and Footlands	• Comment(s) on secondary/ cumulative/ synergistic effects • New information • Comment(s) on the Sustainability Appraisal
CU15 Land at Exeter Road	• Comment(s) on secondary/ cumulative/ synergistic effects • New information • Comment(s) on the Sustainability Appraisal
CU16 Cummings Nursery	• Comment(s) on secondary/ cumulative/ synergistic effects • Comment(s) on the Sustainability Appraisal
CU17 Week Farm	• Comment(s) on secondary/ cumulative/ synergistic effects • Alternative(s) proposed
CU18 Venn Farm	• Comment(s) on secondary/ cumulative/ synergistic effects • Alternative(s) proposed
CU19 Town Centre Relief Road	• New information
CU20 Cullompton Infrastructure	• Alternative(s) proposed
OCUNEW Tiverton Road	• Alternative(s) proposed
CU21 Land at Colebrook CONTINGENCY SITE	• Alternative(s) proposed • Comment(s) on the Sustainability Appraisal
Crediton	
CRE1 Wellparks	• New information
CRE2 Red Hill Cross, Exhibition Road	• New information
CRE3 Cromwells Meadow	• New information
CRE4 Woods Group, Exeter Road	• New information
CRE5 Pedlerspool	• Comment(s) on secondary/ cumulative/ synergistic effects • Alternative(s) proposed • New information • Comment(s) on the Sustainability Appraisal
CRE6 Sports fields, Exhibition Road	• Alternative(s) proposed • New information
CRE7 Stonewall Lane	• Comment(s) on secondary/ cumulative/

	synergistic effects • New information
CRE9 Alexandra Close	• Comment(s) on the Sustainability Appraisal
CRE10 Land south of A377	• Alternative(s) proposed New information
CRE11 Crediton Infrastructure	• Alternative(s) proposed
Options to the West of Crediton – OCRE10 Westwood Farm and OCRE11 Land at Chapel Down Farm	• Comment(s) on the Sustainability Appraisal
Junction 27	
Land at Junction 27	• Comment(s) on secondary/ cumulative/ synergistic effects • Alternative(s) proposed • New information • Comment(s) on the Sustainability Appraisal
Rural areas	
BA1 Newton Square, Bampton	• New information
School Close, Bampton (proposed for allocation BA4)	• Alternative(s) proposed
BO1 Land adjacent to Hollywell, Bow	• New information
BO2, West of Godfrey's Gardens, Bow	• New information
BR1 Hele Road, Bradninch	• New information
CH1 Barton, Chawleigh	• New information
CB1 Land off Church Lane, Cheriton Bishop	• New information
CF1 Barnshill Close, Cheriton Fitzpaine	• New information
CF2 Land adjacent school, Cheriton Fitzpaine	• New information • Comments on the Sustainability Appraisal
OCF2 Landboat Farm, Cheriton Fitzpaine	• Comment(s) on the Sustainability Appraisal
OCFNEW Bramble Orchard, Cheriton Fitzpaine	• Alternative(s) proposed
HA1 Land adjacent Fishers Way, Halberton	• New information
OHA1 Land at Blundells Road, Halberton	• Comment(s) on the Sustainability Appraisal
OHANEW The Pethers, Halberton	• Comment(s) on the Sustainability Appraisal

HE1 Depot, Hemyock	• New information
NE1 Court Orchard, Newton St Cyres	• New information
ONENEW New Estate Site A, Newton St Cyres	• Alternative(s) proposed
ONENEW New Estate Site B, Newton St Cyres	• Alternative(s) proposed
OSP1 Higher Town, Sampford Peverell (Proposed for allocation SP2)	• Alternative(s) proposed • New information
SA1 Fanny's Lane, Sandford	• New information
SI1 Land at Old Butterleigh Road, Silverton	• New information
SI2 The Garage, Silverton	• New information
TH1 South of Broadlands, Thorverton	• Alternative(s) proposed
OTHNEW Land north east of Silver Street, Thorverton	• Alternative(s) proposed
OTHNEW Land to the west of Lynch Close and Cleaves Close, Thorverton	• Alternative(s) proposed
OUF3 Land West of Uffculme	• Alternative(s) proposed • Comments on the Sustainability Appraisal
WI1 Land east of M5, Willand	• Alternative(s) proposed
WI2 Willand Industrial Estate	• Alternative(s) proposed • New information
Development Management Policies	
DM28 Other protected sites	• Alternative(s) proposed

Summary of reasonable alternatives considered

6. The following table sets out the reasonable alternatives considered through the 2017 SA update.

Table 2: Summary of reasonable alternatives considered through the 2017 SA update

Local Plan Policy	***Summary of Reasonable Alternative Options considered by SA update (2017)***
Strategic Policies	
S2: Amount and distribution of	- *Amount of housing*: six alternative options for total

development	housing numbers were considered in range 7200 – 8800 over plan period, including the Council's preferred option of 7860. - *Distribution of housing:* rural distribution, Tiverton and Crediton focussed alternatives were considered. - *Amount of commercial development:* higher growth scenario including J27 option.
S3: Meeting housing needs	- 35% affordable housing target. - Remove the requirement to provide 5% of serviced plots for self-build. - Alternatives for the distribution of gypsy and traveller pitches: town focussed urban extensions and rural distribution.
S4: Ensuring housing delivery	- Delete the policy.
S5: Public open space	- Sustainable Urban Drainage Systems (SUDs) to be considered as public open space. - The provision of open space should be applied to towns rather than parishes.
S6: Employment	- Small scale allocations in rural locations. - Allocation for major tourism and leisure.
S13: Villages	- Edge of village development.
Site Allocations	
TIV1-5: Eastern Urban Extension	- Range of dwellings (1580 – 1830)
TIV12: Phoenix Lane	- Delete policy.
TIV13: Tidcombe Hall	- Delete policy. - 8.4ha with 200 dwellings.
TIV14: Wynnards Mead (Contingency site)	- Delete policy.
OTIV2: Hartnoll Farm	- 1000 dwellings and 20,000sqm employment.
OTIV4: Blundells School (proposed for	- Reconsider site in light of EA and HEA evidence: allocate

allocation TIV16)	for 200 dwellings.
OTIVNEW: New site at Seven Crosses Hill	- 7.69ha for 184 dwellings.
CU1-CU6: North West Cullompton	- Include education provision as part of the commercial floorspace allocation. - Extend site area, incorporating all 'Growen Farm' land.
CU7-CU12: East Cullompton	- No quantum of green infrastructure and public open space should be specified. - Proposed land swap; 'land at Newland Persey' replaced by 'land at Cooke'. - Land at Aller Barton Farm/ south of Honiton Road, 181ha site.
CU15: Land at Exeter Road	- Reduce allocation to 24 dwellings.
CU17: Week Farm	- Include space for larger retail outlets.
CU18: Venn Farm	- Extend allocation area to 8ha.
CU21: Land at Colebrook (Contingency Site)	- Include full site area proposed at options stage: 19.3ha, 400 dwellings.
OCUNEW: Tiverton Road	- New site proposed for up to 19 dwellings.
CRE6: Sports fields, Exhibition Road	- Alternative to proposed allocation: 2.8ha with 50 dwellings.
CRE10: Land south of A377	- Extension of settlement limit to include all land within 2009 planning permission.
CRE11: Crediton Infrastructure	- Include provision of works to reduce flood risk in policy.
J27: Land at Junction 27	- Proposed allocation of 71 hectares between M5 Junction 27 and Willand for mixed commercial floorspace including a travel hub, agronomy visitor centre, outdoor adventure zone and outlet shopping village.
School Close, Bampton (proposed for allocation BA4)	- Allocate 0.54ha site for 26 dwellings (site omitted in error from 2015 proposed submission)
OCFNEW: Bramble Orchard, Cheriton Fitzpaine	- New alternative site proposed in preference to current plan allocations.

OHANEW: The Pethers	- Site put forward in preference to HA1.
ONENEW: New Estate Site A and B, Newton St Cyres	- New site options (A &B) at Newton St Cyres
OSP1: Higher Town, Sampford Peverell (proposed for allocation SP2)	- Option site reconsidered; proposed allocation of 6ha, 60 dwellings site.
TH1: South of Broadlands, Thorverton	- Proposed extension of site to include allotment land; 1.15 ha, 20 dwellings
OTHNEW: Land north east of Silver Street, Thorverton	- New land submitted for consideration.
OTHNEW: Land to the west of Lynch Close and Cleaves Close, Thorverton	- New land submitted for consideration.
OUF3: Land west of Uffculme, Uffculme	- 3.5 ha, 60 dwelling site considered for inclusion in plan following appeal decision (February 2016) granting outline planning permission.
WI1: Land east of M5, Willand	- Increase area of proposed allocation; 14.8ha, 174 dwellings
WI2: Willand Industrial Estate, Willand	- Full allocation of 9.2ha 22,000sqm of commercial floorspace - Allocate for residential development; 53 dwellings
Development Management Policies	
DM28: Other protected sites	- Include compensatory measures as part of policy

Summary of Proposed Modifications

7. The following table sets out the proposed modifications that have arisen through the 2017 SA update.

Table 3: Summary of proposed modifications set out in the 2017 SA update

Local Plan Policy	***Summary of Proposed Amendments***
Strategic Policies	
S2: Amount and distribution of development	Total housing need over plan period increased to 7860 to meet revised need. Amount of commercial development: higher growth scenario to include Junction 27 allocation.

S3: Meeting housing needs	Increase objectively assessed housing need to 380 per year to reflect SHMA evidence + 260 over plan period for Junction 27 allocation.
S4: Ensuring housing delivery	Increase objectively assessed housing need (as above).
S12: Crediton	Additional criterion for community and education facilities.
S14: Countryside	Remove reference to new traveller sites in open countryside (in response to updated National Policy guidance).
Site Allocations	
TIV1-5: Eastern Urban Extension	Amend policy to give range of dwellings (1580 – 1830).
TIV14: Wynnards Mead (Contingency site)	Proposed for deletion.
OTIV4: Blundells School (proposed for allocation TIV16 Blundells School)	New Policy: New site allocation to meet need arising from J27 employment; reconsidered in light of new Environment Agency (EA) & Historic Environment Appraisal (HEA) evidence.
CU1-CU6: North West Cullompton	Contribution from development towards Town Centre Relief Road/Junction 28 and change in commercial floorspace in line with masterplan. Re-allocation of land to south west of site.
CU7-CU12: East Cullompton	Additional criterion and text in response to HEA.
CU15: Exeter Road	Reduced allocation to 24 dwellings.
CU19: Town Centre Relief Road	Additional criterion and text in response to HEA.
CU20: Cullompton Infrastructure	Additional criterion and text on works to reduce flood risk.
CRE2: Red Hill Cross	Additional supporting text to add context in response to HEA.
CRE3: Cromwells Meadow	Additional criterion and text in response to HEA.
CRE4: Woods Group, Exeter Road	Additional supporting text to add context in response to HEA.
CRE5: Pedlerspool	New primary school included in policy following representation from Devon County Council.

CRE7: Stonewall Lane	Additional supporting text to add context in response to HEA.
CRE10: Land south of A377	Extension of settlement limit to include all land included in 2009 Planning Permission. Amendments to supporting text have been made in response to the HEA and latest flood risk information.
CRE11: Crediton Infrastructure	Amend policy to include provision of works to reduce flood risk
J27: Land at Junction 27	New policy: Proposed allocation of 71 ha between M5 Junction 27 and Willand for mixed commercial floorspace, including a travel hub, agronomy visitor centre, outdoor adventure zone and outlet shopping village.
School Close, Bampton (proposed for allocation BA4)	New Policy: 0.54 ha site, 26 dwellings. Site omitted in error from 2015 proposed submission, now included and fully appraised as part of SA.
CH1: Barton, Chawleigh	Additional criterion and text in response to HEA.
CF1: Barnshill Close, Cheriton Fitzpaine	Additional text proposed in response to HEA.
HA1: Land Adjacent Fishers Way, Halberton	Delete reference to archaeological investigation/mitigation following new information from Devon County Archaeology service.
HE1: Depot, Hemyock	Site now won't be available in near future: removed from plan as no longer reasonable alternative.
NE1: Court Orchard, Newton St Cyres	Additional criterion and text in response to HEA.
OSP1: Higher Town, Sampford Peverell (proposed for allocation SP2)	New Policy: 6 ha, 60 dwelling site included in options consultation and 2015 SA; re-considered to meet increased housing need due to J27 employment opportunities, now included as proposed modification.
OUF3: Land west of Uffculme, Uffculme	3.5 ha, 60 dwelling site included as proposed modification following appeal decision February 2016 granting outline planning permission.
WI2: Willand Industrial Estate, Willand	Proposed to allocate full site area; 9.2 ha site for 22,000 square metres commercial floorspace.
Development Management Policies	

DM28: Other protected sites	In response to Environment Agency comments, proposed policy amendment allows for consideration of compensatory measures where mitigation measures are not possible.

Compliance with the Strategic Environmental Assessment Directive and Regulations

8. The Council has a duty to consider the sustainability of its plans through the Planning and Compulsory Purchase Act 2004 (as amended). It also has to prepare a Strategic Environmental Appraisal (SEA) as a result of requirements contained in the Environmental Assessment of Plans and Programmes Regulations 2004. It is believed that the requirements of both pieces of legislation have been met by the Sustainability Appraisal (SA), which has been prepared following Government guidance.

9. The SA is an iterative, ongoing process and integral to plan making. During the process of preparing the Local Plan Review, consultation was held in July 2013 on the Scoping Report and SA Scoping Report, in January 2014 on the Options Report and SA Interim Report, in February 2015 on the Proposed Submission document and the SA Proposed Submission Report and in January 2017 on the Proposed Submission (incorporating proposed modifications) document and the SA Update Report.

10. The interim SA (2014) provided a signposting table in Chapter 1 which set out how the SEA Directive and Regulations requirements were met at the time of publishing the 2014 report. The Sustainability Appraisal Proposed Submission Report (2015) provided an updated signposting table in Chapter 1 which set out how the SEA Directive and Regulations requirements had been met at the time of publishing the 2015 report which included compliance with any items not covered by previous iterations of the SA.

11. A further signposting table has been provided in this SA Update. For clarity the inclusion of each stage of the SA process is provided where compliance with the SEA Directive requirement has been met.

Table 4 – Signposting table, 'Information to be included in the Environmental Report'

SEA Directive Requirements	Covered in SA
Information to be included in the Environmental Report – Article 5 and Annex 1 of SEA Directive	
a) an outline of the contents, main objectives of the plan, and relationship with other relevant plans	**Sustainability Appraisal Scoping Report (2013):** 'Chapter 1 Introduction' of this report sets out the contents

SEA Directive Requirements	Covered in SA
and programmes;	and main objectives of the plan. 'Chapter 2 Relevant plans and programmes' of this report sets out the relationship with other relevant plans and programmes. 'Chapter 7 Appendix: Reviewed plans and programmes (full list)' provides a full list of reviewed plans and programmes. **Interim Sustainability Appraisal (2014):** 'Chapter 1 Background' of this report sets out an outline of the contents and main objectives of the Local Plan. This chapter also identifies the compliance of report at the time of publication with the SEA Directive and Regulations. 'Chapter 2 Sustainability Context'. This chapter sets out the conclusions from the review of relevant plans and programmes. 'Appendix 1: Full review of plans and programmes'. This appendix provides a full review of plans and programmes. **Sustainability Appraisal Proposed Submission Report (2015):** 'Chapter 1 Background' of this report sets out the contents and main objectives of the Local plan. This chapter also identifies the compliance of the report at the time of publication with the SEA Directive and Regulations. 'Chapter 2 Sustainability Context'. This chapter sets out the conclusions from the review of relevant plans and programmes. 'Appendix 1: Full review of plans and programmes'. This appendix provides a full review of plans and programmes.
b) the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan;	**Sustainability Appraisal Scoping Report (2013):** 'Chapter 3 Baseline information about Mid Devon' of this report considers the relevant aspects of the current state of the environment and considers trends that are likely to continue without the implementation of the plan e.g. likely historic trends of biodiversity expected to continue and the trend for the delivery of sustainable homes based on

SEA Directive Requirements	Covered in SA
	existing relevant plans and programmes. **Interim Sustainability Appraisal (2014):** 'Chapter 2 Sustainability Context' looks at the relevant aspects of the state of the environment and considers trends that are likely to continue without the implementation of the plan. **Sustainability Appraisal Proposed Modifications Report (2015):** 'Chapter 2 Sustainability Context' looks at the relevant aspects of the state of the environment and considers trends that are likely to continue without the implementation of the plan. The likely Evolution of the State of the Environment without Implementation of the Local Plan Review is set out in full at para 2.60 and accompanying table.
c) the environmental characteristics of areas likely to be significantly affected;	**Sustainability Appraisal Scoping Report (2013):** 'Chapter 2 Relevant plans and programmes' of this report sets out the relationship with other relevant plans and programmes which have been grouped into themed areas. This first picks up on the potential impact of the Plan, in particular how the promotion of new development may impact on these themes. 'Chapter 3 Baseline information about Mid Devon' of this report considers the relevant aspects of the current state of the environment, it provides some identification of existing environmental characteristics that could be affected by the Plan e.g. Natural England has advised that any development that encourages through-traffic through the A361 may impact on the Culm Grasslands SAC. 'Chapter 4 Sustainability issues and problems' of this report summarises the sustainability issues within Mid Devon identified by the Sustainability Appraisal scoping report. 'Chapter 7 Appendix: Reviewed plans and programmes (full list)' provides a full list of reviewed plans and programmes and provides greater detail on environmental characteristics likely to be affected and therefore which

SEA Directive Requirements	Covered in SA
	should be considered as part of the Local Plan Review. **Interim Sustainability Appraisal (2014):** 'Chapter 2 Sustainability context' looks at the relevant aspects of the state of the environment including the consideration of environmental characteristics of areas likely to be significantly affected. 'Appendix 1: Full review of plans and programmes' provides a full list of reviewed plans and programmes and provides greater detail on environmental characteristics likely to be affected and therefore which should be considered as part of the Local Plan Review. **Sustainability Appraisal Proposed Submission Report (2015):** 'Chapter 2 Sustainability context' looks at the relevant aspects of the state of the environment including the consideration of environmental characteristics of areas likely to be significantly affected. 'Appendix 1: Full review of plans and programmes' provides a full list of reviewed plans and programmes and provides greater detail on environmental characteristics likely to be affected and therefore which should be considered as part of the Local Plan Review. **Sustainability Appraisal Update (2017)** The SA Update (2017) is an addendum to the SA work undertaken to date. As such the context and methodology previously set out in the SA still applies. The SA framework objectives borne out of previous iterations of the SA are repeated in the SA Update for clarity.
d) any existing environmental problems which are relevant to the plan including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC;	**Sustainability Appraisal Scoping Report (2013):** 'Chapter 3 Baseline information about Mid Devon' of this report considers the relevant aspects of the current state of the environment, it provides some identification of existing environmental problems which are relevant to the plan including advice from Natural England on the impact of through-traffic on the A361 on the Culm Grasslands SAC.

SEA Directive Requirements	Covered in SA
	Interim Sustainability Appraisal (2014): 'Chapter 2 Sustainability Context' looks at the relevant aspects of the state of the environment it provides some identification of existing environmental problems which are relevant to the plan including advice from Natural England on the impact of through-traffic on the A361 on the Culm Grasslands SAC. **Sustainability Appraisal Proposed Submission Report (2015):** 'Chapter 2 Sustainability Context' looks at the relevant aspects of the state of the environment it provides some identification of existing environmental problems which are relevant to the plan including advice from Natural England on the impact of through-traffic on the A361 on the Culm Grasslands SAC.
e) the environmental protection objectives, established at international, Community or national level, which are relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation;	**Sustainability Appraisal Scoping Report (2013):** 'Chapter 2 Relevant plans and programmes' of this report sets out the relationship with other relevant plans and programmes which have been grouped into themed areas. This chapter identifies factors and policy defined by EU or UK legislation, national policies and other plans and strategies at a local level which are relevant to the plan, including environmental considerations to be taken into account during the Plan preparation. 'Chapter 7 Appendix: Reviewed plans and programmes (full list)' provides a full list of reviewed plans and programmes which is summarised in Chapter 2. The chapter provides sustainability conclusions under each theme which include environmental considerations to be taken into account in the Plan's preparation. **Interim Sustainability Appraisal (2014):** 'Chapter 2 Sustainability Context' of this report sets out the relationship with other relevant plans and programmes which have been grouped into themed areas. This chapter identifies factors and policy defined by EU or UK legislation, national policies and other plans and strategies at a local level which are relevant to the plan, including

SEA Directive Requirements	Covered in SA
	environmental considerations to be taken into account during the Plan preparation. 'Appendix 1 Full review of plans and programmes' provides the full list of reviewed plans and programmes which is summarised in Chapter 2. The chapter provides sustainability conclusions under each theme which include environmental considerations to be taken into account in the Plan's preparation. **Sustainability Appraisal Proposed Submission Report (2015):** 'Chapter 2 Sustainability Context' of this report sets out the relationship with other relevant plans and programmes which have been grouped into themed areas. This chapter identifies factors and policy defined by EU or UK legislation, national policies and other plans and strategies at a local level which are relevant to the plan, including environmental considerations to be taken into account during the Plan preparation. 'Appendix 1 Full review of plans and programmes' provides the full list of reviewed plans and programmes which is summarised in Chapter 2. The chapter provides sustainability conclusions under each theme which include environmental considerations to be taken into account in the Plan's preparation.
f) the likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors (these effects should include secondary, cumulative, synergistic, short, medium and long-term, permanent and temporary, positive and negative impacts);	**Interim Sustainability Appraisal (2014):** 'Appendix 2 Sustainability appraisal of policies and site options' presents the findings of appraisal work that has been carried out. The effects are illustrated using matrices and scoring system set out in 'Chapter 3 Sustainability appraisal methodology'. The likely significant positive and negative effects are shown by applying the scores +3 and -3 respectively. The SA objectives used throughout the SA process address all the required SEA topics. Appendix 2 also includes secondary, cumulative, synergistic, short, medium and long-term, permanent and temporary impacts. **Sustainability Appraisal Proposed Submission Report (2015):**

SEA Directive Requirements	Covered in SA
	'Appendix 2 Sustainability appraisal of policies and site options' presents the findings of appraisal work that has been carried out. The effects are illustrated using matrices and scoring system set out in 'Chapter 3 Sustainability appraisal methodology'. The likely significant positive and negative effects are shown by applying the scores +3 and -3 respectively. The SA objectives used throughout the SA process address all the required SEA topics. Appendix 2 also includes secondary, cumulative, synergistic, short, medium and long-term, permanent and temporary impacts. **Sustainability Appraisal Update (2017)** Annex 1 'Sustainability Appraisal text, methodology and cumulative impact comments' updates the cumulative effects noted in appendix 2 of the Sustainability Appraisal Proposed Submission Report (2015) Annexes 2 and 3 in the SA Update present the findings of the additional appraisal work that has been carried out. Effects are illustrated using the same matrices and scoring system that was used earlier in the SA process and that is described in paragraphs 2-9 of the SA Update (2017). As described in paragraph 6, likely significant positive and significant negative effects are shown by applying the scores +3 and -3 respectively. The SA objectives used throughout the SA process address all of the required SEA topics. Annex 4 in the SA Update (2017) summarises the updated cumulative sustainability effects of the Local Plan review as a whole, taking into account the changes proposed to the Plan.
g) the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan;	**Interim Sustainability Appraisal (2014):** 'Appendix 2 Sustainability appraisal of policies and site options' presents the findings of appraisal work that has been carried out. Under each appraisal a summary of recommendations are made to prevent, reduce or as fully as possible offset any significant adverse effects on the environment of implementing the plan. **Sustainability Appraisal Proposed Submission Report**

SEA Directive Requirements	Covered in SA
	(2015): 'Appendix 2 Sustainability appraisal of policies and site options' presents the findings of the appraisal work that has been carried out. This updated version of the SA introduces a column considering potential mitigation measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan. The revised scores in the final column of the SA matrices illustrate how the proposed mitigation would affect the SA scores. In a number of places this results in potential significant effects being reduced. **Sustainability Appraisal Update (2017)** Annex 2 considers further reasonable alternatives, new information and comments on the sustainability appraisal of policies and site. Where appropriate measures are recommended as 'Changes to the Plan' to prevent, reduce and as fully possible offset any significant adverse effects on the environment of implementing the plan. The detailed SA matrices in Annex 3 include a column considering potential mitigation measures, and the revised scores in the final column of the SA matrices illustrate how the proposed mitigation would affect the SA scores. In a number of places this results in potential significant negative effects being reduced.
h) an outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information;	**Sustainability Appraisal Scoping Report (2013)** This appraisal first introduces the proposed framework to assess sustainability in Chapter 5 'A framework to assess sustainability'. **Interim Sustainability Appraisal (2014)** Chapter 3 'Sustainability appraisal methodology' sets out a description of the methodology use to undertake the assessment and the assessment of policy options is undertaken in Appendix 2. Alternatives were not selected at this stage as the report was based on policy options.

SEA Directive Requirements	Covered in SA
	Sustainability Appraisal Proposed Submission (2015) Chapter 3 'Sustainability appraisal methodology' sets out a description of the methodology use to undertake the assessment. This chapter also sets out where there were technical deficiencies in which specific data was not available at the time of the SA assessments an uncertain effect was identified in the full appraisals. Chapter 4 'Reasons for selecting/rejecting policy alternatives' sets out an outline of the reasons for selecting the alternatives dealt with. Appendix 2 'Sustainability appraisal of policies and site options' provides the full appraisal of policy and site options. The appraisal applies the sustainability appraisal methodology including identifying any difficulties encountered in compiling the required information, where there were technical deficiencies in which specific data was not available at the time of the SA assessments, an uncertain effect was identified in the full appraisals. Page 192 sets out the appraisal guidance followed when applying the pre-mitigation scoring system to potential allocation sites. It's noted that in some cases the scoring could differ from the guidance due to site specific context and a cumulative approach was taken when assessing allocation sites within each objective. Appendix 3 'Undeliverable site options' sets out the sites which were not deemed deliverable by the SHLAA panel. **Sustainability Appraisal Update (2017)** Paragraphs 2-9 of the SA Update (2017) describe the methodology that has been used throughout the SA process including where there were technical deficiencies in which specific data was not available at the time of the SA assessments an uncertain effect was identified in the full appraisals. The table following paragraph 9 sets out the assumptions that have been applied to the SA of potential site allocations. Information about the reasons for selecting additional reasonable options for appraisal is provided in Annex 2 of

SEA Directive Requirements	Covered in SA
	the SA Update (2017).
i) a description of the measures envisaged concerning monitoring;	**Sustainability Appraisal Proposed Submission (2015)** Chapter 5 'Monitoring' of the report sets out a description of the measures envisaged concerning monitoring.
j) a non-technical summary of the information provided under the above headings.	**Sustainability Appraisal Proposed Submission (2015)** A non-technical summary was published with the full Sustainability Appraisal Proposed Submission Report (2015).
The report must include the information that may reasonably be required taking into account current knowledge and methods of assessment, the contents and level of detail in the plan or programme, its stage in the decision-making process and the extent to which certain matters are more appropriately assessed at different levels in that process to avoid duplication of the assessment (Article 5.2)	**Sustainability Appraisal Scoping Report (2013)** Provided an introduction and context of Mid Devon District and the proposed Plan. The Report considered relevant plans and programmes, baseline information about Mid Devon, Sustainability issues and problems and set out a framework to assess sustainability for consultation. **Interim Sustainability Appraisal (2014)** Provided the same provisions as the Sustainability Appraisal Scoping Report (2013) and was updated to demonstrate the latest information available at the time of publication and in response to the initial consultation the Sustainability Appraisal Scoping Report (2013). This report also first introduces the findings of appraisal work on the policies proposed in the Local Plan Review and the likely significant effects. It provides a description of how the assessment was undertaken including any difficulties encountered in compiling the required information. It also makes recommendations for mitigation measures. However decisions for preferred alternatives were not taken at this stage as the Plan was out for consultation on the options for the Local Plan Review. Chapter 1 set out the compliance with the Strategic Environmental Assessment Directive and Regulations which identifies three areas that would be more appropriately addressed at a later stage of the SA process; the outline of the reasons for selecting alternatives dealt with, a description of the measures envisaged concerning monitoring and the non-technical summary.

SEA Directive Requirements	Covered in SA
	Sustainability Appraisal Proposed Submission (2015) Provided the same provisions of the Interim Sustainability Appraisal (2014) and was updated to demonstrate the latest information available at the time of publication. The update also responded to the consultation on the Interim Sustainability Appraisal (2014). This report introduces a mitigation column in the appraisals which sets out revised scores demonstrating how the mitigation proposed could affect the SA scores. The Sustainability Appraisal Proposed Submission (2015) also sets out an outline of reasons for selecting the alternatives dealt with, a description of the measures envisaged concerning monitoring and provides a non-technical summary. The SA Proposed Submission incorporates all of the information reasonably required. **Sustainability Appraisal Update (2017)** As noted in paragraph 1 of the update report, the update to the Sustainability Appraisal has been undertaken to take into account comments made at the 2015 Proposed Submission Stage consultation and proposed modifications to the Local Plan Review. The requirements not met in the SA Update (2017) are met in previous iterations of the Sustainability Appraisal.
Who should be consulted during SEA/SA process	
Authorities with environmental responsibility, when deciding on the scope and level of detail of the information which must be included in the environmental report (Article 5.4)	**Sustainability Appraisal Scoping Report (2013):** Chapter 6 'Consultation' identifies that the Council provided the opportunity to the three statutory environmental consultation bodies at the time of the scoping report which were Natural England, the Environment Agency and English Heritage (now Historic England). The opportunity to comment on the scope and level of detail of the information contained within the scoping report was also provided to local communities and other bodies on 8 July 2013 for 6 weeks. Every person and organisation including statutory consultees that appeared on the Mid Devon Local Development Framework database at the time of publication was informed of the opportunity to comment on the Local Plan Review Scoping Report and associated documents including the Sustainability

SEA Directive Requirements	Covered in SA
	Appraisal.
Authorities with environmental responsibility and the public, shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme (Article 6.1, 6.2)	**Interim Sustainability Appraisal (2014):** Chapter 4 'Next steps' invites representations on the contents of the Local Plan Review and this accompanying Sustainability Appraisal. Consultation was held on 24th January 2014 for 8 weeks. Every person and organisation including statutory consultees that appeared on the Mid Devon Local Development Framework database at the time of publication was informed of the opportunity to comment on the Local Plan Review Options Consultation Report and associated documents including the Sustainability Appraisal. **Sustainability Appraisal Proposed Submission (2015)** Consultation was held on 9th February 2015 for 11 weeks. Every person and organisation including statutory consultees that appeared on the Mid Devon Local Development Framework database at the time of publication was informed of the opportunity to comment on the Local Plan Review Proposed Submission Report and associated documents including the Sustainability Appraisal. **Sustainability Appraisal Update (2017)** Consultation was held on 3rd January 2017 for 6 weeks. Every person and organisation including statutory consultees that appeared on the Mid Devon Local Development Framework database at the time of publication was informed of the opportunity to comment on the Local Plan Review Proposed Submission Report (incorporating proposed modifications) and associated documents including the Sustainability Appraisal.
Other EU Member States, where the implementation of the plan or programme is likely to have significant effects on the environment of that country (Article 7)	Not relevant to the SA of the Mid Devon Local Plan.
Decision-making	

SEA Directive Requirements	Covered in SA
The environmental report and the results of the consultations must be taken into account in decision-making (Article 8)	**Sustainability Appraisal Scoping Report (2013)** Consultation was undertaken on the Local Plan Review Scoping Report and the Sustainability Appraisal Scoping Report. **Interim Sustainability Appraisal Report (2014)** The Local Plan Review Options Consultation report was submitted to Cabinet on 9 January 2014 and was agreed for approval for public consultation and authority to be given to the Head of Planning and Regeneration, in consultation with the Cabinet Member for Planning, to make minor editorial changes to the text and maps. Chapter 3 'Sustainability appraisal methodology' of the Interim Sustainability Appraisal Report (2014) sets out a summary of the consultation responses received during 2013 consultation Local Plan Review Scoping Report and the Sustainability Appraisal Scoping Report (2013) and noted that the SA would be updated following consultation to take account of the responses received during the consultation. **Sustainability Appraisal Proposed Submission Report (2015)** The Local Plan Review Proposed Submission report was submitted to three Cabinet meetings for approval for publication and submission subject to confirmation by Full Council by area (West, Central and East) on 27 November, 4 December and 11 December 2014. Relevant extracts from the Sustainability Appraisal Proposed Submission Report was provided at each Cabinet meeting. The full Sustainability Appraisal was also made available to members on the Council's website to be considered alongside reports pack. Approval was also sought for the Sustainability Appraisal incorporating the Strategic Environmental Assessment, the Draft Habitats Regulations Assessment and other evidence produced in the process of the plan's preparation to be published for consultation alongside the Local Plan. Thirdly approval was sought for authority given to the Head of Planning and Regeneration, in consultation with the Cabinet Member for Planning, to

SEA Directive Requirements	Covered in SA
	make minor changes to the text and maps. Final approval by Full Council was made on the 17th December 2014 for consultation in 2015. Chapter 3 'Sustainability appraisal methodology' of the Sustainability Appraisal Proposed Submission Report (2015) sets out a summary of the consultation responses received during the two previous consultations on the Local Plan Review and Sustainability Appraisal and notes that the comments were incorporated into the Sustainability Appraisal Proposed Submission Report (2015). Chapter 4 'Reasons for selecting/rejecting policy alternatives' sets out a summary of the reasons for selecting/rejecting the strategic, allocation and development management policy alternatives. A statement of consultation before Local Plan publication was provided at the same time of consultation which set out the main issues raised during previous consultation and how these were responded to. Comments received in previous consultations and how the sustainability appraisal results were taken into account in decision-making are also demonstrated through the Local Plan Review Proposed Submission (February 2015) Consultation Summary Document. **Request for a J27 implications Report (2016)** A request by members was made in 2016 for a J27 implications Report which looked at the implications if members were minded to allocate J27 as part of the Local Plan Review Proposed Submission. This report was taken to Cabinet on the 15 September 2016 which set out the history of the J27 proposal and decisions previously made by members and the implications of allocating J27. The report also identified that if members were minded to make a modification to the plan to allocate land at J27, sites for an additional 260 dwellings will also need to be allocated in the Local Plan. Alternative housing option sites were set out to members based on a selection criteria as follows: sites previously consulted on as part of the Local Plan Review Options consultation (January 2014) or received as a local plan representation; sites considered by

SEA Directive Requirements	Covered in SA
	the Strategic Housing Land Availability Assessment Panel; compliance with the Local Plan Review Distribution Strategy; and proximate to the development proposal at Junction 27. The 2015 SA was publically available at the time the Implications Report was presented to members in 2016 and the draft 2015 SA was presented to members previously in the 2014 Cabinet (27 November, 4 December, 11 December) and Council meetings (17 December 2014). The Sustainability Appraisal was not mentioned in the Implications Report; however there is an apparent synergy in the reasons set out in the Implications Report and the Sustainability Appraisal (2015). Cabinet proposed a recommendation to Council that a 6 week consultation period take place prior to the submission of the Local Plan, Land at Junction 27 of the M5 be allocated for leisure retail and tourism development and associated additional housing sites giving the extra provision of 260 additional homes be allocated at Blundells Road, Tiverton and Higher Town, Sampford Peverell. The recommendations of Cabinet as set out above were taken to Council on 22 September 2016 and were approved. The plan as a whole was subsequently considered at the meetings of Cabinet on 21 November and Council 01 December 2016 where it was agreed that the Local Plan Review incorporating proposed modifications be publicised and consulted on for 6 weeks, and that delegated authority be given to the Head of Planning and Regeneration in consultation with the Cabinet Member for Planning for the plan's subsequent submission to the Planning Inspectorate for examination together with its supporting documentation. After consultation, the plan was submitted to the Planning Inspectorate together with supporting documentation on 31st March 2017 under the delegated authority. **Sustainability Appraisal Update (2017)** The Local Plan Review Proposed Submission report (incorporating proposed modifications) was submitted to Cabinet on 21 November 2016 for a recommendation of

SEA Directive Requirements	Covered in SA
	approval for publication and consultation, and that delegated authority be given to the Head of Planning and Regeneration in consultation with the Cabinet Member for Planning for the plan's subsequent submission to the Planning Inspectorate for examination together with its supporting documentation to full Council. The amended Local Plan Review incorporated the recommendations made at Council on 22 September 2016. A summary of the modifications proposed were summarised in the report pack with the full schedule of modifications appended to the report for viewing. The report references the Sustainability Appraisal and the findings of the Sustainability Appraisal process. The report notes that the Local Plan Review has been subject to Sustainability Appraisal during its preparation. The appraisal is an iterative process informing the development of the Local Plan Review and has been published alongside each stage of consultation. The Sustainability Appraisal assesses the likely significant effects of the Local Plan, focussing on the environmental, economic and social impacts. The latest version was updated to consider the latest available evidence including reasonable alternatives proposed through consultation responses. The Sustainability Appraisal Update concludes that the proposals set out in the Local Plan Review together with the schedule of modifications are the most appropriate given the reasonable alternatives available. The report identifies that the Sustainability Appraisal and other updated evidence produced in the process of the plan's preparation will be made available for comment during the Local Plan Review proposed modifications consultation. The report also makes reference to the Planning Policy Advisory Group which considered all paperwork accompanying the report. The report summarises the considerations of the group and their recommendations to Cabinet. The recommendations to Cabinet on the 21 November 2016 were agreed and were submitted to full Council on 01 December 2016. The submission to full Council included the report pack presented to Cabinet which contained reference to the Sustainability Appraisal

SEA Directive Requirements	Covered in SA
	for approval and were agreed. Para 1 of the Sustainability Appraisal Update (2017) sets out that this update to the Sustainability Appraisal has been undertaken to take into account comments made at the 2015 Proposed Submission Stage consultation and proposed modification to the Local Plan Review. The summary matrices in Annex 2 relating to the additional reasonable alternative options considered for each policy topic include a final row which states which option has been taken forward as a proposed change to the Plan if relevant, or if no changes are proposed to the Plan policies, why this is. Consultation was undertaken on the Sustainability Appraisal Update (2017) and the Local Plan Review Proposed Submission (incorporating proposed modifications) (2017). A statement of consultation was provided at the same time as this consultation which set out the main issues raised during previous three consultations and how these were responded to. Schedule of Proposed Modifications (Proposed Submission consultation) (November 2016) and the Sustainability Appraisal Update (2017) also demonstrate how the results of the consultations were taken into account. Comments received during this consultation including how the sustainability appraisal results were taken into account in decision-making are demonstrated through the Local Plan Review Proposed Submission (January 2017) Consultation Summary Document and the schedule of Proposed Minor Modifications (2017).
Provision of information on the decision	
When the plan or programme is adopted, the public and any countries consulted under Article 7 must be informed and the following made available to those so informed: • the plan or programme as adopted • a statement summarising how environmental considerations have	N/A – this requirement should be met at a later stage of the SA process.

SEA Directive Requirements	Covered in SA
been integrated into the plan or programme and how the environmental report of Article 5, the opinions expressed pursuant to Article 6 and the results of consultations entered into pursuant to Article 7 have been taken into account in accordance with Article 8, and the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with; and • the measures decided concerning monitoring (Article 9)	
Monitoring	
Monitoring of the significant environmental effects of the plan's or programme's implementation must be undertaken (Article 10)	**Sustainability Appraisal Proposed Submission (2015)** Chapter 5 'Monitoring' sets out how the Plan will be monitored.

Sustainability Appraisal framework objectives

~~1.~~12. A framework ~~is~~ used to understand the sustainability effects of the Local Plan Review ~~as~~ has been developed, consisting of sustainability objectives, each of which include a number of elements against which a policy will be appraised. The framework includes all those factors highlighted within the SA that will affect the sustainability of the Local Plan Review and is central to the process of SA.

Sustainability objective	Elements covered	Impact
A) Protection of the natural environment	Habitats and biodiversity; flora and fauna; protected species; landscape, geodiversity	
B) Protection and promotion of a quality built environment	Heritage assets, including listed buildings, conservation areas, scheduled ancient monuments, registered parks and gardens, locally listed assets, archaeology; design and quality of development	
C) Mitigating the effects of climate change	Reduced flood risk; promotion of low carbon or renewable energy; reductions in carbon emissions; resilience to climate change; walking and cycling provision; low carbon buildings	
D) Safeguarding and minimising resource use	Quality of soils, including contaminated land; water quality, including consideration of water framework directive objectives; water resources; minimisation of waste; impact on best and most versatile agricultural land	

E) Promoting economic growth and employment	Increasing jobs; reducing out-commuting; skills training; growth of rural businesses; tourism provision	
F) Supporting retail	Safeguarding the vitality and viability of town centres; relationship between new development and town centres; supporting viability of shopping facilities in villages	
G) Meeting housing needs	Supply of housing; housing mix; house size; housing affordability; appropriate housing density to location; proximity to services and facilities	
H) Ensuring community health and wellbeing	Community support for proposals; access to open space and recreation; limiting air, noise and light pollution to levels that do not damage human health or natural systems; integrated and sustainable forms of travel including walking, cycling and public transport; social deprivation; safe and secure environments	
I) Delivering the necessary infrastructure	Roads and transportation; schools; health services; community facilities; green infrastructure; telecommunications	

~~2.~~13. The sustainability objectives proposed are distinct from the objectives of the Local Plan Review, though they may in some cases overlap with them. They will provide a way of checking whether the Local Plan Review objectives are the best possible ones for sustainability and will test the social, environmental and economic effects of the plan.

~~3.~~14. In order to consider the impact of the Local Plan Review against the sustainability objectives, a scoring system has been used. A score is provided against each of the objectives to highlight a policy or proposal's sustainability impacts. Collectively, this allows consideration of a policy's overall impact and enables comparison with other policies or proposals. It also enables the consideration of mitigation measures in which a secondary score has been provided if mitigation measures are provided for.

~~4.~~15. It is important to note that the scores should not be summed to produce a total score to determine the overall sustainability of a policy or proposal. Mathematical models can lead to an 'artificial certainty' in determining the effect of a policy or proposal where the impacts of issues can be subjective.

~~5.~~16. The use of a scoring system with a range from +3 to -3 highlights the scale of any potential impact. This system enables the opportunity to differentiate between marginal or significant impacts. The following table sets out the scoring system that has been used:

Score	Rationale
+3	The policy/proposal will have a significant positive contribution towards achieving the objective
+2	The policy/proposal will have a positive impact in contributing towards achieving the objective

+1	The policy/proposal will have a minor positive impact in contributing towards achieving the objective
0	The policy/proposal will have no impact or will have some positive and some negative impacts thereby having a balanced effect in contributing towards achieving the objective
-1	The policy/proposal will have a minor negative impact in contributing towards achieving the objective
-2	The policy/proposal will have a negative impact in contributing towards achieving the objective
-3	The policy/proposal will have a significant negative contribution towards achieving the objective

~~6.~~17. In some instances where there were technical deficiencies in which specific data was not available at the time of the SA assessments, an uncertain effect has been identified which is indicated by a question mark in the scoring box..

~~7.~~18. In addition to the scoring process, a commentary against each objective has been provided. This sets out a summary of the context of the policy/allocation and a description of the impact against each of the sustainability objectives. Measures for mitigation are also described and scores for post-mitigation are provided, whereby if mitigation measures are applied negative impacts may be reduced. This includes consideration of whether impacts noted are offset by other policies in the plan. Secondary, cumulative, synergistic, temporary, permanent, short, medium or long-term impacts are also reflected.

~~8.~~19. General guidance was followed when applying the scoring system to potential allocation sites. A copy of the site allocations appraisal guidance provided on p.192 of the Local Plan Review: Proposed Submission Consultation Sustainability Appraisal (2015) is provided below.

SA framework – appraisal guidance [Allocations]

The following table sets out the general guidance followed when applying the pre-mitigation scoring system to potential allocation sites. In some cases the scoring may differ from this guidance due to site specific context. A cumulative approach was taken when assessing allocation sites within each objective.

Sustainability objective	Elements covered	Pre-Mitigation	Post-Mitigation
A) Protection of the natural environment	Habitats and biodiversity; flora and fauna; protected species; landscape; geodiversity	Neutral impact • If the site is within a town or existing development forms a backdrop of the site • If the site is appropriately screened, for example by being hidden in a fold of a hill Slight negative impact • Small site on the landscape (less 100 dwellings/10,000sqm) • Impact on a Tree Preservation Order • Impact on a protected landscape • Impact on local wildlife • Loss of hedgerows that provide screening • Existing development forms a backdrop but the site is highly visible Negative impact • Large site on the landscape (100 dwellings/10,000sqm +) • Site is highly visible and there is no existing development forming a backdrop	
B) Protection and promotion of a quality built environment	Heritage assets, including listed buildings, conservation areas, scheduled ancient monuments, registered parks and gardens, locally listed assets, archaeology; design and quality of development	Positive impact • Large scale town centre improvements Slight positive impact • Small scale town centre improvements • Good relationship with the settlement Slight negative impact • Impact on Listed Buildings / Conservation Area • Impact on Archaeological potential • Poor relationship with the settlement	

Sustainability objective	Elements covered	Pre-Mitigation	Post-Mitigation
C) Mitigating the effects of climate change	Reduced flood risk; promotion of low carbon or renewable energy; reductions in carbon emissions; walking and cycling provision; low carbon buildings	Slight positive impact • Bus service • Train service Neutral impact • Flood zone 1 • No train services (as limited areas have a train service and therefore it would not necessarily be expected of all areas in Mid Devon) Slight negative impact • Small scale development, potential impact on groundwater (less 100 dwellings/10,000sqm) • No delivery of Sustainable Urban Drainage • Small watercourse • Source Protection Zone • No bus service • Large scale sites due to potential carbon impact Negative impact • Large scale development, potential impact on groundwater (100 dwellings/10,000sqm +) • Flood Zone 2/3	
D) Safeguarding and minimising resource use	Quality of soils, including contaminated land; water quality, including consideration of water framework directive objectives; minimisation of waste; impact on best and most versatile agricultural land	Positive impact • Brownfield land Neutral impact • Small scale grade 4-5 agricultural land Slight negative impact • Large scale grade 4-5 agricultural land • Small scale grade 3 agricultural land • Minerals Consultation Zone Negative impact • Small scale grade 1-2 agricultural land • Large scale grade 3 agricultural land	

Sustainability objective	Elements covered	Pre-Mitigation	Post-Mitigation
		• Contaminated land Significant Negative Impact • Large scale grade 1-2 agricultural land *Small scale = <20ha* *Large scale = >20ha*	
E) Promoting economic growth and employment	Increasing jobs; reducing out-commuting; skills training; growth of rural businesses; tourism provision	Significant positive impact • Large scale commercial development Positive impact • Small scale commercial development Slight positive impact • Large scale residential development Neutral impact • Small scale residential development Negative impact • Small scale loss of commercial development Significant negative impact • Large scale loss of commercial development *Small scale = <100 dwellings / 10,000sqm* *Larger scale = > or equal to 100 dwellings /10,000sqm*	
F) Supporting retail	Safeguarding the vitality and viability of town centres; relationship between new development and town centres	Significant positive impact • Commercial development within a town centre Positive impact • Large scale residential development within a town (> or equal to 100 dwellings) Slight positive impact • Small scale residential development within a town (< 100 dwellings) Neutral impact • Commercial development outside of a town centre • Residential or commercial development within a village	
G) Meeting	Supply of housing;	Significant positive impact	

Sustainability objective	Elements covered	Pre-Mitigation	Post-Mitigation
housing needs	housing mix; house size; housing affordability; appropriate housing density to location; proximity to services and facilities	• Residential large scale development Positive impact • Residential medium scale development Slight positive impact • Residential small scale development Neutral impact • Commercial development *Small scale* = 1-19 dwg *Medium scale* = 20-99 dwg *Large scale = 100+dwg*	
H) Ensuring community health and wellbeing	Community support for proposals; access to open space and recreation; limiting air, noise and light pollution to levels that do not damage human health or natural systems; integrated and sustainable forms of travel including walking, cycling and public transport; social deprivation; safe and secure environments	Positive impact • Provides a community service Slight positive impact • Town sites - walking distance to services Neutral impact • Village sites - designated village Slight negative impact • Pollution • Town sites – beyond walking distance to services • Village sites - not a designated village • Village sites – designated village but large development e.g. 100+ housing • Requires footpath provision • Loss of undesignated recreational land • Impact but not loss of designated open space Negative impact • Loss of a community service • Loss of a designated Local Green Space • Large site which will require new community services and facilities	
I) Delivering	Roads and	Positive impact	

Sustainability objective	Elements covered	Pre-Mitigation	Post-Mitigation
the necessary infrastructure	transportation; schools; health services; community facilities; green infrastructure; telecommunications	• Significant infrastructure e.g. relief road Slight positive impact • Green infrastructure is provided Neutral impact • Access is achievable • School has capacity for additional development Slight negative impact • No infrastructure provided, small site (<100 dwellings/10,000sqm) • School is at capacity, places can be supported through developer contributions • Access is achievable but would require additional works Negative impact • School is at capacity, development proposed would require a new school	

~~This update to the Sustainability Appraisal is set out as follows:~~

~~Annex 1 – Sustainability Appraisal text, methodology and cumulative impact comments (p.10 – 23)~~

~~This annex sets out comments from the Local Plan Review Proposed Submission Consultation (2015) on the contents of the sustainability appraisal (SA) text, methodology and cumulative impacts.~~

~~Annex 2 – Further reasonable alternatives, new information and comments on the sustainability appraisal of policies and sites (p.24 – 165)~~

~~This annex provides a summary of additional reasonable alternatives considered and proposed changes to the sustainability appraisal for example through new information. Minor proposed changes to the Local Plan have not been assessed as these were deemed to not give rise to significant effects.~~

~~Annex 3 – Additional Reasonable Alternative Appraisals (p.166 – 337)~~

~~This annex provides the full appraisals used to assess reasonable alternatives where deemed necessary as summarised in Annex 2.~~

~~Annex 4 – Non technical summary and overall sustainability appraisal of Plan (p.339 – 345)~~

~~This annex summarises the main changes made to the Local Plan Review following the appraisal of alternatives set out in Annex 2 and assesses the overall sustainability of the proposed Local Plan.~~

Junction 27 proposal and options for disaggregation and location

20. A key principle of retail planning is that main town centre uses should be allocated on the basis of a sequential test (NPPF paragraph 24). Case law in relation to development management decisions establishes that sequential test site selection must relate to *the suitability of a site for the developer's proposal not some alternative (and reduced) scheme which might be suggested by the Planning Authority (or others)*; see Tesco Stores Ltd v Dundee City Council [2012] UKSC13. This principle has been upheld in subsequent decisions, such as Aldergate Properties Ltd and Mansfield DC and Regal Sherwood Oaks [2016] EWHC1670. The Secretary of State also agreed with his Inspector that there was no requirement to disaggregate a mixed use tourism and retail proposal at "Rushden Lakes, Northamptonshire (APP/G2815/V/12/2190175). In relation to planning policy and plan making the National Planning Guidance provides that the sequential approach requires a thorough assessment of the suitability, viability and availability of locations for main town centre uses. It requires clearly explained reasoning if more central opportunities to locate main town centre uses are rejected. It states:

- Has the need for main town centre uses been assessed? The assessment should consider the current situation, recent up-take of land for main town centre uses, the supply of and demand for land for main town centre uses, forecast of future need and the type of land needed for main town centre uses
- Can the identified need for main town centre uses land be accommodated on town centre sites? When identifying sites, the suitability, availability and viability of the site should be considered, with particular regard to the nature of the need that is to be addressed
- If the additional main town centre uses required cannot be accommodated in town centre sites, what are the next sequentially preferable sites that it can be accommodated on? Local Plans should contain policies to apply the sequential test to proposals for main town centre uses that may come forward outside the sites or locations allocated in the Local Plan.

Paragraph: 009 Reference ID: 2b-009-20140306

21. The Junction 27 policy is for the delivery of a major leisure destination providing mixed use development comprising travel hub, agronomy visitor centre, outdoor adventure zone and outlet shopping village. The retail element is integral to the overall proposal. It ensures the development provides a unique multifaceted visitor attraction and assists delivery in terms of viability and the inter-relationship between the elements which is seen as essential.

22. In terms of Sustainability Appraisal, reasonable alternatives must be of a similar size to accommodate the proposed development i.e. around 71 ha. Apart from a "business as usual" option (i.e. not including a major mixed use tourist/retail proposal), smaller areas cannot be considered as reasonable alternatives as they would be too small to accommodate the proposal without disaggregation. It would not be appropriate to require an SA to consider sites that were ruled out as being suitable sequentially preferable sites.

23. The Council's Hearing Statement on Junction 27 as well as paragraph 3.184c of the Submitted Local Plan indicates that other areas have been considered. CBRE assessed 6 sites within and close to town centres at, Tiverton, Crediton, Taunton and Exeter and Exmouth. However these sites are too small to accommodate the proposal without disaggregation. The Council commissioned Lichfields to consider additional sites which it did not feel were fully assessed by CBRE. These were Exeter Bus and Coach Station, Tiverton Eastern Urban Extension, North West and East Cullompton. Exeter Bus and Coach Station was too small (3.3 ha) and would require disaggregation. It also appeared that the site was being promoted for a different type of development to the J27 proposal. Whilst sites within urban extensions were in principle large enough these are subject to other proposals and are not therefore reasonable alternatives to Junction 27 (see paragraph 3.15- 3.19 of the Council's Hearing Statement J27 Issue 3 https://www.middevon.gov.uk/media/344022/j27-mddc-2-mid-devon-council-issues-2-3-4-8-hearing-statement.pdf)

24. The Sustainability Appraisal Update (2017) assessed the proposed modifications of the Local Plan Review Proposed Submission, including J27. It notes (p115-117) that: "On the 22nd September 2016 Full Council resolved to propose an allocation of 71 hectares between M5 Junction 27 and Willand for mixed commercial floorspace including a travel hub, agronomy visitor centre, outdoor adventure zone and outlet shopping village. The policy includes transport provision, environmental protection, a comprehensive phasing programme and public master planning exercise. In comparison to the Proposed Submission Sustainability Appraisal option, this commercial option encompasses a smaller site area, a number of the town centre uses have been withdrawn and new information has been provided to determine the retail impact. Taking the policy amendments and new information into account the allocation has been reappraised".

25. It reappraised the J27 proposal against the Proposed Submission option, which was the rejected 96ha commercial scheme. The 71ha scheme (26% smaller) was found to perform better than the larger alternative. A summary matrix was presented for the Junction 27 option setting out a summary of the comparison between the 96ha site appraised in the Sustainability Appraisal Proposed Submission (2015) report and the

71ha scheme appraised in the Sustainability Appraisal Update (2017), this is reflected below.

Summary Matrix – OJ27

	Preferred	Alternative
Sustainability Objective	Proposed Modifications Policy 71ha	Proposed Submission Option 96ha
A	-1	-2/?
B	0/?	0/?
C	-1/?	-1/?
D	-2	-3/?
E	+3	+3
F	+3	-3/?
G	0	0
H	+1	+2
I	+2/?	+2/?

26. The 2015 Sustainability Appraisal supported the Proposed Submission Local Plan Review (2015).This considered a spatial strategy and site allocations that were at the time the Council's preferred option, and as such constitutes an assessment of reasonable alternative strategies which did not incorporate a major tourism/retail proposal. The assessment from page 30 et seq of the SA sets out why sites were preferred and others rejected including options for potential a new community at Cullompton, Hartnoll Farm and J27 Willand which are assessed at page 35 and Appendix 2 p135 onwards.

27. A site of 96 ha at J27 is assessed for potential mixed use commercial development in Appendix 2 from p605 onwards and a more extensive urban extension of 104 ha in this location is assessed from p611. Neither of these options were considered sustainable and therefore not at that time included in the Proposed Submission Local Plan Review.

Sites to allocate in relation to the Junction 27 proposal

28. A request by members was made in 2016 for a J27 implications Report which looked at the implications if members were minded to allocate J27 as part of the Local Plan Review Proposed Submission. This report was taken to Cabinet on the 15th September 2016 and Council on 22nd September 2016 which set out the history of the J27 proposal and decisions previously made by members and the implications of allocating J27. The

report also identified that if members were minded to make a modification to the plan to allocate land at J27, sites for an additional 260 dwellings will also need to be allocated in the Local Plan. Alternative housing option sites were set out to members based on a selection criteria as follows: sites previously consulted on as part of the Local Plan Review Options consultation (January 2014) or received as a Local Plan representation; sites considered by the Strategic Housing Land Availability Assessment Panel; compliance with the Local Plan Review Distribution Strategy; and proximate to the development proposal at Junction 27.

29. Individual sites were considered at an officer level where they met the selection criteria. These where then presented to members at Cabinet on 15th September and Council on the 22nd September 2016 in a collated format. Not all sites or all village locations that were considered at an officer level were referred to in the committee paperwork on the 15th or 22nd September 2016. However the reasons for rejecting site options set out in the Implications Report and the Sustainability Appraisal (2015) are broadly the same. The 2015 SA was publically available at the time the Implications Report was presented to members in 2016 and the draft 2015 SA was presented to members previously in the 2014 Cabinet (27 November, 4 December, 11 December) and Council meetings (17 December 2014).

30. Following the recommendations undertaken on the 15th and 22nd September, a report was presented to Cabinet on 21st November 2016 and full Council 1st December 2017 which sought approval for publication of the Local Plan Review including main modifications and supporting evidence. This report makes reference to the Sustainability Appraisal Update and that the Planning Policy Advisory Group which considered all paperwork accompanying the report and provided their recommendations to the 15th September Cabinet. The report summarises the considerations of the group and recommendations.

31. The tables below sets out a summary of the site option areas and the site options that met the criteria identified in the Implications Report. Sites with planning permission or which are already proposed for allocation are not considered as reasonable alternatives for the additional dwellings.

Table 5: Summary of site option areas

Site option area	Reason
Cullompton	Cullompton is the main focus of growth during the plan period; a significant amount of development is already programmed for Cullompton during this period. Analysis which forms part of the Local Plan Review Evidence base considers the level of infrastructure improvements, in particular strategic highways work, which would need to be delivered to accommodate the

Site option area	Reason
	proposed level of growth. The required infrastructure improvements will be delivered in line with the phased delivery of the key strategic housing allocations planned for Cullompton. Any additional development on top of the current Local Plan allocations would therefore not be appropriate until longer-term strategic highway improvements have been delivered. Cullompton is therefore not considered as a reasonably appropriate location to meet the extra housing need.
Crediton	Crediton is not well related to the proposal at Junction 27 and is therefore not an area considered for additional residential development to meet this need.
Tiverton	Tiverton is considered as a site option area to consider reasonable alternatives for additional residential development to meet this need.
Villages proximate[1] to J27	• Culmstock • Halberton • Hemyock • Holcombe Rogus • Kentisbeare • Sampford Peverell • Uffculme • Willand
Villages proximate to J27 and referred to in committee paperwork on 22nd September 2016	• Hemyock • Kentisbeare • Sampford Peverell • Uffculme • Willand
Villages not proximate to J27	The following villages were not considered as proximate to J27 and therefore were not to be considered as reasonable alternatives for additional residential development to meet this need: • Bampton • Bow • Bradninch • Chawleigh • Cheriton Bishop • Cheriton Fitzpaine • Copplestone • Lapford • Morchard Bishop

[1] Proximate is considered to be: 30 minutes of J27 by walking, cycling or public transport

Site option area	Reason
	• Newton St Cyres • Sandford • Silverton • Thorverton • Yeoford
Areas not consistent with the proposed Local Plan Review distribution strategy	The following areas were not considered as consistent with the proposed Local Plan Review distribution strategy as they are not defined as villages in S13 and therefore were not considered as reasonable alternatives for additional residential development to meet this need: • Bickleigh • Butterleigh • Burlescombe • Colebrooke • Oakford • Shillingford

Table 6 – Site options which meet the selection criteria as set out in the Implications Report

Site options considered during the SA process for the Local Plan Review	Reasonable alternative option for additional site allocations?	Location of site appraisal matrix	Reason for selecting/rejecting option for additional housing allocation
Sites at Tiverton			
Hay Park	Yes	SA Report for the Local Plan Review (Proposed Submission consultation) February 2015 – Appendix 2	**Rejected:** This option has not been taken forward as development would result in the loss of historic barns (to ensure adequate access visibility displays) and has surface water flooding issues associated with the water course on site.
Blundells School	Yes	SA Report for the Local Plan Review (Proposed Submission consultation) February 2015 – Appendix 2	**Selected:** The site is proposed to be taken forward as an allocation and addressed in the Sustainability Update through policy TIV16. The site was considered as part of the J27 Implications Report presented to Cabinet 15th September 2016 and Full Council 22nd September 2016. It was noted at this time that the site is currently

Site options considered during the SA process for the Local Plan Review	Reasonable alternative option for additional site allocations?	Location of site appraisal matrix	Reason for selecting/rejecting option for additional housing allocation
			allocated in the adopted Local Plan for 200 dwellings and was due to be deleted in the Local Plan Review as the site had not come forward. However officers now understand that the land is available and developable. The site is significantly a brownfield site which is accessible from Tiverton town centre. Development of the site provides the opportunity for remodelling of the site to reduce flood risk downstream. Whilst it is located further from J27 than some other assessed sites, it is on a bus route that serves both the Tiverton town centre and J27, and the sites otherwise sustainable location is considered to outweigh the issue of distance from J27.
Leat Street	Yes	SA Report for the Local Plan Review (Proposed Submission consultation) February 2015 – Appendix 2	**Rejected:** In the Sustainability Appraisal Proposed Submission Report (2015) it is noted in Chapter 4 'Reasons for selecting/rejecting policy alternatives' that this option had not been taken forward as it is an existing show room and as a residential allocation would result in the loss of employment land. A large proportion of the site is also located in flood zone 2 and even with mitigation measures there would remain flooding concerns.
The Avenue	Uncertain	SA Report for the Local Plan Review (Proposed Submission consultation) February 2015 – Appendix 2	**Rejected:** Although the site scores positively on sustainability grounds the site is not being comprehensively promoted by all land owners and has not received confirmation of delivery. It is also noted that the site is located within the settlement boundary and can come forward as a windfall allocation. The site is potentially a reasonable

Site options considered during the SA process for the Local Plan Review	Reasonable alternative option for additional site allocations?	Location of site appraisal matrix	Reason for selecting/rejecting option for additional housing allocation
			alternative, but uncertainty over deliverability means that it is rejected as an allocation.
Exeter Hill	Yes	SA Report for the Local Plan Review (Proposed Submission consultation) February 2015 – Appendix 2 The SA Update in 2017 also included a revised appraisal of this site to take into account a consultation comment received.	**Rejected:** The site is a steeply sloping site with large views of Tiverton and would be highly visible from the town. Although the level of development is relatively low, development of the site is still likely to result in a negative impact on the character of the landscape. It was rejected as an option for the additional housing allocation as the site would be more intrusive than other allocations.
Land at Bampton Street/William Street Car Park (mixed use)	Uncertain	SA Report for the Local Plan Review (Proposed Submission consultation) February 2015 – Appendix 2	**Rejected:** Although in sustainability terms the sites regeneration would be positive, the SCLAA panel has raised deliverability concerns. Whilst the site may be a reasonable alternative, however it is in different ownerships, which is not being actively promoted. The uncertainty over deliverability resulted in its rejection. However it is a town centre site and could be developed as a windfall site, should a proposal come forward.
Hartnoll Farm (considered for both housing or mixed use)	Yes	SA Report for the Local Plan Review (Proposed Submission	**Rejected:** The full site area would extend Tiverton to the East substantially on the valley floor which would significantly close the gap between urban areas and nearby villages, especially Halberton. It would

Site options considered during the SA process for the Local Plan Review	Reasonable alternative option for additional site allocations?	Location of site appraisal matrix	Reason for selecting/rejecting option for additional housing allocation
		consultation) February 2015 – Appendix 2 The Sustainability Appraisal Update (2017) included revised appraisal work to consider the site as a revised mixed use allocation.	also increase the distance from the town centre and services, resulting in increased car use and reduced sustainability. The majority of the site is classed as agricultural grade 1 land development could impact on the Grand Western Canal Conservation Area to the South and the East of the site which is also classed as a County Wildlife Site and Local Nature Reserve. The Sustainability Appraisal Update (2017) included revised appraisal work to consider the site as a revised mixed use allocation which was proposed through the Sustainability Appraisal (2015) consultation. It was rejected as an option given the issues around the protection and promotion of a quality built and historic environment in which the coalescence of Tiverton and the village of Halberton which has its own separate identity cannot be mitigated. The site was considered as part of the J27 Implications Report presented to Cabinet 15th September 2016 and Full Council 22nd September 2016, options presented included an addition of 480 dwellings which could be provided within the existing planned for infrastructure constraints recognised in the existing adopted Local Plan site Tiverton Eastern Urban Extension. The report notes that if the Tiverton Eastern Urban Extension site which is currently allocated in the Local Plan was to be extended to allow for the additional housing it would be logical for this to include land at Hartnoll Farm which abuts the current urban extension. The

Site options considered during the SA process for the Local Plan Review	Reasonable alternative option for additional site allocations?	Location of site appraisal matrix	Reason for selecting/rejecting option for additional housing allocation
			full extent of the Hartnoll Farm site (70ha) was considered as part of the Local Plan Review Options Consultation (2014) and Sustainability Appraisal Proposed Submission Report (2015). The implications report noted that if only part of this site was needed it would be sensible for this to comprise the western and southern parts of the site which are predominantly Grade 3 agricultural land and are well screened from wider views. This would allow for the areas adjoining the Grand Western Canal to be left undeveloped whilst also maintaining the strategic green gap between the edge of Tiverton and Halberton village which was identified as one of the key reasons for rejection in the Sustainability Appraisal Proposed Submission report (2015). The Implications Report notes that a new access, or reconfiguration of the current Hartnoll Farm/employment land access arrangements, would be needed to allow development to occur independently of the development of the current eastern urban extension. The report recommends that if members were minded to allocate some land at the Hartnoll Farm an option 200 dwellings should be proposed to allow flexibility for the further refinement of densities at the Tiverton Eastern Urban Extension should this be necessary. This site was not preferred at the Full Council meeting on 22nd September 2016 and therefore not taken forward as a proposed allocation for the additional dwellings.
Land at Seven Crosses Hill	No	The Sustainability	**Rejected:** This site came forward during the consultation on the Local Plan Review

Site options considered during the SA process for the Local Plan Review	Reasonable alternative option for additional site allocations?	Location of site appraisal matrix	Reason for selecting/rejecting option for additional housing allocation
		Appraisal Update (2017) included appraisal work to consider the site.	Proposed Submission (2015) but it was rejected as a housing allocation as there were a number of constraints to the site including topography and highways access. The site is to the south west of Tiverton and is steeply sloping. It is 7.69 ha and would therefore be too large to meet the identified need.
Sites at the Villages			
Culmstock Glebe and Rackfields, Culmstock	Yes	SA Report for the Local Plan Review (Proposed Submission consultation) February 2015 – Appendix 2	**Rejected:** The two sites 'Glebe and Rackfields' and 'The Croft' in Culmstock were not preferred as they were within the elevated southern part of the village, with greater potential for landscape and visual impacts. This part of the village also contains the core of the conservation area, which is focussed around All Saints Church. There is greater potential for the impact on the conservation area should either of these sites be developed which can be avoided by selecting others. In addition these two sites in the village received the greatest level of objection of all the village's sites during the Options consultation.
The Croft, Culmstock	Yes	SA Report for the Local Plan Review (Proposed Submission consultation) February 2015 – Appendix 2	**Rejected:** The two sites 'Glebe and Rackfields' and 'The Croft' in Culmstock were not preferred as they were within the elevated southern part of the village, with greater potential for landscape and visual impacts. This part of the village also contains the core of the conservation area, which is focussed around All Saints Church. There is greater potential for the impact on the conservation area should either of these sites be developed which can be avoided by selecting others. In

Site options considered during the SA process for the Local Plan Review	Reasonable alternative option for additional site allocations?	Location of site appraisal matrix	Reason for selecting/rejecting option for additional housing allocation
			addition these two sites in the village received the greatest level of objection of all the village's sites during the Options consultation.
Land at Blundells Road, Halberton	Yes	SA Report for the Local Plan Review (Proposed Submission consultation) February 2015 – Appendix 2	**Rejected:** The site is within the conservation area with the potential for negative impacts which can be avoided by allocated other sites. Land at Blundells Road was also not favoured by the Parish Council. The Sustainability Appraisal Update (2017) refers to a number of consultation comments relating to this site but no changes have been made to the SA work undertaken previously and it remains rejected as a site option.
New Site: The Pethers, Halberton	~~Yes~~ No	This site came forward during the consultation on the Local Plan Review Proposed Submission (2015). The Sustainability Appraisal Update (2017) included appraisal work to consider the site.	**Rejected:** The site is rejected as a preferred site. The site was put forward as an alternative to Policy HA1 in Halberton with a capacity of up to 10 dwellings in 2015. It has outline permission (17/0019/OUT) for 5 dwellings. It is therefore too small to be a reasonable alternative for additional site allocation to meet the need for J27.
Land South West of Conigar Close, Hemyock	No	SA Report for the Local Plan Review (Proposed Submission consultation)	The site now has planning permission (17/00746/MARM for 22 dwellings 23/08/2017) so is no longer a reasonable option for meeting the additional housing need, but will instead be part of the general local plan requirement.

Site options considered during the SA process for the Local Plan Review	Reasonable alternative option for additional site allocations?	Location of site appraisal matrix	Reason for selecting/rejecting option for additional housing allocation
		February 2015 – Appendix 2	
Culmbridge Farm, Hemyock	Yes	SA Report for the Local Plan Review (Proposed Submission consultation) February 2015 – Appendix 2	**Rejected:** The four alternative sites presented in Hemyock are all greenfield sites within the location of the Blackdown Hills AONB and the impact on the special qualities of the landscape designation is a factor to consider. The four greenfield sites all have the potential for some landscape and visual impact in the context of the Blackdown Hills AONB and therefore are not preferred. The site was considered as part of the J27 Implications Report presented to Cabinet 15th September 2016 and Full Council 22nd September 2016. It was noted that sites in Hemyock were not favoured owing to their scale and impact on the Area of Outstanding Natural Beauty.
Land north of Culmbridge Farm, Hemyock	Yes	SA Report for the Local Plan Review (Proposed Submission consultation) February 2015 – Appendix 2	**Rejected:** The four alternative sites presented in Hemyock are all greenfield sites within the location of the Blackdown Hills AONB and the impact on the special qualities of the landscape designation is a factor to consider. The four greenfield sites all have the potential for some landscape and visual impact in the context of the Blackdown Hills AONB and therefore are not preferred. The site was considered as part of the J27 Implications Report presented to Cabinet 15th September 2016 and Full Council 22nd September 2016. It was noted that sites in Hemyock were not favoured owing to their scale and impact on the Area of Outstanding Natural Beauty.
Land adj. cemetery,	Yes	SA Report for the Local Plan	**Rejected:** The four alternative sites presented in Hemyock are all greenfield

Site options considered during the SA process for the Local Plan Review	Reasonable alternative option for additional site allocations?	Location of site appraisal matrix	Reason for selecting/rejecting option for additional housing allocation
Hemyock		Review (Proposed Submission consultation) February 2015 – Appendix 2	sites within the location of the Blackdown Hills AONB and the impact on the special qualities of the landscape designation is a factor to consider. The four greenfield sites all have the potential for some landscape and visual impact in the context of the Blackdown Hills AONB and therefore are not preferred. The site was considered as part of the J27 Implications Report presented to Cabinet 15th September 2016 and Full Council 22nd September 2016. It was noted that sites in Hemyock were not favoured owing to their scale and impact on the Area of Outstanding Natural Beauty.
Land by Kentisbeare Village Hall, Kentisbeare (mixed use)	Yes	SA Report for the Local Plan Review (Proposed Submission consultation) February 2015 – Appendix 2	**Rejected:** This site received a number of objections during the Options Consultation. Although it is an existing allocation, it has not come forward since being allocated in 2010, for these reasons it is not proposed to be retained in the Local Plan Review. The site was considered as part of the J27 Implications Report presented to Cabinet 15th September 2016 and Full Council 22nd September 2016. It was noted that land was previously included in the Local Plan at Kentisbeare next to the Village Hall as an affordable housing allocation for 20 dwellings. This was removed owing to a lack of impetus in the site coming forward for affordable housing and due to strong objection from the Parish Council. However if allocated for a mix of market and affordable housing it is considered that it would come forward for development. This site was not supported by the Planning Policy Advisory Group and

Site options considered during the SA process for the Local Plan Review	Reasonable alternative option for additional site allocations?	Location of site appraisal matrix	Reason for selecting/rejecting option for additional housing allocation
			was not preferred.
Higher Town, Sampford Peverell	Yes	SA Report for the Local Plan Review (Proposed Submission consultation) February 2015 – Appendix 2	**Selected:** In the Sustainability Appraisal Proposed Submission Report (2015) it is noted in Chapter 4 'Reasons for selecting/rejecting policy alternatives' it is stated that this option was not preferred because it had the potential for greater landscape or visual impacts. As set out in the Sustainability Appraisal Update (2017), criteria have now been included in the policy to ensure landscaping and design respects the setting and character of the area, conservation area and listed building. The site is proposed to be taken forward as an additional allocation and addressed in the Sustainability Appraisal Update (2017) through policy SP2. The site was considered as part of the J27 Implications Report presented to Cabinet 15th September 2016 and Full Council 22nd September 2016. It was noted at this time that Land at Higher Town could provide 60 dwellings. The site is elevated and would require careful landscaping and mitigation measures. The development is proportionate to the scale of the existing village. The Highway Authority has advised that any development of the site should be phased until after improved access to the A361. The J27 Implications Report presented to Cabinet 15th September 2016 and Full Council 22nd September 2016 noted that other potential sites in Sampford Peverell were not considered to be of an appropriate scale or would impact adversely on heritage assets.

Site options considered during the SA process for the Local Plan Review	Reasonable alternative option for additional site allocations?	Location of site appraisal matrix	Reason for selecting/rejecting option for additional housing allocation
			Several of the sites in Sampford Peverell are reasonable alternatives, and have similar landscape or heritage characteristics. They have an advantage of being slightly closer to J27 than Higher Town. However, they are part of more extensive tracts of land, and their allocation would result in larger housing sites than the identified additional need for 60 dwellings. It would not be realistic to seek to artificially subdivide sites to limit the number of units that are developed. As such, development of a number of potentially suitable sites in Sampford Peverell would result in much more significant expansion of the village This would be contrary to the spatial strategy in Policy SP2 of the Local Plan Review, which concentrates development in the three main towns and has limited development in other settlements aimed at meeting local needs and promoting vibrant communities. Conversely SP2 is a naturally enclosed site, bounded by hedgerows and road, and its development would be of a scale acceptable within the parameters of Policy S2 and local infrastructure constraints. The location of the site on the west of the village is considered to be only a minor disadvantage compared to the other sites in the village. The site is being actively promoted and is deliverable.
Land off Whitnage Road, Sampford Peverell	Yes	SA Report for the Local Plan Review (Proposed	**Rejected:** This option is located adjacent to the A361, sharing a long boundary with this busy road. Such a site therefore has greater potential for negative impacts

Site options considered during the SA process for the Local Plan Review	Reasonable alternative option for additional site allocations?	Location of site appraisal matrix	Reason for selecting/rejecting option for additional housing allocation
		Submission consultation) February 2015 – Appendix 2	from noise on the general amenity of future residents which can be avoided by allocating alternative sites. The J27 Implications Report presented to Cabinet 15th September 2016 and Full Council 22nd September 2016 noted that other potential sites in Sampford Peverell were not considered to be of an appropriate scale or would impact adversely on heritage assets.
Land at Mountain Oak Farm, Sampford Peverell	Yes	SA Report for the Local Plan Review (Proposed Submission consultation) February 2015 – Appendix 2	**Rejected:** This option is a large site slightly divorced from the main body of the village, and does not offer the most logical extension to the built extent. The J27 Implications Report presented to Cabinet 15th September 2016 and Full Council 22nd September 2016 noted that other potential sites in Sampford Peverell were not considered to be of an appropriate scale or would impact adversely on heritage assets. See above under the rationale for selecting Higher Town.
Morrells Farm, Sampford Peverell (SHLAA site 6)	Yes	SA Report for the Local Plan Review (Proposed Submission consultation) February 2015 – Appendix 2	**Rejected:** This option is a very large site which has a poor spatial relation with the village, it is out of scale with the settlement and divorced from the main built extent of Sampford Peverell. Although a smaller element of the site could be allocated there is currently very little development in the vicinity of the site and as such there is the greater potential for landscape and visual impacts. The J27 Implications Report presented to Cabinet 15th September 2016 and Full Council 22nd September 2016 noted that other potential sites in Sampford Peverell were not considered to be of an

Site options considered during the SA process for the Local Plan Review	Reasonable alternative option for additional site allocations?	Location of site appraisal matrix	Reason for selecting/rejecting option for additional housing allocation
			appropriate scale or would impact adversely on heritage assets. See above under the rationale for selecting Higher Town.
Morrells Farm adj. the main road, Sampford Peverell (SHLAA site 3&4)	Yes	SA Report for the Local Plan Review (Proposed Submission consultation) February 2015 – Appendix 2	**Rejected:** This option would likely have an impact on the Grade II farmhouse, and would have a detrimental impact on the significance, character and appearance of the conservation area, particularly as the proposed access point requires demolition of a stone frontage wall and a group of traditional farm buildings (all within the conservation area). The J27 Implications Report presented to Cabinet 15th September 2016 and Full Council 22nd September 2016 noted that other potential sites in Sampford Peverell were not considered to be of an appropriate scale or would impact adversely on heritage assets. See above under the rationale for selecting Higher Town.
Land adjoining Poynings, Uffculme	Yes	SA Report for the Local Plan Review (Proposed Submission consultation) February 2015 – Appendix 2	**Rejected:** This option is located within an area of the village which is elevated and has a more distinctly rural character, with fewer buildings and with access being from the generally narrow Chapel Hill. The potential for change in character and visual and or landscape impacts determined the decision not to allocate this site. The J27 Implications Report presented to Cabinet 15th September 2016 and Full Council 22nd September 2016 noted that sites in Uffculme were considered, however were not proposed as allocations for the additional housing as the sites were not deemed to be appropriate

Site options considered during the SA process for the Local Plan Review	Reasonable alternative option for additional site allocations?	Location of site appraisal matrix	Reason for selecting/rejecting option for additional housing allocation
			extensions to the village, had access difficulties and some were in Minerals Safeguarding Areas.
Land adjacent Sunnydene, Uffculme	Yes	SA Report for the Local Plan Review (Proposed Submission consultation) February 2015 – Appendix 2	**Rejected:** This option is located at the edge of the settlement where the nearest dwellings are very low density and is accessed off the narrow Clay Lane. Although technically deliverable, the nature of the location of the site at some distance along the single carriageway lane is considered sufficient basis not to allocate. The J27 Implications Report presented to Cabinet 15th September 2016 and Full Council 22nd September 2016 noted that sites in Uffculme were considered, however were not proposed as allocations for the additional housing as the sites were not deemed to be appropriate extensions to the village, had access difficulties and some were in Minerals Safeguarding Areas.
Land off Chapel Hill, Uffculme	No	SA Report for the Local Plan Review (Proposed Submission consultation) February 2015 – Appendix 2	This option has been confirmed as unavailable since the inclusion in the Local Plan Review Options Consultation (2014). Therefore this site is not a reasonable alternative to consider.
Land off Ashley Road, Uffculme	Yes	SA Report for the Local Plan Review (Proposed Submission consultation) February 2015	**Rejected:** This option has planning permission on the southern extent and the northern extent is within the Hillhead Quarry Consultation Zone. The northern extent is also elevated in comparison with the adjacent housing to the east which could result in overlooking. For these

Site options considered during the SA process for the Local Plan Review	Reasonable alternative option for additional site allocations?	Location of site appraisal matrix	Reason for selecting/rejecting option for additional housing allocation
		– Appendix 2	reasons, the site is not preferred. The J27 Implications Report presented to Cabinet 15th September 2016 and Full Council 22nd September 2016 noted that sites in Uffculme were considered, however were not proposed as allocations for the additional housing as the sites were not deemed to be appropriate extensions to the village, had access difficulties and some were in Minerals Safeguarding Areas.
Land west of Uffculme, Uffculme	Yes	SA Report for the Local Plan Review (Proposed Submission consultation) February 2015 – Appendix 2	The development of this site would extend the pattern of the village in a linear fashion along the B3440. It would also result in long walking distances to the village's facilities, in particular the primary and secondary schools. In addition, inspectors have previously drawn attention to the present boundary of the village, to the front of Harvester, being a defined feature beyond which the village should not be extended. Further to a subsequent appeal decision and alternative inspector's comments, the majority option site area now has planning permission. The area with planning permission is now included in the Local Plan Review to reflect the decision at appeal. The option is therefore no longer reasonable. The J27 Implications Report presented to Cabinet 15th September 2016 and Full Council 22nd September 2016 noted that sites in Uffculme were considered, however were not proposed as allocations for the additional housing as the sites were not deemed to be appropriate extensions to the village, had access

Site options considered during the SA process for the Local Plan Review	Reasonable alternative option for additional site allocations?	Location of site appraisal matrix	Reason for selecting/rejecting option for additional housing allocation
			difficulties and some were in Minerals Safeguarding Areas.
Quicks Farm, Willand	Yes	SA Report for the Local Plan Review (Proposed Submission consultation) February 2015 – Appendix 2	**Rejected:** Although the site scores favourably in the SA, it received the greatest level of objection of all sites in the village during the Options consultation and therefore was not preferred at the time. The J27 Implications Report presented to Cabinet 15th September 2016 and Full Council 22nd September 2016 noted that sites in Willand were considered. Although there were developable sites in the village, sites in Willand were not recommended as Devon County Council had advised that development of these sites would exacerbate traffic problems prior to planned future improvements.
Dean Hill Road, Willand	Yes	SA Report for the Local Plan Review (Proposed Submission consultation) February 2015 – Appendix 2	**Rejected:** The site is divorced from the main body of Willand by the motorway. The J27 Implications Report presented to Cabinet 15th September 2016 and Full Council 22nd September 2016 noted that sites in Willand were considered. Although there were developable sites in the village, sites in Willand were not recommended as Devon County Council had advised that development of these sites would exacerbate traffic problems prior to planned future improvements.
Land NE of Four Crosses Roundabout, Willand	Yes	SA Report for the Local Plan Review (Proposed Submission consultation) February 2015 – Appendix 2	**Rejected:** The site is very large which would expand the village beyond the boundary currently delineated by the busy roads of the B3181 and B3440. The J27 Implications Report presented to Cabinet 15th September 2016 and Full Council 22nd September 2016 noted that sites in Willand were considered. Although there

Site options considered during the SA process for the Local Plan Review	Reasonable alternative option for additional site allocations?	Location of site appraisal matrix	Reason for selecting/rejecting option for additional housing allocation
			were developable sites in the village, sites in Willand were not recommended as Devon County Council had advised that development of these sites would exacerbate traffic problems prior to planned future improvements.
Lloyd Maunder Way, Willand	Yes	SA Report for the Local Plan Review (Proposed Submission consultation) February 2015 – Appendix 2	**Rejected:** The site is divorced from the main body of Willand by the motorway. The J27 Implications Report presented to Cabinet 15th September 2016 and Full Council 22nd September 2016 noted that sites in Willand were considered. Although there were developable sites in the village, sites in Willand were not recommended as Devon County Council had advised that development of these sites would exacerbate traffic problems prior to planned future improvements.

Summary and Conclusions

32. This chapter summarises the main changes made to the Local Plan Review following the appraisal of alternatives set out in Annex 2 and assesses the overall sustainability of the proposed Local Plan. The development of the Local Plan Review has been an on-going and iterative process with key pieces of evidence influencing the selection and rejection of options. Through the Local Plan Review Proposed Submission Consultation (2015) a number of alternatives were proposed, along with the presentation of new information. As a result a number of modifications to the proposed policies and supporting text of the plan are proposed. The full details of these proposed alternatives and new information are provided in annex 2 and 3. Annex 2 also sets out the reasons for selecting/rejecting the alternatives proposed. This annex summarises the main changes to the Local Plan Review following the appraisal of alternatives set out in annex 2, and assesses the overall sustainability of the Local Plan Review.

Strategic Policies

Policy S2: Amount and Distribution of development

33. An alternative to amend the dwelling target to 7,860 to meet the objectively assessed housing need (OAN) with the additional housing requirements of Junction 27 is preferred due to new information presented in the finalised Strategic Housing Market Area report which became available during the consultation on the Local Plan Review Proposed Submission (2015) and following the Council decision on 22nd September 2016 to propose to allocate land at Junction 27 for a strategic scale employment site. Similarly the higher commercial growth scenario including the Junction 27 option is proposed as a modification to the plan.

Policy S3: Meeting housing needs

34. Updates to the policy are proposed given the change to the OAN suggested in policy S2.

Policy S4: Ensuring housing delivery

35. Updates to the policy are proposed given the change to the OAN suggested in policy S2.

Policy S5: Public open space

36. A change to the wording is proposed to clarify that the policy refers to the parish boundaries of the settlements noted.

Policy S12: Crediton

37. An additional criterion is proposed in the policy which is as follows 'community and education facilities and other infrastructure to support the development proposed' to reflect the need for a new primary school in Crediton.

Policy S14: Countryside

38. The removal of reference to the provision of gypsy and traveller accommodation in this policy is proposed to ensure the Plan is in conformity with national policy in which the 'Planning Policy for Traveller Sites' (2015) which requires that new sites for travellers should be very strictly limited in open countryside that is away from existing settlements or outside areas allocated in the development plan.

Site Allocations

Tiverton

TIV1-TIV5 Eastern Urban Extension

39. The policy is proposed to be amended to consider a housing range of 1580-1830 which reflects the permissions granted on area A and the potential for increased density in area B.

TIV14 Wynnards Mead

40. The policy is proposed to be deleted to reflect new information regarding the historic environment and flood risk.

OTIV4 Blundells School (Proposed for allocation TIV16)

41. This site is proposed to be allocated following the Council decision on the 22nd September to allocate land at Blundells School for residential development. New information provided includes the support of developing the site from the Environment Agency which has resulted in this proposed policy scoring more positively than the option considered in the Local Plan Review Proposed Submission consultation (2015).

Cullompton

CU1-CU6 North West Cullompton

42. Contributions from development to the Town Centre relief road and Junction 28 are proposed as modifications to the policy. In-line with the adopted North West Cullompton masterplan a change to the total commercial floorspace is proposed. The re-allocation of land to the south west of the site is also proposed.

CU7-CU12 East Cullompton

43. An additional criterion is proposed to ensure the setting of listed buildings adjoining the site is respected.

CU19 Town Centre Relief Road

44. Two additional criteria are proposed to ensure the protection of the setting of listed buildings and conservation area, and the provision of archaeological investigation and mitigation.

CU20 Cullompton Infrastructure

45. An additional criterion to state 'provision of works to reduce flood risk' has proposed as a modification to the plan.

Crediton

CRE2 Red Hill Cross, Exhibition Road

46. Additional supporting text is proposed to reflect the recommendation in the HEA to provide appropriate mitigation for Shobrooke Park to the east.

CRE3 Cromwells Meadow

47. Additional supporting text is proposed to reflect the recommendation in the HEA to provide appropriate mitigation for Shobrooke Park to the east. An additional criterion is also proposed to ensure archaeological investigation and mitigation.

CRE4 Woods Group

48. Additional supporting text is recommended which identifies non-listed heritages within the site.

CRE5 Pedlerspool

49. Amendment to the policy is made which includes the provision of a new school but removes the extra care scheme element in the policy.

CRE7 Stonewall Lane

50. A change to the supporting text of the Plan is recommended to ensure that adequate landscaping is provided to protect the heritage assets associated with the adjoining Creedy Park.

CRE10 Land south of A377

51. A change to the policy is proposed to include a small area to the south of the allocation up to the edge of the swale, covered by recent consent sought by Mole Avon. Although the scoring is lower for the pre-mitigation score of objective c) mitigating the effects of climate change, it is considered appropriate and reasonable to allocate the original site area which has outline consent. Detailed design to mitigate flood risk will be considered at the reserved matters planning application stage. Mitigation through sensitive design with appropriate choice of materials and landscaping is also recommended for inclusion within the policy. An amendment to the supporting text is further proposed to make reference to the latest flood data and implications from redevelopment with mitigation measures such as layout, site and flood levels.

CRE11 Crediton Infrastructure

52. The following criterion is proposed for inclusion 'provision of works to reduce flood risk'.

Junction 27

Junction 27, M5 Motorway

53. An additional policy is proposed to reflect the Council decision on 22nd September 2016 to allocate land for tourism, leisure and retail at Junction 27 of the M5 motorway. Changes to the policy are reflected in the sustainability appraisal.

Rural Areas

School Close, Bampton

54. An allocation for 0.54(ha) 26 dwellings is proposed as a modification to the Plan. The site is currently allocated and was omitted in error as some of the site has been built out. For consistency, similar to other sites in the plan, the remaining area of the allocation which has not yet been built is proposed to remain as an allocation in the Plan.

CH1 Barton, Chawleigh

55. An additional criterion to state 'design solutions which respects the setting of the conservation area and listed building' is proposed. An amendment to the supporting text is also proposed to ensure appropriate landscaping to mitigate any potential impact on the conservation area and listed buildings.

CF1 Barnshill Close, Cheriton Fitzpaine

56. An additional criterion to minimise the impact on the conservation area and listed building is proposed.

HA1 Land adjacent Fishers Way, Halberton

57. An amendment to policy HA1 is proposed to delete reference to the need to 'archaeological investigations and appropriate mitigation measures' given the new information provided by the Devon County Council Archaeology Team that the proposed allocation will not impact on any known heritage assets and state that they would not need to be consulted should an application come forward. The addition of a criterion to ensure mitigation through appropriate design, materials and landscaping is proposed to protect the setting of Halberton conservation area is also proposed.

HE1 Depot, Hemyock

58. This site is proposed for deletion given the representations made during the Local Plan Review Proposed Submission (2015) consultation raises an issue with the deliverability of the site during the plan period and is therefore no longer considered a reasonable alternative. The site will have a limited impact on the Local Plan as a whole given its size of 10 dwellings and may still come forward as a windfall site as it falls within the settlement limit.

NE1 Court Orchard, Newton St Cyres

59. A change to the policy and supporting text is proposed to ensure design which respects the setting of the conservation area.

OSP1 Higher Town, Sampford Peverell (Proposed for allocation SP2)

60. This site is proposed to be allocated following the Council decision on the 22nd September to allocate land at Higher Town for residential development. Since the proposed submission SA there has been confirmation that access is achievable and therefore the uncertainty has been removed.

OUF3 Land west of Uffculme (Proposed for allocation UF1)

61. A change to the plan is proposed to allocate this site given a 2016 appeal decision (APP/Y1138/W/15/3025120) allowing outline planning permission for a site of 3.49ha with 60 dwellings. Conclusions in the inspectors report have fed into the sustainability appraisal in which objectives b) built and historic environment and h) ensuring community health and wellbeing score more positively.

WI2 Willand Industrial Estate

62. The full allocation of 9.2ha, 22,000sqm of commercial floorspace is proposed to be allocated given that the Council's original reasons for not allocating the full site have been addressed as the remainder of the site is now deliverable.

Managing Development

DM28 Other protected sites

63. The inclusion of reference to compensatory measures is proposed as a change to the policy to raise that in some cases where mitigation measures are not possible then compensatory measures may be appropriate.

Secondary/Cumulative/Synergistic impacts

Tiverton

64. Additional detail has been provided in the supporting text of S10 to reflect the cumulative traffic impacts on Junction 27 to be considered.

Cullompton

65. Additional criterion and supporting text has been included under a number of Cullompton allocation policies to reflect the cumulative impact on the road network.

Crediton

66. Additional text is provided in CRE7 is recognise the need for a Transport Assessment that will comprehensively assess the transport issues related to the development of the site, taking into account the potential cumulative impact of nearby allocations.

J27 Commercial Development

67. Additional evidence since the previous SA was commissioned specifically to examine the potential related housing implications of the proposed strategic scale employment site at Junction 27 on the M5 motorway. The results suggest a need of an additional 260 dwellings within Mid Devon District Council over the plan period. A Habitat Regulations Assessment of the Mid Devon Local Plan Review including Junction 27 has been undertaken which concludes that the J27 site allocation, alone or in combination with the Local Plan proposals, will not have an adverse effect on the integrity of the Culm Grasslands SAC.

Overall Sustainability of the Local Plan Review

68. In this latest update to the SA, changes to the Plan are proposed to take into account comments from representations, additional reasonable alternatives considered and new information presented including the latest national policy changes. Updates from the latest appeal decisions and planning applications have also been taken to account to ensure policies proposed are as up-to-date as possible.

69. Of the changes, the majority propose minor alterations to the proposed policies or supporting text. The main amendments to the Plan include the proposed allocation of land at Junction 27 of the M5 motorway and associated housing and an amended housing total to reflect the most recent evidence on the housing needs in the area. OSP1, Sampford Peverell (proposed as SP4 within the plan) and OTIV4, Blundells School (proposed as TIV16 within the plan) are proposed for allocation in response to the housing implications of allocating the strategic scale employment site at Junction 27 of the M5 motorway. The option to include Junction 27 presents a significant positive impact on promoting economic growth and employment. Controls are set in policy to ensure aspects such as retail development is supported, necessary infrastructure is delivered and housing need is met. As such overall it is considered to result in a positive impact on the plan.

70. Wynnards Mead, Tiverton (contingency site) is proposed for deletion due to new evidence provided in relation to issues around flooding and the historic environment. School Close, Bampton (proposed as BA4 within the plan) has been included, which was previously omitted in error. HE1 Deport, Hemyock is proposed for deletion due to an issue of its deliverability within the plan period. OUF3 Land West of Uffculme is also included as an allocation following a 2016 appeal decision (APP/Y1138/W/15/3025120), allowing outline planning permission for a site of 3.49ha with 60 dwellings. Also the full allocation of 9.2ha, 22,000sqm of commercial floorspace is proposed at Willand Industrial Estate given that the Council's original reasons for not allocating the full site have been addressed as the remainder of the site is now deliverable.

71. In general, the emerging Local Plan Review has been found to have a wide range of positive and significant positive effects on the objectives both cumulatively and through individual policies, although a number of potentially adverse impacts still remain. Recommendations made in previous iterations of the SA report and this updated SA report as well as controls through policy has provided mitigation for potential adverse effects. Of the main changes proposed in this iteration of the SA, the main negative impact on the Local Plan Review as a whole is the deletion of a contingency site (Wynnards Mead, Tiverton). The deletion of this policy reduces the flexibility of the Plan as a whole given the role of contingency sites in ensuring housing delivery during the Plan period. However on balance the sustainability issues of the site outweigh the benefit of the inclusion of the contingency site. Two other contingency sites in the plan remain and therefore flexibility still remains in the Plan. The other changes to the Plan are considered largely beneficial with the new information and therefore amount to an overall positive effect.

Annex 1 – Sustainability Appraisal text, methodology and cumulative impact comments

This annex sets out comments from the Local Plan Review Proposed Submission Consultation (2015) on the contents of the sustainability appraisal (SA) text, methodology and cumulative impacts.

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Comments on Sustainability Appraisal text

Comment	Comments made by (customer ID in brackets)	Impact on the Sustainability Appraisal
1. *'Would like to see reference to NCN3 National Cycle Network Route no.3, Devonshire Heartland Way, the Little Dart Ridge & Valley Walk and the Tarka Trail.'*	Bampton Society (1319)	All public rights of way and cycling and walking routes are already noted with some examples provided. The suggested additional text adds unnecessary detail.
2. *'No evidence as to how the SA has used the Water Framework Directive in the appraisal of the plans policies.'*	Environment Agency (943)	The Water Framework Directive forms part of the sustainability considerations for objective D) Safeguarding and minimising resource use as set out on p.28 of the SA. It has also been considered as part of the Strategic Flood Risk Assessment which has informed the SA.
3. *'Paragraph 2.4 provides little reference to Green Infrastructure.'*	Environment Agency (943)	The comment is noted and the following sentence is proposed as an addition to paragraph 2.4. *'Green infrastructure is a network of multi-functional green space, urban and rural which is capable of delivering a wider range of environmental and quality of life benefits for local communities.*'
4. *'Paragraph 2.30 should include white clawed crayfish as a species of particular note in Mid Devon.'*	Environment Agency (943)	The comment is noted and the following sentence is proposed as an addition to paragraph 2.30. '*Mid Devon is also home to white clawed crayfish. It includes the only two remaining populations of this species in Devon, representing the furthest south-west UK*

Comment	Comments made by (customer ID in brackets)	Impact on the Sustainability Appraisal
		distribution.'
5. *'Paragraph 2.58 should consider the SUDs hierarchy and their multi-functional potential.'*	Environment Agency (943)	The comment is noted and the following sentence is proposed as an addition to paragraph 2.58. The proposed change also recognises national policy changes. *'From 6 April 2015, all major development will have to incorporate sustainable drainage to manage surface water runoff, unless demonstrated to be inappropriate. Devon County Council as the Lead Local Flood Authority in the area is the statutory consultee on major planning applications for surface water management. SuDs are designed to mimic the natural drainage of surface water by managing rainfall close to the site where it falls. The SuDs hierarchy should be considered when drawing up options for SuDs in which in general soft landscape SuDs are preferred which also provide other multi-functional potential e.g. green infrastructure.'*
6. *'Paragraph 4.4 refers to 7,200 dwellings as objectively assessed need indicated by the SHMA. SHMA provides a range of figures therefore 7,200 is the 'policy on' figure and not objectively assessed need. Would welcome clarification'.*	Devonshire Homes Ltd c/o Jillings Hutton (1050); Pemberton Hutton Developments c/o Jillings Hutton (5786); Mr R Persey C/O Jillings-Hutton	The 7200 figure reflected the latest SHMA evidence at the time of the proposed submission Local Plan Review publication. An update to the SHMA provides a final objectively assessed housing need (OAN) mid-range figure of 380. As such the OAN of the district has been increased to 7600 in response to this new evidence. An addition of

Comment	Comments made by (customer ID in brackets)	Impact on the Sustainability Appraisal
	(4654)	260 dwellings is proposed in response to the proposed allocation of a strategic scale employment site at Junction 27. The figures are therefore proposed to be amended to a total of 7860 dwellings equating to 393 dwellings per annum. Alternatives for the amount of housing development are set out in annex 2.
7. *'SA vision and objectives reflect aspirations of local community, the Council and the ambitions of the NPPF.'*	Pegasus Planning (3678)	Support noted. No changes to the SA required.
Summary		
Additions to the text of the SA are proposed to add context to the report and reflect the most up to date information.		

Comments on the Sustainability Appraisal methodology

Comment	Comments made by (customer ID in brackets)	Impact on the Sustainability Appraisal
General methodology comments		
1. A comment was made which argued that the *'scoring of the SA is subjective.'*	Mr Christian & Mr Force & Mr Christian C/O Genesis Town Planning (3780)	The scoring is based on professional planning judgements using the best available evidence at the time of the Sustainability Appraisal. Some level of subjectivity is recognised in the Mid Devon Sustainability Appraisal methodology. However to ensure as much consistency as possible, when scoring proposed site allocations an appraisal guidance was followed as set out on p.191 of the 2015 Proposed Submission Local Plan Review SA.
2. A comment was made which argued that the *'scores in the SA ignore the absolute size of the site alternatives which must distort their impact e.g. larger sites should have a bigger impact than smaller sites.'*	Mr Christian & Mr Force & Mr Christian C/O Genesis Town Planning (3780)	The SA is a tool to understanding the sustainability of a site or proposal. It also provides the opportunity to compare alternatives however context should be considered when interpreting the SA findings. For example, strategic sites were compared against other alternative strategic sites whereas small rural sites were compared against other alternative small rural sites. A single small scale rural site would not be seen as an alternative to a strategic allocation.
3. A comment was made which stated that the *'SA does not comment on site deliverability in terms*	Mr Christian & Mr Force & Mr Christian C/O Genesis	The SA is one tool to assess the sustainable performance of a proposed policy or proposal and does not cover all

Comment	Comments made by (customer ID in brackets)	Impact on the Sustainability Appraisal
of phasing and meeting housing need.'	Town Planning (3780)	elements to be considered in deciding preferred policies/proposals. The site options presented in the SA have been through a SHLAA panel which has considered their deliverability in principle. Undeliverable sites are referenced in appendix 3.
4. A comment was made which suggested that the *'the total scores should be summed to produce a total score which will allow comparisons between total scores.'*	Individual (4447)	The aim of the SA is to identify and respond to significant effects on various objectives. As noted in paragraph 3.10, the reason stated for not providing the total scores is because this can lead 'artificial certainty' in determining the effect of a policy or proposal where the impacts of issues can be complex. This is endorsed by the Planning Advisory Service.
5. A comment was made which argued that the *'post-mitigation score is unreliable and unrealistic'.*	Individual (4447)	The aim of the SA is to identify and respond to significant effects on various objectives. Reasons for post-mitigation score are provided under the mitigation heading in the SA tables. Where there is an element of uncertainty this has been recognised through '?' within the table itself, this approach is common in sustainability appraisal work. The scoring is based on professional planning judgements using the best available evidence at the time of the Sustainability Appraisal.
6. Representations were made for the following sites:	Individuals (4447, 5208, 4106, 5234, 4081, 5263,	No change to the SA. It is a regulatory requirement to appraise alternative options.

Comment	Comments made by (customer ID in brackets)	Impact on the Sustainability Appraisal
• OHA1 Land at Blundells Road, Halberton • OMO1 Tatepath Farm, Morchard Bishop' • OMO2 Church Street, Morchard Bishop (locally known as the Gurneys) In which the representations supported the exclusion of the site but request it be removed from the SA as an alternative option.	4117, 5295, 3971, 4082, 4416, 4459, 5642, 5641, 4093, 5604, 5605, 5606, 5607, 5608, 4474, 4473, 5609, 4476, 4108, 4111, 4112, 5603, 4460, 4152, 4110, 4481, 4475, 5599, 4101, 4363, 5594, 4105, 5597, 5598, 5600, 4471, 4472, 5592, 5593, 4077, 4074, 5595, 5596, 5601, 6063, 4212, 4215, 4681, 4682, 4075, 5590, 5591, 5586, 5587, 5588, 5589, 4076, 5358, 4356)	
7. A question was raised regarding the amendment to the scoring of the objectives in the proposed submission SA when compared to the options stage SA. Specific comments made to this regard on objectives A, D and H' of OHA1 Halberton, Land at Blundells Road.	Individual (4447)	Comments were invited on the sustainability appraisal at the Options consultation stage 2014. The SA is an iterative process which is updated as new evidence arises. Amendments were made to the SA to respond to the representations accordingly. Comments included local knowledge of existing sites. Comments were also made on the need for consistent scoring throughout the SA based on similar parameters e.g. scoring similar locations equally

Comment	Comments made by (customer ID in brackets)	Impact on the Sustainability Appraisal
		across Mid Devon. As such the methodology was strengthened by setting out guidance for appraising site allocations (p.192) to ensure consistent scoring throughout the amended SA. This has resulted to amendments to some commentaries and scoring throughout the SA.
Policy specific methodology comments		
S2 Amount and Distribution of development		
8. A comment was made which noted that *'two alternative options for villages were considered as 1,600 and 1,040 scenarios. The Local Plan Review considers 720 with no justification.'*	Devonshire Homes Ltd c/o Jillings Hutton (1050); Pemberton Hutton Developments c/o Jillings Hutton (5786); Mr R Persey C/O Jillings-Hutton (4654)	The two alternative scenarios in the options Local Plan Review consultation were based on the most recent available data at that time which was a figure greater than the objectively assessed need. A SHMA update provided an interim figure of 7,200 dwellings to meet the objectively assessed need (OAN). As a result the total housing need figure was reduced from 8,400 to 7,200 dwellings in the proposed submission report with the rural distribution reduced proportionately in line with the reduction in total figure. Along with this change, further site specific evidence across Mid Devon District resulted in amended distribution figures to reflect the most recent evidence available. The SHMA figure has been further amended in a final iteration of the document in which a concluded 7,600 dwellings has been considered for Mid

Comment	Comments made by (customer ID in brackets)	Impact on the Sustainability Appraisal
		Devon, an additional 260 dwellings is proposed in response to the strategic employment allocation at Junction 27 with amended distribution figures to follow.
CU14 Ware Park and Footlands, CU15 Land at Exeter Road & CU21 Land at Colebrook Contingency Site		
9. A comment was made which noted that they *'object to allocation [CU14] as sustainability appraisal scoring for site is less than CU21 Colebrook and therefore this site should be contingency instead, with CU21 as full allocation….SA and allocated sites at Cullompton do not correlate. Total scores of CU14 and CU15 are less positive than CU21'.*	Mr Christian & Mr Force c/o Genesis Town Planning (3780)	As set out on p.28 para 3.10 of the SA scores should not be summed to produce a total score to determine the overall sustainability of a policy or proposal. Mathematical models can lead to an 'artificial certainty' in determining the effect of a policy or proposal where the impacts of issues can be complex. This is endorsed by the Planning Advisory Service. It is also important to note that the SA is one tool for decision making and does not cover all elements to be considered in deciding preferred policies/proposals. Bearing this in mind, CU21 is of an appropriate scale required to be effective as a contingency site, it scores more positively on objective E) promoting economic growth and employment and G) meeting housing needs predominantly due to its size. CU14 and CU15 are not comparable to CU21 in size in which they are not of a scale which would provide the quantum of development required to be effective as a contingency site. CU21 is still considered deliverable hence its proposed allocation as a

Comment	Comments made by (customer ID in brackets)	Impact on the Sustainability Appraisal
		contingency site but it is not allocated as one of the main sites for Cullompton as other allocations are strategically preferable.
CF2 Land adjacent School and OCF2 Landboat Farm		
10. A representation was made during the Local Plan Review Proposed Submission consultation and stated that they *'Disagree with comparison of site OCF2 'Landboat Farm' with CF2 'Land adj school'. States SA should be comparing new sites outside the current settlement boundary, and exclude any parts of sites within the boundary'.*	Garside Planning Services (3645)	The SA appraises the potential benefits and impacts of all sites put forward for development. It would be inappropriate to exclude a part of a site on the basis that it lies within the settlement limit as this would lead to an incomplete analysis of benefits/impacts, and preclude opportunities to recommend mitigation. Such omission could also potentially leave the local authority at risk of not fulfilling the regulatory requirements set by the EU Strategic Environment Assessment directive to fully assess the impact of plans and proposals. No change to the SA is proposed.
Summary		
It is considered that none of the comments made would result in any changes to the Sustainability Appraisal for reasons set out in the 'Impact on the Sustainability Appraisal' column above.		

Comments on secondary/ cumulative/ synergistic effects

The comments in the table below are considered to update the cumulative effects noted in appendix 2 and 3 of the Local Plan Review Proposed Submission sustainability appraisal (2015).

Comment	Comments made by (customer ID in brackets)	Impact on the Sustainability Appraisal
Tiverton		
1. A comment was made on strategic policy S10 Tiverton which stated the following: *'support strategy in general, however further work is needed on the transport evidence in relation to the SRN. There should be reference to the cumulative impact of development on the M5'.*	Highways England (1172)	The cumulative impact of developing at Tiverton was previously identified in the SA in the cumulative/secondary/synergistic effects section of the proposed allocations in terms of identifying the potential to impact upon traffic. However the comment made is specific to J27, in response to this additional detail is provided to the supporting text of the plan under policy S10.
OTIV2 Hartnoll Farm		
2. A comment was made which stated the following: *'object to exclusion – site could provide substantial proportion of Tiverton and district's housing need. New junction designed to accommodate up to 2000 dwellings'.* While it may be possible for the proposed grade	Waddeton Park Ltd (3815) and officer comment.	The Blundells School site is proposed to be allocated in the Local Plan Review as a modification to the plan for 200 dwellings. The provision of a junction on Heathcoat Way and a safeguarded road route through the site to serve as a future second strategic road access for development at Tiverton eastern urban extension is proposed in the draft policy. This enables mitigation for any future cumulative

separated junction onto the A361 to accommodate up to 2000 dwellings, the allocation commented on would take the number of new dwellings to the East of Tiverton to well in excess of 2000. This would necessitate the relief road behind Blundells School. Although this need was recognised in previous iterations of the SA, it did not clearly set out that the requirement for this relief road would be due to this cumulative effect of additional development in excess of 2000 dwellings to the East of Tiverton.		impacts of potential additional development to the East of Tiverton. Without the relief road further allocation which cumulatively would result in excess of 2000 dwellings to the East of Tiverton would lead to unacceptable impacts on Blundells Road and the village of Halberton.
Cullompton		
3. The SA recognised the potential cumulative impact on the road network of developing at Cullompton. Some policies had reflected this impact through additional criterion in policy. Since the Local Plan Proposed Submission (2015) the highway authority has provided more information regarding the cumulative impact on the highway network.	Officer comment	In response to this various policies have included additional criterion to reflect this cumulative impact including CU6 North West Cullompton phasing, CU13 Knowle Lane, CU14 Ware Park and Footlands, CU15 Land at Exeter Road, CU16 Cumming Nursery, CU17 Week Farm and CU18 Venn Farm.
Crediton		
4. The SA did not previously fully consider the impact on Crediton high street through	Officer comment	The cumulative impact of developing to the west of the town was not previously clearly identified in the SA in

developing on the west of the town. Developing on the west would increase traffic through the high street as most likely destinations for journeys are either Exeter or Tiverton. Whilst some mitigation could be provided, the impact of developing sites on the east side of the town is likely to be much lesser than any on the west.		which incremental development in the west of the town will have a cumulative negative effect on the traffic through the high street with a secondary impact on air quality. This would impact the scores for the preferred alternative CRE9 Alexandra Close, alternative OCRE10 Westwood Farm and OCRE11 Land at Chapel Down Farm given their context to the west of the town. The amendments to scoring for these alternatives are discussed in annex 2.
CRE5 Pedlerspool and CRE7 Stonewall Lane		
5. A representation was made during the Local Plan Review noted the need *to 'cumulatively assess the transport impacts of CRE5 and CRE7'.*	MJ Gleeson c/o Bell Cornwell LLP (3775)	The plan already recognises the potential for cumulative transport impacts in CRE5 however this is not set out clearly in CRE7, therefore in response to this representation a change to the Plan has been proposed to include in the supporting text of CRE7 the need for a Transport Assessment, which comprehensively assesses the transport issues related to development of the site, taking into account the potential cumulative impact of nearby allocations.
OJ27 Commercial Development		
6. The SA did not previously fully consider the secondary effect of requiring additional housing to be allocated in response to the creation of	Officer comment	OJ27 Commercial Development would require additional housing to be allocated in response to the creation of additional jobs. This should be considered alongside any

additional jobs as set out in para 159. of the NPPF and supporting paragraph in the NPPG.		additional commercial development proposed at OJ27.
7. A Habitat Regulations Assessment update of the Local Plan Review including the Junction 27 option is required.	Officer comment	A Habitat Regulations Assessment of the Mid Devon Local Plan Review including Junction 27 has been undertaken which concludes that the J27 site allocation, alone or in combination with the Local Plan proposals, will not have an adverse effect on the integrity of the Culm Grasslands SAC.
Summary		
The comments set out in this table identify cumulative/secondary/synergistic effects which were not previously clearly set out in the Proposed Submission SA. The impacts of note include the addition of a criterion in the proposed allocation Blundells School to enable mitigation for any potential future development to the East of Tiverton. The cumulative negative effect on traffic through the high street in Crediton and secondary effect on air quality from incremental development in the west of the town. The need for a transport assessment associated with CRE7 Stonewall Lane to take account of the potential cumulative impact of nearby allocations and the secondary impact of allocating OJ27 Commercial Development in which additional housing will be required in response to the creation of additional jobs.		

Annex 2 – Further reasonable alternatives, new information and comments on the sustainability appraisal of policies and sites

The level of detail provided in the updated assessment of reasonable alternatives, new information and comments on the sustainability appraisal of policies and sites is correlated with the significance of the alternative proposed. A breakdown of the types of alternatives considered in this annex along with the level of detail of the updated assessment that might be expected is provided below.

Alternatives considered	Full Appraisal	Summary Matrix
Distinct alternatives: where alternatives are distinct from the preferred policy. Full appraisals are provided in annex 3. A summary matrix is also provided under each policy where relevant.	✓	✓
Indistinct alternatives: where alternatives are indistinct. Full appraisals are not provided unless three or more objectives of the SA are proposed to be amended. A summary matrix is provided under each policy where relevant.	✓/×	✓
New information: where new information is presented this has been discussed in the tables throughout this annex. The detail of the updated SA assessment will depend on the significance of the new information proposed.	✓/×	✓
Deleted Policies: where policies are proposed to be deleted, the impact on the sustainability of the Plan is discussed within the relevant table in this annex.	×	×
SA amendments: all comments made on the SA with regard to the Local Plan Review Proposed Submission policies are discussed in this annex.		
• Where no change to the SA is proposed a full appraisal/summary matrix has not been provided. The reason for no change is fully discussed in the tables in this annex.	×	×
• Where there are two or fewer changes proposed to the post-mitigation score, summary matrices are provided. Full appraisals are not provided; reasons for the changes to the SA are fully discussed within the tables in this annex.	×	✓
• Where three or more amendments are proposed to the post-mitigation score a summary of the changes are discussed within the tables in this annex along with a summary matrix. Full appraisals are provided in annex 3 which set out the impact in more detail.	✓	✓

Examples of alternatives that are not considered in this annex are provided below:

Alternatives not considered
Previous alternatives: alternatives that have been previously considered as part of previous iterations of the SA have not been reconsidered in this annex unless amendments have been suggested for that alternative.
Minor alternatives: alternatives proposed which would not give rise to any impact on the SA scoring.
Non-specific alternatives: alternatives suggested which are insufficiently detailed to assess the impact on the SA.
Other SA amendments: suggested changes to the SA text, methodology, secondary/ cumulative/ synergistic impacts are discussed in annex 1.
Unreasonable alternatives: where the suggested change would not be possible or would be unreasonable to implement.

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Strategic Policies

S1 Sustainable Development Principles

Two comments under S1 are considered to give rise to an alternative to be considered in this annex. Although comments were made on S1, both comments would result in a rural focussed alternative option for the distribution of development which is considered under S2 in this annex.

S2 Amount and Distribution of development

Reasonable Alternative Proposed (Amount Housing)	Impact on the Sustainability Appraisal
A variety of alternatives have been proposed by representations for housing development these range from 7400 and 8860. To enable meaningful comparisons to be made the following alternatives of 7200, 7600, 8000, 8400, 8800 have been considered with full assessments set out in annex 3 and summary matrices provided below. An alternative of 7860 has also been considered which is the Council's preferred option for the amount of housing development and is proposed as a modification to the plan. This is to reflect the updated evidence to meet the objectively assessed need of 7600 in the District and the preferred strategy of allocating commercial development at J27, of which an addition of 260 dwellings is proposed to reflect the projected job growth as a result of the commercial proposals at J27.	
1. A lower growth alternative of 7200.	This was previously appraised as part of the Proposed Submission Local Plan in which this figure was believed to meet the objectively assessed need. New evidence has demonstrated that this figure would not meet this need; as such this would result in a lower growth scenario. Whilst this scenario would meet a large proportion of the housing needs of the district it would not meet the whole need and therefore a positive rather than significant positive impact is considered for objective G) meeting housing needs. All other objectives considered in the SA score the same as the 'meet the

	housing need' alternative of 7600.
2. A meet the housing need alternative of 7600.	This alternative scores more positively on all objectives in comparison to other alternatives. It has the same scoring as the previous preferred alternative 7200 in the Proposed Submission SA as this was previously thought to meet the objectively assessed need. The scoring of the 7200 alternative now scores lower for objective G) meeting housing needs as explained above.
3. Preferred alternative: A meet the housing need alternative 7600 with Junction 27 additional housing requirements of 260, a total of 7860.	The sustainability of this alternative is considered to fall between the alternatives 7600 and 8000. The proposed change to the housing amount is not considered significant enough to enable a meaningful comparison; as such it is considered that the alternative of 7860 will score the same as alternative 2. Given the similarities of this alternative to 7600, no additional full appraisal has been provided in annex 3. This alternative meets the objectively assessed housing needs and does not score lower in objective I) (as reflected for the intermediate higher growth alternative of 8000) because the proposed additional sites for development have been set out at Blundells School, Tiverton and Higher Town, Sampford Peverell respectfully and it is considered that infrastructure required for the additional sites can be provided in-step with development. For completeness although this alternative scores the same as alternative 2 a full appraisal is provided in annex 3.
4. An intermediate higher growth alternative of 8000.	This alternative has a lower score in comparison to the preferred alternative for objective I) delivering the necessary infrastructure in which it may be more difficult to distribute development between the

	towns while delivering the necessary infrastructure in-step.
5. A higher growth alternative of 8400.	In comparison to the preferred alternative this scenario would result in a slight negative effect for objective A) protection of the natural environment where a higher growth scenario may be more difficult to distribute across the district whilst avoiding environmental impacts on the landscape. A significant negative effect for objective D) safeguarding and minimising resource use in which this option is likely to require further greenfield developments and a negative effect for objective I) delivering the necessary infrastructure where a higher growth scenario is also likely to be more difficult to distribute across the district while delivering the necessary infrastructure.
6. An elevated higher growth alternative of 8800.	In comparison to the preferred alternative, this scenario would result in a negative effect for objective A) protection of the natural environment where a higher growth scenario may be more difficult to distribute across the district whilst avoiding environmental impacts on the landscape and in this scenario the additional development would be of an equivalent scale to a strategic allocation. A significant negative effect for objective D) safeguarding and minimising resource use in which this option is likely to require further greenfield developments and a negative effect for objective I) delivering the necessary infrastructure where a higher growth scenario is also likely to be more difficult to distribute across the district while delivering the necessary infrastructure.
Reasonable Alternative Proposed (Distribution Housing)	
7. A rural distribution alternative.	A rural distribution alternative has appraised with a full appraisal

	A representation was made during the Local Plan Review Proposed Submission consultation and noted that *'the policy should reduce the Cullompton target to 1,500 dwellings and increase the Rural Areas target to 2,820 dwellings.'* A comment was also made on the SA which commented that the SA *'should have a distribution scenario of a wider distribution to the larger villages.'* In response to these representations a rural distribution alternative has been appraised. An alternative to *'increase the amount of development at Crediton and rural areas whilst reducing the amount in Cullompton as major development sites are risky'* was also suggested. To respond to this comment, an alternative of removing East Cullompton leading to a redistribution of 2100 dwellings in Crediton and across rural areas was considered. As the maximum capacity of Crediton is 1047 based on the highest capacity of all potential allocation sites submitted through the SHLAA this would only provide an addition of 327 dwellings at Crediton with the remainder distributed in rural areas. Therefore this scenario would result in the same SA outcomes as the 'rural distribution' alternative and therefore has not been appraised as a separate alternative.	provided in annex 3 and a summary matrix provided below. The findings of this SA show that this would lead to greater negative effects in objectives: A) natural environment, B) the built and historic environment, C) climate change, E) promoting economic growth and employment, H) ensuring community health and wellbeing and I) delivering the necessary infrastructure. A slightly less negative score was considered for objective D) safeguarding and minimising resource use as the majority of the village allocations were identified as grade 3 agricultural land rather than grade 1 or 2, although a negative effect overall remains for this objective.
8.	A Tiverton and Crediton focussed alternative. A representation was made during the Local Plan Review Proposed Submission consultation and noted that *'the distribution*	A Tiverton and Crediton focussed alternative has appraised with a full appraisal provided in annex 3 and a summary matrix provided below. In comparison to the preferred option, this would result in a greater

	should be altered to reduce Cullompton provision to reflect the removal of the East Cullompton proposal and Crediton should be increased to reflect its size. Difficulties of bringing forward sites such as the East Cullompton one are well known. Crediton has scope for additional development'. The removal of East Cullompton implies a target of 1500 at Cullompton and 2820 at Crediton which is not a reasonable alternative as there is not the quantum of sites available in Crediton to deliver this option. The maximum capacity for Crediton based on taking the highest capacity of all potential allocation sites submitted through the SHLAA is 1047 dwellings. As an alternative to the rural distribution alternative (discussed above), a Tiverton and Crediton focussed alternative with greater development in rural areas has been considered.	negative impact in objectives: A) natural environment, B) built and historic environment, E) promoting economic growth and employment. The option scores slightly higher in F) supporting retail and H) ensuring community health and wellbeing.
9.	A Town focussed alternative. A representation was made during the Local Plan Review Proposed Submission consultation and suggested the following distributions: *Tiverton – 3510* *Cullompton – 2730* *Crediton – 780* *Rural Areas – 780* *Total – 7800* The distribution of this representation is very similar to that	No change.

previously appraised under the 'town focus' option albeit with different total development proposed. Alternatives for the total development have been considered separately in this table with a summary matrix provided below. The original summary matrix for the 'town focus' alternative has also been provided below for information.	
Reasonable Alternative Proposed (Amount Commercial)	
10. Higher Growth Scenario including J27 option With the addition of a strategic scale employment site at junction 27 on the M5 motorway the higher commercial growth scenario has been reappraised. This scenario takes into account the opportunities provided by the Junction 27 option. A full appraisal the higher growth scenario including the J27 option is provided in annex 3. The site specific appraisal of the junction 27 option is provided in the allocation section of this annex. No other alternatives are available and deliverable that could accommodate the quantum development proposed.	Given this option is intricately linked with the proposed Junction 27 allocation modifications option, the scoring for this alternative is the almost identical as the Junction 27 site appraisal with the exception of objective H) ensuring community health and wellbeing as well considering the policy as a whole, the option enhances existing policy as it broadens the potential use classes including development for healthcare, education and public facilities, overall it therefore scores positively.
New Information	
11. New information was made available during the consultation on the Local Plan Review Proposed Submission. Upon review, it is proposed to increase the objectively assessed housing need to 380 per year to reflect the advice in the SHMA.	As noted above, this alternative to 'meet the housing need' would result in the same SA scores as previously anticipated for the previously considered OAN 7200. The previously considered OAN of 7200 now scores lower in objective G) meeting housing needs, as whilst this scenario would meet a large proportion of the housing needs of the district it would not meet the whole need, and therefore

	a positive rather than a significant positive impact is considered for this objective.
12. Additional evidence since the previous SA was commissioned specifically to examine the potential demographic implications of the proposed strategic scale employment site at junction 27 on the M5 motorway. The results suggest a need of an additional 260 dwellings within Mid Devon District Council over the plan period.	In response to this new information a meet the housing need alternative of 7600 with an additional 260 in response to the inclusion of a strategic scale employment site at junction 27 of the m5 has been considered. This would result in an alternative of 7860 dwellings which has been considered above.
Sustainability Appraisal Comments	
13. A representation was made during the Local Plan Review Proposed Submission consultation and commented that *'8,400 dwellings shouldn't trigger a slight negative effect on the environment when 7,200 dwellings have a neutral effect'.* Devonshire Homes Ltd c/o Jillings Hutton (1050); Pemberton Hutton Developments c/o Jillings Hutton (5786); Messrs Persey and Harding c/o Jillings-Hutton (4654)	The scores are in the context of the policy. In this case, it is based on development figures. To enable meaningful comparison between the options for policy S2 it was judged that when comparing 7,200 dwellings with 8,400 dwellings in terms of overall growth of the district, the provision of an addition of 1,200 dwellings would have a slightly more negative effect. No change to the SA is proposed.
14. A representation was made during the Local Plan Review Proposed Submission consultation and commented that *'Benefits of 'supporting retail' in having more houses and therefore more spending power is not highlighted in relation to higher growth scenario'.* Devonshire Homes Ltd c/o Jillings Hutton (1050); Pemberton Hutton Developments c/o Jillings Hutton (5786); Messrs Persey and Harding c/o Jillings-Hutton (4654)	It was judged that as the impact on supporting retail would be a secondary impact, the significance of increasing dwellings in relation to a higher growth scenario in comparison to the preferred scenario did not warrant an increased retail score. However it has been recognised for all alternatives that the overall provision of 7200 dwellings and above would have a slight positive effect on objective F) supporting retail, as this would increase the number of shoppers in the District and contribute towards enhancing shopping areas in Town Centres. No change to the SA is proposed.
15. A representation was made during the Local Plan Review Proposed Submission consultation and commented that they	Comment is noted, no change to the SA is proposed.

'Support the conclusions of the SA that the most appropriate growth strategy is to focus development in sustainable urban locations rather than seeking growth in larger villages'. Pegasus Planning (3678)	
16. A representation was made during the Local Plan Review Proposed Submission consultation and commented that *'The SA recognises the level of supply is not anticipated to meet the need for affordable housing. Therefore deliverable sites should be seriously considered'.* Devonshire Homes Ltd c/o Jillings Hutton (1050); Messrs Persey and Harding c/o Jillings-Hutton (4654)	Comment on the proposed submission SA has been noted. A change to the Plan is proposed in which the overall target is proposed to be increased to 7,860, which would yield 110 affordable dwellings per year at 28%. The SHMA forecasts a need of 124 affordable dwellings per year, which it is accepted should be reflected in the local plan text. It is highly likely that the Council and its housing association partners will be able to provide at least 20 additional affordable dwellings per year through non-planning actions such as investment from the HCA, exceptions sites and delivery on council owned land and meet the affordable housing need. Alternatives for the amount of residential development are discussed above.
17. A representation was made during the Local Plan Review Proposed Submission consultation and commented that 'Two alternative options for villages were considered as 1,600 and 1,040 scenarios. The Local Plan Review considers 720 with no justification'. Devonshire Homes Ltd c/o Jillings Hutton (1050); Pemberton Hutton Developments c/o Jillings Hutton (5786); Messrs Persey and Harding c/o Jillings-Hutton (4654)	The total housing figure in the 'options Local Plan Review consultation' was based on the most recent available data at that time. More recent evidence at the time of publication resulted in a reduced total housing figure of 8,400 to 7,200 dwellings. The distribution to rural areas was also reduced proportionately relative to the total housing figures along with further site specific evidence which affected the distribution figures. The SHMA figure has been further amended in a final iteration of the document in which a concluded 7,600 dwellings have been considered for Mid Devon with amended distribution figures to follow. No additional changes to the

	SA are proposed.
Changes to the Plan	
Amount of development (housing) Alternative 3 is suggested as a modification to the plan which would result in a 7,860 dwelling target. This alternative is preferred as new information in the finalised SHMA report which became available during the consultation on the Local Plan Review Proposed Submission resulted in new evidence, providing a final objectively assessed housing need (OAN) 380 per year. It is therefore agreed the target will need to be increased to 7,600 to meet the OAN of the district. As a result, the previously proposed approach of 7,200 dwellings over the plan period is no longer preferred as this approach would not meet the OAN of the district. In response to the proposed allocation of a strategic scale employment site at Junction 27, an additional 260 dwellings are required within Mid Devon over the plan period. As such a total of 7,860 dwellings is preferred. All other alternatives proposed recommend some form of higher growth scenario. All other higher growth scenarios would result in reduced scoring in the SA. At the intermediate higher growth level there is likely to be a lower score on objective I) delivering the necessary infrastructure. At the higher and elevated growth levels greater negative impacts are felt on objectives: A) natural environment, D) safeguarding and minimising resource use as well as I) delivering the necessary infrastructure. Furthermore arguments provided in representations for the higher growth scenarios are based on the opinion that the higher figures proposed are the accurate OAN, this is not agreed. 7,600 is the objectively assessed need as demonstrated by the updated SHMA evidence. The housing implications of the development of a strategic scale employment site at junction 27 on the M5 motorway has been considered in the August 2016 'Mid Devon Scenarios Policy-on' report of which the results suggest a need of an additional 260 dwellings within Mid Devon District Council over the plan period. All other higher growth scenarios are not supported by evidence, or considered beneficial and therefore are not preferred. Distribution of development None of the proposed alternatives are favoured. The rural distribution alternative would lead to greater negative impacts on almost all sustainability appraisal objectives, would result in unsustainable travel patterns and would be contrary to NPPF advice (para 30). Other alternatives consider scenarios which provide a greater focus in Crediton. One option results in a Crediton and Tiverton focussed scenario.	

Implicit in this scenario is the strategic growth to the east of Tiverton in addition to the Tiverton Eastern Urban Extension along with additional growth in rural areas. This alternative would result in a greater negative impact on the objectives: A) natural environment, B) built and historic environment and E) promoting economic growth and employment. It is therefore considered that the alternatives proposed would be less sustainable options and therefore not preferred.

Amount of development (commercial)

Alternative 10 is proposed as a modification to the plan. The option has a number of positive benefits including promoting economic growth and employment, supporting retail and providing the necessary infrastructure which could benefit the wider community.

New information

Alternative 11 represents the new information that has resulted in the consideration of alternative 2 in which a 7,600 dwelling target is considered as the objectively assessed housing need as explained above. Alternative 12 represents the new information that has resulted in the consideration of alternative 3 and the preferred option.

Sustainability appraisal comments

None of the comments are agreed therefore no changes to the SA scores are proposed.

Summary Matrix - S2 'Amount of Development' Housing

	Alternative	Preferred	Alternative		
Sustainability Objective	Lower growth scenario (7,200 dwg)	Meet housing need + J27 (7,860 dwg)	Intermediate Higher Growth Scenario (8,000 dwg)	Higher Growth Scenario (8,400 dwg)	Elevated Higher Growth Scenario (8,800 dwg)
A	0	0	0	-1	-2
B	0	0	0	0	0
C	0	0	0	0	0
D	-2	-2	-2	-3	-3
E	+1	+1	+1	+1	+1
F	+1	+1	+1	+1	+1
G	+2	+3	+3	+3	+3
H	+1	+1	+1	+1	+1
I	0	0	-1	-2/?	-2/?

Summary Matrix - S2 'Distribution of Development'

	Preferred	Alternative			
Sustainability Objective	New Community (J28 Cullompton)	Tiverton and Crediton Focussed	Rural Distribution	Town Focus (Hartnoll Farm)	New Community (J27 Willand)
A	-1	-2	-2	-1	-2/?
B	0/?	-2/?	-2	-2/?	0/?
C	0/?	0/?	-1/?	0/?	0/?
D	-3	-3	-2	-3	-3/?
E	+3	+2	+2	+2	+3
F	+1/?	+2	+1	+2	-3/?
G	+3	+3	+3	+3	+3
H	0	+1	-2	+1	0
I	+2	+2	-2/?	+2	+2/?

Summary Matrix - S2 'Amount of Development' - Commercial

	Preferred	Alternative	
Sustainability Objective	Higher growth scenario incl J27 215,000sqm	Meet commercial need 154,000sqm	Higher growth scenario 310,000sqm
A	-1	0	-1
B	0/?	0	0
C	-1/?	0	-1
D	-2	-1	-3
E	+3	+3	+3
F	+3	+3	+2
G	0	0	0
H	+2	+2	0
I	+2/?	0	-2

S3 Meeting housing needs

Reasonable Alternative Proposed	Impact on the Sustainability Appraisal
1. 35% affordable housing target. A representation was made during the Local Plan Review Proposed Submission consultation and noted that *'the affordable housing target should be 35% reflecting need'*.	This alternative would help provide the supply of affordable housing sooner and therefore has a positive effect on providing housing however the score for objective G) meeting housing needs remains the same as +3 is the maximum score provided. This alternative would however result in a greater negative effect on objective I) delivering the necessary infrastructure in comparison to the preferred policy given that no CIL could be levied within the lowest land valued areas. Although there is potential this could be levied in the upper end sales values in towns and rural areas. Some of the key infrastructure in the towns set out in the Mid Devon Infrastructure Plan which are not set out in the proposed strategic allocations (which are to be provided via S106 rather than CIL) would not be provided as part of CIL. Overall the difference in score in comparison to the preferred alternative is a -1 score for objective I) delivering the necessary infrastructure.
2. Remove the requirement to provide 5% of serviced dwellings. A representation was made during the Local Plan Review Proposed Submission consultation and noted that *'there is no quantified need for self build. It is unclear that selfbuilders will wish to purchase plots on larger housing estates. There are practical challenges eg times of working associated with selfbuilders on a larger housing site. The requirement to provide 5% should be removed.'*	The alternative of not requiring 5% of serviced dwelling plots for self-buildings would reduce the SA score for meeting housing needs to a negative effect given that it would be unlikely that service plots would be provided if this requirement was not within the policy. Therefore there would be less housing mix and consequently a reduced SA score is considered. This is however identified as uncertain as the alternative suggests only removing part of criterion d) and therefore the inclusion of the rest of the criterion may lead to some serviced

	plots for self-building. Overall the difference in score in comparison to the preferred alternative is a +2/? score for objective G) meeting housing needs.
Distribution of gypsy and traveller pitches	
3. Town focussed urban extensions A representation was made during the Local Plan Review Proposed Submission consultation which *'Gypsy and Traveller Accommodation Assessment does not justify allocations on particular sites'.* In response to this representation alternatives for the general distribution of development have been considered. A town focussed urban extension approach is assessed here and a rural distribution new sites approach in defined villages is set out below. Summary matrices are provided below with full assessments in annex 3.	This is the preferred option in the Local Plan Review. The option scores a neutral or positive score for all sustainability objectives with the exception of objective D) safeguarding and minimising resource use which scores a slight negative score. In comparison to the rural distribution alternative for traveller pitches the town focussed approach scores more positively and therefore is preferred.
4. Rural distribution new sites in defined villages. A representation was made during the Local Plan Review Proposed Submission consultation which *'Gypsy and Traveller Accommodation Assessment does not justify allocations on particular sites'.* In response to this representation alternatives for the general distribution of development have been considered. A rural distribution of new sites approach in defined villages is assessed here and a town focussed urban extensions approach is set out above. Summary matrices are provided below with full	In comparison to the preferred town focussed urban extensions approach this option scores more negatively on the sustainability objectives and therefore is not preferred.

assessments in annex 3.	
New Information	
5. New information was made available during the consultation on the Local Plan Review Proposed Submission. Upon review, it is proposed to increase the objectively assessed housing need to 380 per year to reflect the advice in the SHMA resulting in an OAN of 7600 dwellings. In addition, 260 dwellings is proposed in response to the policy-on scenario of including the option of a strategic scale employment site at junction 27 on the M5 motorway resulting in a total of 7860 dwellings.	This alternative would result in a change to S2 (please see comments in S2 for full details) with a change in the total and annual number of dwellings referenced in S3. No change is proposed to the SA in response to this change.
Changes to the Plan	
Alternative 3 is the preferred approach currently promoted by the Local Plan Review therefore no change is required. Alternative 5 is suggested as a modification to the plan which would result in a 7,860 dwelling target (reasons are provided in S2), this would result in no change to the SA of S3. All other alternatives are not considered beneficial and therefore are not preferred.	

Summary Matrix – S3 Meeting Housing Needs

	Preferred	Alternative	
Sustainability Objective	Proposed Submission Policy	35% affordable housing target	Remove 5% serviced plots self-build
A	0	0	0
B	0	0	0
C	0	0	0
D	0	0	0
E	0	0	0
F	0	0	0
G	+3	+3	+2/?
H	+1	+1	+1
I	0	-1	0

Summary Matrix – S3 Meeting Housing Needs - Gypsy site alternatives

	Preferred	Alternative
Sustainability Objective	Town focussed urban extensions	Rural focussed new sites in defined villages
A	0	-1/?
B	+1	-2/?
C	0	-2
D	-1	-2
E	0	0
F	0	0
G	+3	+3
H	+2	-1
I	0	0

S4 Ensuring housing delivery

Reasonable Alternative Proposed	**Impact on the Sustainability Appraisal**
1. Delete the policy. A representation was made during the Local Plan Review Proposed Submission consultation and noted that *'the contingency sites should be allocated to meet housing need, and*	The deletion of this policy would lead to a weakened plan in which there would be no strategic policy to ensure housing delivery. This policy enables action if expected delivery falls significantly below the annual target set out in policy S3. Overall without this policy it would

therefore this policy is unnecessary and should be deleted.'	result in a less flexible and sustainable plan as it suggests a higher growth scenario with no flexibility. The impact of higher growth scenarios are discussed under S2.
New Information	
2. New information was made available during the consultation on the Local Plan Review Proposed Submission. Upon review, it is proposed to increase the objectively assessed housing need to 380 per year to reflect the advice in the SHMA. In addition, 260 dwellings is proposed in response to the policy-on scenario of including the option of a strategic scale employment site at junction 27 on the M5 motorway resulting in a total of 7860 dwellings.	This alternative would result in a change to S2 (please see comments in S2 for full details) with a change in reference in S4 including the defined action levels. It would not result in a change in the SA score for S4 as the mechanism to ensure housing delivery would remain the same.
Changes to the Plan	
Alternative 2 is suggested as a modification to the plan which would result in a 7,860 dwelling target (reasons provided in S2). This would result in amendments in S4 which have reference to the overall dwelling target, including the table which sets out the defined action levels however this would result in no change to the SA score as the mechanism to ensure housing delivery would remain the same. Alternative 1 suggests the deletion of the policy with the justification based on allocating contingency sites and therefore the policy is unnecessary. The justification for the alternative is not agreed and the alternative is not preferred. The deletion of the policy would lead to a weakened plan in which there would be no strategic policy to ensure housing delivery.	

Summary Matrix - S4 Ensuring Housing Delivery

No additional appraisals for S4 have been undertaken. Where changes proposed would result in an alternative to S2 these have been considered under the S2 section of this annex. One alternative suggests the deletion of the policy entirely which would result in no appraisal for S4 but would affect the sustainability of the plan as a whole given that they would be no planning policy to ensure housing delivery.

S5 Public open space

Reasonable Alternative Proposed	Impact on the Sustainability Appraisal
1. Sustainable Urban Drainage Systems (SUDs) to be considered as public open space. A representation was made during the Local Plan Review Proposed Submission consultation and stated that they *'Disagree with paragraph 2.35, SUDs provision should be considered as public open space.'*	This alternative would result in a reduced SA score for objective H) Community health and wellbeing. In which a +2/? Is considered instead of +3. In considering SUDs as public open space, this could to lead to less open space available/suitable for recreational use as some types of SUDs are inaccessible for public use. However if the rest of the policy were to remain the same then it would still be considered that the policy overall would have a positive effect on this objective. An uncertain effect is considered as some SUDs schemes that are particularly well-designed could be counted against open space provision however this would be decided case-by-case. Furthermore it would be uncertain how much land would be required for SUDs as this is dependent on each scheme and therefore the impact on the overall open space provision is uncertain. The scores for the other objectives are considered to remain the same.
2. The provision of open space should be applied to the towns of Tiverton, Cullompton and Crediton and not parishes. A representation was made during the Local Plan Review Proposed Submission consultation asked *'Should third word of first line be 'towns' as opposed to 'parishes'?'*	This alternative would result in a reduced SA score for objective H) Community health and wellbeing. In which a +2 would be considered instead of a +3. This is because the whole needs of the district would not be covered by the policy but would only provide for the towns rather than include the parishes in which they fall within. All other SA scores are considered to remain the same.
Changes to the Plan	

In response to alternative 2 a change in wording is proposed to clarify that the policy refers to the parish boundaries of the settlements noted reflecting the original intention of the policy. All other alternatives are not beneficial and therefore are not preferred.

Summary Matrix - S5 Public open space

	Preferred	Alternative	
Sustainability Objective	Proposed Submission Policy	SuDs considered as public open space	Open space in towns not parishes
A	+2	+2	+2
B	+2	+2	+2
C	0	0	0
D	0	0	0
E	0	0	0
F	0	0	0
G	-1	-1	-1
H	+3	+2/?	+2
I	+2	+2	+2

S6 Employment

Reasonable Alternative Proposed	**Impact on the Sustainability Appraisal**
1. Employment allocations small scale in rural locations. A representation was made during the Local Plan Review	Policy S6 sets out a target for the amount of commercial floorspace but does not detail the location. This alternative would not have an

Proposed Submission consultation and noted that *'The allocations are in the wrong place (Cullompton especially) and therefore are unlikely to achieve these targets; there should be more small scale rural provision which would be easier to develop. This concern is supported by the lack of employment development in recent years.'*	impact on the SA score for this policy as the representation suggests alternative commercial allocations rather than result in a change to this policy. All sites currently proposed for allocation have been considered by a panel of experts and are considered deliverable. Alternative 6 for policy S2 which looks at a rural distribution of development gives some indication of the impact on the sustainability appraisal when distributing employment development more widely. The rural distribution alternative would lead to greater negative impacts on almost all sustainability appraisal objectives in comparison to the preferred alternative for S2 and would result in unsustainable travel patterns and would be contrary to NPPF advice in para 30.
2. Major leisure and tourism should be allocated. A representation was made during the Local Plan Review Proposed Submission consultation which promoted the option for a major leisure and tourism allocation on a site at junction 27 of the M5.	Policy S6 sets out a target for the amount of commercial floorspace but does not detail the specific allocations within the policy wording. This alternative would not have an impact on the SA score for this policy as the representation suggest an alternative commercial allocation rather than result in a change to this policy. The commercial allocation of junction 27 is considered later in this annex under the allocations section.
Changes to the Plan	
The alternatives suggested do not result in changes to policy S6 as such no changes are proposed.	

Summary Matrix - S6 Employment

No additional appraisals for S6 have been undertaken, the impacts of the proposed reasonable alternatives are limited, in which no significant amendments to the SA are considered.

S7 Town centres

No comments under S7 are considered to give rise to alternatives to be considered in this annex.

S8 Infrastructure

No comments under S8 are considered to give rise to alternatives to be considered in this annex.

S9 Environment

No comments under S9 are considered to give rise to alternatives to be considered in this annex.

S10 Tiverton

No comments under S10 are considered to give rise to alternatives to be considered in this annex.

S11 Cullompton

No comments under S11 are considered to give rise to alternatives to be considered in this annex.

S12 Crediton

Reasonable Alternative Proposed	Impact on the Sustainability Appraisal
New Information	
1. An additional criterion in the policy 'community and education facilities and other infrastructure to support the development proposed'. A representation was made during the Local Plan Review Proposed Submission consultation by Devon County Council and	This would result in an improved SA score of +2/? for h) ensuring community health and wellbeing, given that the school would not only provide for the new development proposed in Crediton but would meet the existing shortfall of education capacity in Crediton. The uncertain impact remains based on the existing comments in the

noted that *'There is a need for a new 1.1 ha primary school site.'* The need for a new primary school was only identified at the Proposed Submission consultation stage of the Local Plan and therefore is new information that has been considered.	SA with regard to the effect of development on local air quality which is not quantified.
Changes to the Plan	
Alternative 1 is proposed as a modification to the plan. This alternative would result in an improved score for h) ensuring community health and wellbeing by providing a new school which will not only meet the needs of the new development proposed in Crediton but would also meet the existing shortfall.	

Summary Matrix - S12 Crediton

	Preferred	Alternative
Sustainability Objective	Criterion on community and education facilities	Proposed Submission Policy
A	-1	-1
B	0	0
C	-1	-1
D	0	0
E	+3	+3
F	+2	+2
G	+3	+3
H	+2/?	0/?
I	+3	+3

S13 Villages

Reasonable Alternative Proposed	Impact on the Sustainability Appraisal
1. Edge of Village Development. A representation was made during the Local Plan Review Proposed Submission consultation and noted that the Local Plan *'Should identify edge-of-village potential where there is no five year supply and where there is insufficient housing development in accordance with paragraph 2.11.'* A representation was also made which noted that *'Taken with S14 these create a "presumption against development" in rural areas outside settlement boundaries, contrary to the NPPF (see para 55). The policy should allow development adjoining settlement limits.'* In response to these comments an 'edge of village development' alternative has been considered.	This alternative would result in greater negative impacts in the SA on objectives A) protecting the natural environment, B) protection and promotion of a quality built environment, C) mitigating the effects of climate change, H) ensuring community health and wellbeing and I) delivering the necessary infrastructure. It also leads to an uncertain effect on objective D) safeguarding and minimising resource use. The option could lead to greater cumulative impacts given that development would be allowed beyond settlement limits and therefore would be less contained. An edge of village alternative has been appraised in annex 3 and a summary matrix is provided below.
Changes to the Plan	
Alternative 1 is not preferred as it would lead to a less sustainable policy. The role of the contingency sites ensure housing delivery without the need for edge-of-village development. The option could lead to greater cumulative impacts given that development would be allowed beyond settlement limits and therefore would be less contained.	

Summary Matrix - S13 Villages

	Preferred	Alternative
Sustainability Objective	Proposed Submission Policy	Edge of village development
A	+3	+1
B	0	-1
C	+1	0
D	0	0/?
E	+3	+3
F	+3	+3
G	+3	+3
H	+3	+1
I	+2	+1

S14 Countryside

Reasonable Alternative Proposed	**Impact on the Sustainability Appraisal**
New Information	
1. Planning Policy for Traveller Sites published in August 2015. National policy requires that new sites for travellers should be very strictly limited in open countryside that is away from existing settlements or outside areas allocated in the development plan. In response to this change in policy the removal of reference of provision of gypsy and traveller accommodation in this policy has	It is considered this change to policy would not significantly impact the SA scoring in which this amendment would be relevant to objective G) meeting housing needs, given that the policy remains supportive of affordable housing to meet local needs no change to the SA scoring is proposed. The need for gypsy and traveller sites as discussed in S3 have been allocated within larger sites and the

been considered.	opportunity for the provision of gypsy and traveller accommodation remains positive in DM7.
Changes to the Plan	
Alternative 1 is preferred to ensure the Plan is in conformity with national policy.	

Summary Matrix - S14 Countryside

The alternative proposed for this policy is not considered to give rise to any impact on the SA scoring.

Site Allocations
Tiverton
TIV1 – TIV5 Eastern Urban Extension

Reasonable Alternative Proposed	Impact on the Sustainability Appraisal
1. Allocation for 1730 dwellings. A representation was made during the Local Plan Review Proposed Submission consultation and noted that *'Area B within the EUE is yet to be masterplanned, but survey work indicates that up to 799 dwellings can be accommodated on it, compared with the 553 dwellings referred to within the Local Plan. Together with slightly higher yields from the applications in Area A the total capacity of the site should be up to 1829 dwellings, rather than the 1520 dwellings indicated. This will improve viability and the efficient use of land for development. The policy should be amended to give a range of housing provision.'* An alternative of providing a range of 1580-1830 dwellings is considered. This takes into account permissions granted on area A and the potential for increased density in area B.	The alternative would not change the SA scores given that proposed area of the allocation and other criteria in the policy remain to provide mitigation to the potential negative effects of the development. The potential to increase the number of dwellings is still within the transport constraints of the area.
New Information	
2. A Historic Environment Appraisal (HEA) has been undertaken which seeks to bring together information about the historic environment. It assesses the significance and harm of potential development and suggests mitigation where appropriate. The HEA identifies the canal to the south of the site is a conservation area	The additional items to be mentioned in the SA would not affect the scoring as the SA already takes into account a conservation area impact and the presence of locally listed heritage assets on site would not change the score as other heritage assets such as listed buildings and scheduled ancient monuments have already been recognised in

which was not previously picked up in the SA commentary although the Blundell's conservation area was mentioned. The HEA also goes into greater detail and identifies locally listed heritage assets on site which was not picked up in the SA.	the score. TIV1-TIV5 provides the mitigation measures as recommended in the HEA and therefore no change to the post-mitigation score is suggested.
Changes to the Plan	
Alternative 1 is proposed as an amendment to plan.	

Summary Matrix – TIV1-6 Eastern Urban Extension

None of the alternatives are considered to give rise to any change to the post-mitigation SA scoring.

TIV6 Farleigh Meadows

Reasonable Alternative Proposed	**Impact on the Sustainability Appraisal**
New Information	
1. A Historic Environment Appraisal (HEA) has been undertaken which seeks to bring together information about the historic environment. It assesses the significance and harm of potential development and suggests mitigation where appropriate. The HEA identifies that there are two listed buildings some distance from the site, Exe View (Grade II) is located to the south and there is another listed building located to the south west which was not previously picked up in the SA. The HEA also takes an entry from Devon County Council's comment on the outline planning application for this site in which it recognises potential archaeological resource in the area and suggests a non-intrusive	The HEA notes that there would not be any anticipated heritage impact and therefore there would be no change to the scoring in the SA with regard to heritage. In considering archaeological investigation, given that conditions regarding archaeological investigation have been discharged no mitigation is recommended and the SA scoring will remain the same.

field investigation. Reserved matters permission has been subsequently granted and pre-commencement conditions regarding archaeological investigation have been discharged. The site is now under construction.	
Changes to the Plan	
No changes are proposed to the Plan.	

Summary Matrix - TIV6

None of the alternatives are considered to give rise to any change to the post-mitigation SA scoring.

TIV7 Town Hall / St Andrew Street

Reasonable Alternative Proposed	Impact on the Sustainability Appraisal
New Information	
1. A Historic Environment Appraisal (HEA) has been undertaken which seeks to bring together information about the historic environment. It assesses the significance and harm of potential development and suggests mitigation where appropriate. The SA already identifies listed buildings adjoining the site however the HEA goes into further detail and notes that the allocation includes works to two listed buildings and potential demolition of some unlisted buildings in the conservation area. The SA previously did not note the location of the site within the Tiverton Conservation Area. The DCC archaeology team commented on the application for the site and stated that they did not consider the site to be of	The information provided in the HEA would result in a pre-mitigation score from -1 to -2 on objective B given that the Tiverton Conservation Area was not previously mentioned. The post-mitigation score would remain as 0 taking into account the positive impact of bringing back into use the two listed buildings but development to the rear of the site potentially changing the character and appearance of the conservation area and the development pattern of the historic town. The scale, design and massing of the scheme was considered acceptable by the planning committee. With regard to archaeological investigation, given the comments provided by the DCC archaeology team no mitigation is recommended and the SA scoring will remain

significant archaeological value and did not need any further mitigation.	the same.
Changes to the Plan	
No changes are proposed to the plan, the new information provided by the HEA does not overall change the post-mitigation score and a full planning application has been approved.	

Summary Matrix –TIV7

None of the alternatives are considered to give rise to any change to the post-mitigation SA scoring.

TIV8 Moorhayes Park

Reasonable Alternative Proposed	**Impact on the Sustainability Appraisal**
New Information	
1. A Historic Environment Appraisal (HEA) has been undertaken which seeks to bring together information about the historic environment. It assesses the significance and harm of potential development and suggests mitigation where appropriate. The HEA identifies that there is an ancient monument located to the north west (on the north side of the A361) and the Knightshayes Historic Park is located to the north which was not previously picked up in the SA.	The SA previously did not identify these two heritage elements; however the HEA does state that the development would have no anticipated heritage impact and therefore would not change the score of the SA.
Changes to the Plan	
No changes to the Plan are proposed.	

Summary Matrix – TIV8

None of the alternatives are considered to give rise to any change to the post-mitigation SA scoring.

TIV9 Howden Court

No comments under TIV9 are considered to give rise to alternatives to be considered in this annex.

TIV10 Roundhill

No comments under TIV10 are considered to give rise to alternatives to be considered in this annex.

TIV11 Palmerston Park

No comments under TIV11 are considered to give rise to alternatives to be considered in this annex.

TIV12 Phoenix Lane

Reasonable Alternative Proposed	**Impact on the Sustainability Appraisal**
1. Delete policy TIV12 Phoenix Lane. A representation was made during the Local Plan Review Proposed Submission consultation and noted that *'Policy TIV12 should be deleted.'*	The deletion of this policy would lead to a less positive and sustainable plan in which there would be no allocation proposing the regeneration of Tiverton town centre.
Changes to the Plan	
The proposed alternative is not preferred as they would lead to a less positive and sustainable plan. The justification for deletion is also not agreed.	

Summary Matrix - TIV12

One alternative suggests the deletion of the policy entirely which would result in no appraisal for TIV12 but would affect the sustainability of the plan as a whole. The deletion of this policy would lead to a less positive and sustainable plan.

TIV13 Tidcombe Hall

Reasonable Alternative Proposed	Impact on the Sustainability Appraisal
1. Delete policy TIV13 Tidcombe Hall. A representation was made during the Local Plan Review Proposed Submission consultation and noted *'Objection as Tidcombe Lane is good boundary for development south of the canal and sufficient housing being built in Tiverton and more promised in future.'*	This comment suggests the deletion of Tidcombe Hall contingency site. This would lead to the loss of the contingency site and a less sustainable and flexible plan in terms of meeting housing needs. The purpose of the contingency sites is explained in policy S4.
2. 8.4ha with 200 dwellings This alternative re-considers the allocation as set out in the options consultation for a higher number of dwellings taking into account the information set out in the Historic Environment Appraisal (HEA) and reasons for the reduction in total dwellings based on SHLAA panel recommendations. Note the site area for the preferred alternative noted in the Proposed submission policy and this alternative are the same. 5.0ha noted in the Proposed Submission policy was written in error.	In reconsidering this site for the higher number of dwellings presented during the Local Plan Review Options consultation given the reasons for the reduction in total dwellings based on SHLAA panel and HEA recommendations, the site scores more negatively than the preferred policy in objectives A), B) and I) predominately due to the greater scale of development proposed within the allocation and the limitations of mitigation options as reflected in the latest evidence. A full appraisal is provided in annex 3 and a summary matrix is provided below.
New Information	
3. A Historic Environment Appraisal (HEA) has been undertaken which seeks to bring together information about the historic	This would result in no change to the pre or post mitigation SA scores of the Proposed Submission Local Plan Review as the importance of

environment. It assesses the significance and harm of potential development and suggests mitigation where appropriate. The HEA identifies the same elements as mentioned in the SA in objective B, but goes further to note that Tidcombe Hall is a 'potential heritage asset'.	Tidcombe Hall was already recognised in policy. Mitigation is also reflected in the reduced housing number in comparison to the higher density presented at the Local Plan Review Options consultation and discussed above.
Changes to the Plan	
Alternative 1 suggests the deletion of the policy entirely with the justification based on the argument that Tidcombe Lane is a good boundary for development and there is sufficient housing in Tiverton. The purpose of the contingency site is to enable flexibility in the plan to enable further sites to come forwards if the expected level of delivery falls significantly below the annual target. Overall the plan would be less sustainable without this contingency site as there would be less flexibility to ensure housing needs are met. Alternative 1 is therefore not preferred. Alternative 2 would result in greater negative impacts on the sustainability objectives A) natural environment, B) built and historic environment and I) delivering the necessary infrastructure and is therefore not preferred. New information presented in the Historic Environment Appraisal would not change the pre or post mitigation scores for the proposed submission policy which already recognises the elements set out in the HEA.	

Summary Matrix - TIV13 Tidcombe Hall

	Preferred	Alternative
Sustainability Objective	Proposed Submission Policy	8.4ha 200 dwellings
A	-1	-2
B	-1/?	-2/?
C	0/?	0/?
D	-3	-3
E	+1	+1
F	+2	+2
G	+3	+3
H	0	0
I	0	-2

TIV14 Wynnards Mead

Reasonable Alternative Proposed	**Impact on the Sustainability Appraisal**
1. Delete policy TIV14 Wynnards Mead. A representation was made during the Local Plan Review Proposed Submission consultation and noted that they *'Object as housing not needed/already over-provision within the plan/sufficient building going on elsewhere.'*	This comment suggests the deletion of Wynnards Mead contingency site. This would lead to the loss of the contingency site and a less sustainable and flexible plan overall in terms of meeting housing needs. The purpose of the contingency sites is explained in policy S4.
New Information	
2. A representation was made during the Local Plan Review	The existing appraisal for TIV14 has been updated to assess the

Proposed Submission consultation and noted that *'Policy currently unsound, advises reference to Cottey Brook be given, and requests unobstructed public open space buffer, at least 7m wide to allow for future maintenance of watercourse.'* In response to this new information two alternatives are considered. The first considers the proposed contingency allocation in light of this new information without additional mitigation. The second considers a reduced area alternative as a result of additional mitigation to respond to this new information.	impact of this new information. If only the existing mitigation proposed in the Local Plan Review proposed submission policy is provided a reduced score for objective C) mitigating the effects of climate change is considered as the flood risk set out in the Environment Agency representation wouldn't have been accounted for. To provide the necessary mitigation required in response to new information provided by the Environment Agency and the Historic Environment Appraisal (discussed below) a new reduced area alternative is proposed. Full appraisals of the original site area taking into account the impact of this new information with existing mitigation and a reduced area site alternative are provided in annex 3 with a summary matrix provided below.
3. A Historic Environment Appraisal (HEA) has been undertaken which seeks to bring together information about the historic environment. It assesses the significance and harm of potential development and suggests mitigation where appropriate. The HEA identifies that Gotham since the previous appraisal has been upgraded to a grade II* listing. The HEA finds development as proposed would be very damaging to the setting of the listed building and heritage asset Wynnards Mead and would erode their special interest. In response to this new information two alternatives are considered. The first considers the proposed contingency allocation in light of this new information without additional mitigation. The second considers a reduced area alternative as a	The existing appraisal for TIV14 has been updated to assess the impact of the new information provided by this alternative with the existing mitigation in the policy. As a result of this new information regarding the historic environment appraisal a significant negative impact is considered for objective B) protection and promotion of a quality built and historic environment. To provide the necessary mitigation required in response to new information provided by the Environment Agency (discussed above) and the Historic Environment Appraisal a new reduced area alternative is proposed. Full appraisals of the original site area taking into account the impact of this new information with existing mitigation and a reduced area site are provided in annex 3 with a summary matrix provided below.

result of additional mitigation to respond to this new information.	
Sustainability Appraisal Comments	
4. A representation was made during the Local Plan Review Proposed Submission consultation and noted that they *'Object to score for objective B) protection and promotion of a quality built and historic environment. Argues score is too high and does not take into account the other heritage assets.'* Individual (5551)	The site has been reassessed due to new evidence undertaken as part of the Historic Environment Appraisal (HEA). Gotham since the previous appraisal has been upgraded to a grade II* listing. The HEA finds development as proposed would be very damaging to the setting of the listed building and heritage asset Wynnards Mead and would erode their special interest. In response to this new information provided in the HEA a significant negative effect -3 on objective B) built and historic environment is considered in the reappraised SA. The impact of the new information with existing mitigation and an alternative of a reduced area have been appraised and a summary matrix is provided below.
5. A representation was made during the Local Plan Review Proposed Submission consultation and noted that they *'Object to score for objective D) safeguarding and minimising resource use. Argues score is too high due to agricultural nature of the land with 1/3 of land classified as Grade 3 and contaminated land.'* Individual (5551)	The appraisal guidance p.192 of the Proposed Submission SA sets out how agricultural grades and land contamination have been considered as part of the appraisal process. The elements noted in the representation have been considered consistent with other sites in the Local Plan Review. Therefore the suggested change is not agreed.
6. A representation was made during the Local Plan Review Proposed Submission consultation and noted that they *'Object to score for objective E) promoting economic growth and employment. Boosting local construction firms and associated trades is true of all development and should not be the test but whether the finished development promotes growth/employment.'* Individual (5551)	Agree the scoring should be reduced to 0 as the score provided for this site in the previous SA does not follow the appraisal guidance on p.192 in which residential development less than 100 dwellings is considered to have a neutral effect. This scoring has been consistently applied to other sites in the Local Plan Review. Disagree that boosting local construction firms and associated trades should not be

	considered in this objective. For larger sites residential development is considered to have a slight positive impact. This agreed scoring has been reflected in the updated and reduced area alternative appraisals and a summary matrix is provided below.
7. A representation was made during the Local Plan Review Proposed Submission consultation and noted that they *'Object to score for objective F) supporting retail. Believe should only consider new retail provision.'* Individual (5551)	Consistent with other sites appraised in the Local Plan Review, where small sites are proposed within a town a slight positive effect on the town centre is considered. Disagree that the impact on existing retail should not be considered as part of this objective. As set out in the SA, this objective considers safeguarding the vitality and viability of town centres and the relationship between new development and town centres. No change to the SA is proposed.
8. A representation was made during the Local Plan Review Proposed Submission consultation and noted that they *'Object to score for objective G) meeting housing needs. A significant positive effect overstates the number of houses the site is actually providing in the context of the Plan as a whole.'* Individual (5551)	Agree that the term 'significantly' is misleading and is therefore suggested to be removed from the commentary. However disagree that the score is too high. Consistent with other sites appraised in the Local Plan Review sites of a scale of 20-99 dwellings are considered to have a positive impact in meeting housing needs. No change to the SA is proposed.
9. A representation was made during the Local Plan Review Proposed Submission consultation and noted that they *'Object to score for objective H) ensuring community health and wellbeing. Disagree site is close to a bus service and suggests that there's no other evidence for this score.'* Individual (5551)	Disagree, there are a number of bus services available within 0.5 miles of the site. The site is also within walking distance to Tiverton Town centre. Consistent with other sites appraised in the Local Plan Review this site has scored a slight positive impact for the reasons above. No change to the SA is proposed.
Changes to the Plan	
Alternative 1, the deletion of the policy is suggested as a modification to the plan, although not for the reasons provided in the comment but in	

response to the new information provided by alternative 2 and 3. Whereby in considering the new information presented by the EA on flood risk and the built and historic environment by the HEA, to continue with the existing policy would lead to a significant negative effect on objective B) protection and promotion of a quality built and historic environment, and a negative effect on objective C) mitigating the effects of climate change. Due to this new information, the policy as proposed is no longer preferred.

A reduced area alternative was considered by this SA in response to the mitigation required by the new information which would result in a site of 1.2ha subject to 29 dwellings. This alternative would result in an improved score for B), C) and D). However overall given that the purpose of the site for inclusion as a contingency allocation, the reduced area alternative would no longer support the quantum of development required to be effective as a contingency allocation. The site is therefore proposed for deletion. The deletion of the policy results in the loss of the contingency site and therefore a less sustainable and flexible plan, however the sustainability issues of the site outweigh the benefit of the inclusion of the contingency site without mitigation. Flexibility in the plan overall continues as two other contingency sites in the plan remain.

Comment 6 is suggested as a modification to the SA objective E) promoting economic growth and employment, as the original score did not follow the appraisal guidance on p.192 in which small scale residential development which is less than 100 dwellings is considered to have a neutral effect. This has been reflected in the reappraised sites, taking into account the impact of new information with existing mitigation and the reduced area alternative. All other alternatives refer to SA scoring and are not preferred for reasons set out above.
The impact of the new information with existing mitigation and an alternative of a reduced area have been appraised. A summary matrix is provided below along with the scoring for the original appraisal for comparison.

Summary Matrix - TIV14 Wynnards Mead

	Alternative		
Sustainability Objective	Previous SA (no new info)	Updated SA (new info, existing mitigation)	Reduced Area
A	-1	-1	-1
B	0	-3	0
C	0	-2	0
D	-1/?	-1/?	-1/?
E	+1	0	0
F	+1	+1	+1
G	+2	+2	+2
H	+1	+1	+1
I	0	0	0

TIV15 Tiverton Infrastructure

No comments under TIV15 are considered to give rise to alternatives to be considered in this annex.

Tiverton Alternative Options
OTIV2 Hartnoll Farm

Reasonable Alternative Proposed	Impact on the Sustainability Appraisal
1. Hartnoll Farm with 1000 dwellings and 20,000sqm employment. A representation was made during the Local Plan Review Proposed Submission consultation and noted that they *'Object to exclusion– site can accommodate 1000 dwellings (at 35 per hectare, with full mix of types and sizes, and an element of affordable housing), at least 20,000sqm employment (6.97ha allowed to wrap around existing Hartnoll Business Centre), primary school (1.95ha allowed), neighbourhood/local centre (to serve retail/social needs of community inc. 2000sqm mix of uses including community hall/space, local shops, restaurant/café, pub and/or hot food takeaway) and green infrastructure (12.07ha inc amenity open space, children's play, allotments/orchards, buffer planting, sports/playing field provision off-site on adjacent land to south). Site can accommodate not only 500 dwellings currently allocated towards EUE area B, but more of Tiverton's future demand.'* In response to this, an alternative of OTIV2 was considered with a change in total number of dwellings to 1000 and an addition of 20,000sqm employment. The other suggestions in the representation are already covered by the existing criterion in the Local Plan Review options policy which was consulted in 2014.	The change in this policy would result in a change in score for objective E) promoting economic growth and employment in which the policy provides 20,000 sqm of commercial floorspace helping to diversify the economy and encourage inward investment. Development of this scale would be a boost to local construction firms and associated trades who would benefit from being able to undertake contract work on the site. It provides employment sites near where to people live would provide the opportunity to reduce out-commuting. There would therefore overall be a significant positive impact +3 in objective E) promoting economic growth and employment. All other scores for the objectives in the SA are considered to remain the same.

Changes to the Plan
Alternative 1 is not preferred and OTIV2 Hartnoll Farm is not proposed as an allocation given the issues around objective B) Protection and promotion of a quality built and historic environment in which the coalescence of Tiverton and the village of Halberton which has its own separate identity cannot be mitigated.

Summary Matrix - OTIV2

	Alternative	
Sustainability Objective	Local Plan Review Options Policy	1000 dwellings, 20,000sqm employment
A	-1	-1
B	-2/?	-2/?
C	0/?	0/?
D	-3	-3
E	+2	+3
F	+2	+2
G	+3	+3
H	+1	+1
I	+2	+2

OTIV4 Blundells School (Proposed for allocation TIV16)

Reasonable Alternative Proposed	Impact on the Sustainability Appraisal
Sustainability Appraisal Comments	
1. National planning policy acknowledges the importance of ensuring housing numbers and employment opportunities are considered in tandem. In response to this full Council on 22nd September 2016 resolved to reallocate land at Blundells School for residential development of 200 dwellings. The policy has been amended to reflect the latest evidence and has been reappraised taking these findings into account. A full appraisal has been provided in Annex 3 and a summary matrix is provided below.	In comparison to the alternative considered during the Local Plan Review Proposed Submission (2015) at Blundells School for 60 dwellings, this alternative scores more positively or the same in all aspects apart from objective e) promotion of economic growth and employment given the 7000sqm of commercial floorspace is no longer considered. This new appraisal takes into account new information including the support of the Environment Agency and the provision of a new junction on Heathcoat way to enable the delivery of 200 dwellings. The appraisal also has greater recognition of the benefits of the contamination assessment and remediation of the site.
New information	
2. The Environment Agency has provided its support for the Blundells School site given that the development of the site would provide an opportunity to promote green infrastructure, contribute towards Water Framework Directive objectives through the policy area specifically the Industrial Estate, reduce flood risk downstream within Tiverton and alleviate erosion issues opposite Tiverton Business Park.	This new information has improved the scores for objective C) mitigating the effects of climate change.
3. Provision of junction on Heathcoat Way.	This new information enables the delivery of 200 dwellings on the site as such improvements are considered for a number of the objectives including objective G) Meeting housing needs.

4. Development is now considered deliverable. The costs principally associated with access and flood mitigation measures at the Proposed Submission stage of the Local Plan was considered to prohibit development in this location. However these issues have now been overcome.	This new information does not change the scoring of the site. The site is now proposed for allocation.
5. A Historic Environment Appraisal (HEA) has been undertaken which seeks to bring together information about the historic environment. It assesses the significance and harm of potential development and suggests mitigation where appropriate. The HEA identifies that there will be some impact on the Conservation area however notes that good design can provide scope for improvement of the setting of the conservation area.	This new information is recognised in the Sustainability Appraisal and post-mitigation a slight positive score is considered overall.
Changes to the Plan	
The policy is proposed to be included as part of the Local Plan Review. Overall the policy scores more positively than the option considered at the Local Plan Review Proposed Submission consultation (2015).	

Summary Matrix OTIV4

	Preferred	Alternative
Sustainability Objective	Blundells School 200 dwellings (proposed modifications)	Blundells School 60 dwellings
A	+2	+2
B	+1/?	0/?
C	+2	-1
D	+2	-1
E	-1	+2
F	+2	+2
G	+3	+2
H	+2	+1
I	+1	+1

OTIV13 Exeter Hill

Reasonable Alternative Proposed	**Impact on the Sustainability Appraisal**
Sustainability Appraisal Comments	
1. A representation was made during the Local Plan Review Proposed Submission consultation and noted that they *'Object to exclusion – SA highlighted landscape impacts, but not a valued/designated landscape as per NPPF, and impact*	It is agreed that the scoring for objective A) protection of the natural environment should be amended to a -1 rather than a -2 score to be aligned with other sites in which existing development forms a backdrop but the site is highly visible. This concurs with the Inspectors

exaggerated/landscape impact not substantiated by evidence, will be seen against backdrop of town, and can be assimilated with careful design and strategic planting'. N Jillings for Devonshire Homes (1050); Dial Holdings c/o PCL Planning (2315)	comment during the Examination of the AIDPD. He concluded in consideration of visual impact it would be a relatively modest extension to the urban area, set below the skyline, but nevertheless it would be more intrusive than other allocations.
Changes to the Plan	
No changes are proposed to the Local Plan given that the site is not required for development to meet the needs of the Local Plan and it would be more intrusive than other allocations.	

Summary Matrix – OTIV13

	Alternative	
Sustainability Objective	Local Plan Review Options Policy	SA amendment objective A
A	-2	-1
B	0/?	0/?
C	0	0
D	-1/?	-1/?
E	0	0
F	+1	+1
G	+2	+2
H	0	0
I	0	0

OTIVNEW New Site Land at Seven Crosses Hill

Reasonable Alternative Proposed	Impact on the Sustainability Appraisal
1. OTIVNEW Land at Seven Crosses Hill, 7.69ha for 184 dwellings. A representation was made during the Local Plan Review Proposed Submission consultation which put forward a site of *'7.69ha; provides logical sustainable expansion of Tiverton, in light of uncertainty with EUE masterplanning. Site enclosed by established boundary planting, with scope to reinforce boundary trees/hedges to maintain 'soft' green edge to this part of town. No viability issues, no significant on or off-site abnormal development costs, and can contribute to land supply'.*	A full appraisal of this site is provided in annex 3 and a summary matrix is provided below.
Changes to the Plan	
This alternative site is not preferred given that there are a number of constraints to the site including topography and highways access. Although access is achievable, work would require significant excavation and would constrain the delivery of the expected yield.	

Summary Matrix – OTIVNEW New Site Land at Seven Crosses Hill

	Alternative
Sustainability Objective	Land at Seven Crosses Hill
A	-1
B	0/?
C	0/?
D	-1
E	+1
F	+2
G	+3
H	+1
I	-1/?

Cullompton

CU1-CU6 North West Cullompton

Reasonable Alternative Proposed	Impact on the Sustainability Appraisal
1. Education counted as part of the 21,000sqm commercial floorspace. A representation was made during the Local Plan Review Proposed Submission consultation which noted that *'whilst the use of the wider definition of employment is supported, the 21,000sqm of commercial floorspace in policy CU1 should include reference to education'.*	2.1ha identified for the school could amount to 21,000sqm of commercial floorspace and would not enable the provision of other employment generating uses for the area. Taking into account the potential for 21,000sq m of commercial floorspace that could be lost in the allocation the result would be a greater negative impact on objective E) promoting economic growth and employment. Overall a slight positive instead of a significant positive effect would be considered (+1).
2. Include the whole of the proposed Growen Farm option for development as part of the North West Cullompton allocation. Various representations were made during the Local Plan Review Proposed Submission Consultation which suggested the full allocation of the Growen Farm option. In response to these comments an alternative of the inclusion of the whole of the proposed Growen Farm option for development as part of the North West Cullompton allocation has been considered.	This alternative would result in a greater negative score for objective A) protection of the natural environment in which the 2014 Landscape and Visual Appraisal on Strategic Site Options report identified the eastern field segments of the Growen Farm land as not suitable for development. A summary matrix is provided below.
New Information	

3. A Historic Environment Appraisal (HEA) has been undertaken which seeks to bring together information about the historic environment. It assesses the significance and harm of potential development and suggests mitigation where appropriate. The HEA identifies the same elements as mentioned in the SA but provides greater detail on the impact of each element and mitigation options available.	This would have no change to the pre or post mitigation SA scores as the SA already recognises the elements identified in the HEA. The recommendations in the HEA can be taken into account as part of the masterplanning exercise which is identified in the SA as a mitigation. No change to the SA is proposed.
4. Contributions from development to Town Centre relief road and J28. Also note a change to the total commercial floorspace is proposed in-line with the adopted North West Cullompton masterplan to 10,000sqm.	Overall this will improve the post-mitigation score of objective I) delivering the necessary infrastructure to +3 given the development of this site will help to deliver multiple significant infrastructure projects which will benefit the wider community. This is the preferred alternative. The change to the total commercial floorspace does not affect the scoring of the site as it still provides large scale commercial development in-line with the appraisal guidance of the SA.
5. Re-allocation of land to the south west of the site.	This would make no changes to the SA scores of the site. The area included has been previously allocated and appraised. The cumulative impact of developing sites at Cullompton is discussed in annex 1.
Sustainability Appraisal Comments	
6. A representation was made during the Local Plan Review Proposed Submission consultation and stated that their *'Accompanying appraisal (submitted with rep) scores this site a post-mitigation score of -2 for objective A) protection of the natural environment.'* Mr Christian & Mr Force c/o Genesis Town Planning (3780)	It is agreed that the impact on landscape was not fully reflected in the proposed submission SA scoring and a slight negative score is considered. It is however not agreed that a negative (-2) score is appropriate given that mitigation has been considered as part of the site including not allocating the most sensitive area of Growen Farm to reflect the findings of the Landscape and Visual Appraisal as well as positive impacts of environment protection and enhancement and

	provision of Green Infrastructure set out in the policy. However as noted in the rep and the proposed submission SA text, given the level of development the proposal is considered to have an impact on the character of the area and this was not previously reflected in the original score. This has been reflected in the updated appraisals below.
Changes to the Plan	
The new information provided in alternatives 4 and 5 are proposed as modifications to the plan. The representation made in alternative 6 is also agreed and proposed a change to the SA scores as identified in the matrix below. A change to the SA scoring is also proposed following the comment made in alternative 6.	

Summary Matrix - CU1-CU6 North West Cullompton

	Preferred	Alternative		
Sustainability Objective	Contributions to wider infrastructure	Proposed Submission Policy SA	Education incl. as commercial	Including Growen Farm
A	-1	0	-1	-2
B	-1/?	-1/?	-1/?	-1/?
C	+1/?	+1/?	+1/?	+1/?
D	-3	-3	-3	-3
E	+3	+3	+1	+3
F	+2	+2	+2	+2
G	+3	+3	+3	+3
H	+2	+2	+2	+2
I	+3	+2	+2	+2

CU7-CU12 East Cullompton

Reasonable Alternative Proposed	Impact on the Sustainability Appraisal
1. No quantum specified for criteria b) green infrastructure and c) public open space. A representation was made during the Local Plan Review Proposed Submission consultation which noted that they *'Support the principles of this policy (CU9 East Cullompton Environmental Protection and Green Infrastructure) and recognise the importance of green infrastructure. However would wish to see more flexibility to the quantum identified in criteria b and c. The level of provision should be agreed as part of the master planning work and removed from the local plan policy'.*	This alternative would result in an element of greater uncertainty for objective A) Protection of the natural environment to -1/? given that without the broad quantum of strategic green infrastructure set out in policy the mitigation this will provide is uncertain. A greater negative effect although uncertain, is also considered for objective H) (-1/?) ensuring community health and wellbeing in which the required green infrastructure and areas of public open space identified to meet the needs of the new community may not be provided.
2. Proposed Submission version East Cullompton with landswap part of site – Land at 'Newland Persey' replaced with land at 'Cooke'. East Cullompton total 166 ha site area. A representation was made during the Local Plan Review Proposed Submission consultation which suggested *'the best way forward for all parties would be for me to offer my 45 acres…on the north side of the A373 in exchange for the land at Newlands Farm on the south side of the A373'.*	This alternative would result in the same scoring in the SA as the Proposed Submission option given that the landswap proposed is in the same landscape character area and has similar features to the rest of the East Cullompton site. An additional appraisal has not been provided given the same scoring.
3. East Cullompton Aller Barton Farm and land south of Honiton Road. 181ha site. A representation was made during the Local Plan Review Proposed Submission consultation which suggested *'I would*	This alternative scores less positively in objective B) protection and promotion and potential of quality built environment. A greater uncertain effect is considered for objectives A) protection of the natural environment, H) community health and wellbeing and I)

repeat my offer to move if you take the whole of my farm….making land available up to the Cullompton/Plymtree road'.	delivering the necessary infrastructure. The site does however score more positively in objective D) safeguarding the minimising resource use. A full appraisal is provided in annex 3 and a summary matrix is provided below.
New Information	
4. A Historic Environment Appraisal (HEA) has been undertaken which seeks to bring together information about the historic environment. It assesses the significance and harm of potential development and suggests mitigation where appropriate. The HEA identifies that the site is close to a number of listed building including the grade II Higher Moorhayes Farmhouse building and front garden wall and the grade II Lower Moorhayes former farmhouse. Both listed buildings lie to the north east edge of the allocation with Lower Moorhayes most closely affected. These listed building were not previously identified in the SA. All other elements noted in the HEA were noted in the SA previously and would not affect the SA score.	The SA did not previously identify the listed buildings noted in the HEA in which a pre-mitigation score of -2/? Is considered. The HEA recommends careful consideration with regard to proximity of new buildings, together with the details of design materials and colour palette used. The policy already requires a public masterplanning exercise to ensure the quality of the final design of development which will provide mitigation. The HEA suggests that Lower Moorhayes should be provided with a planted buffer zone to the south side. A modification has been recommended to add an additional criterion to state 'Design solutions which respect the settings of listed buildings adjoining the site'. With this mitigation in place it is considered the post-mitigation score will remain the same.
Sustainability Appraisal Comments	
5. A representation was made during the Local Plan Review Proposed Submission consultation which suggested *'East Cullompton option should score a +2 positive impact under H) ensuring community health and wellbeing based on provision of public open space, public access points, community services and facilities etc'.* Pegasus Planning (3678)	The reasons set out in the comment have been considered in the scoring of East Cullompton as set out in the 'mitigation' commentary which improves the original score of -3 to 0. The +2 score is not agreed. Therefore no change is proposed.

6. Disagree with part I) 'Commitment' to improvements at J28. Believe it is uncertain. Hallam Land Management (4386)	Not agreed Part 'I' does not mention 'commitment' to improvements at J28 but does identify a phasing strategy and provision of mitigation measures to ensure only acceptable impacts occur to J28. The Council has been working closely with statutory consultees to ensure emerging proposals for junction 28 M5 improvements are appropriately designed.
7. A representation was made during the Local Plan Review Proposed Submission consultation and stated that their *'Accompanying appraisal (submitted with rep) scores this site a post-mitigation score of -1 for objective A) protection of the natural environment.'* Mr Christian & Mr Force c/o Genesis Town Planning (3780)	The representation concludes the same score as the SA.
Changes to the Plan	
Alternative 4 is preferred. The additional criterion provides mitigation and protection to the historic environment although the SA score remains the same. All other alternatives are not preferred. For alternative 2 although the resultant scoring is the same as the Proposed Submission option, the delivery of this alternative would be more challenging. The Landscape and Visual Appraisal 2014 notes that development North of Honiton Road, development would be phased west to east with an intermediate threshold at the linear woodland. Extension of development beyond that boundary might be possible in the longer term, but would need to be subject to a more detailed assessment to determine the effect on the wider landscape and visibility from the AONB. The area to the South of Honiton Road, development is less constrained and would be undertaken across much of the site. Therefore the land swap proposed would affect delivery rates with the proposed substituted land only be delivered at the end of development instead of earlier on in the development, in which the area South of Honiton Road could be provided. Alternative 3 is not preferred. The unusual shape and separation of the site with existing development to the west raises concerns about how well the final design could integrate the existing and proposed development. The unusual shape with only access to the east of the site also raises a level of uncertainty in providing accessible forms of travel and providing the necessary infrastructure. No changes to the SA are proposed following comments on the SA in alternatives 5 to 7.	

Summary Matrix – CU7-CU12 East Cullompton

	Preferred	Alternative	Alternative
Sustainability Objective	Proposed Submission Policy	No specific quantum for GI and open space	Aller Barton Farm S. Honiton Rd
A	-1	-1/?	-1/?
B	0/?	0/?	-2/?
C	0/?	0/?	0/?
D	-3	-3	-2
E	+3	+3	+3
F	+1/?	+1/?	+1/?
G	+3	+3	+3
H	0	-1/?	0/?
I	+2	+2	+2/?

CU13 Knowle Lane

Reasonable Alternative Proposed	**Impact on the Sustainability Appraisal**
Sustainability Appraisal Comments	
1. A representation was made during the Local Plan Review Proposed Submission consultation and stated that their *'Accompanying appraisal (submitted with rep) scores this site a post-mitigation score of 0 for objective A) protection of the natural environment.'*	The representation concludes the same score as the SA.

Mr Christian & Mr Force c/o Genesis Town Planning (3780)	
Changes to the Plan	
The comment made would result in no changes to the Plan or SA.	

Summary Matrix – CU13 Knowle Lane

None of the alternatives are considered to give rise to any change to the post-mitigation SA scoring.

CU14 Ware Park and Footlands

Reasonable Alternative Proposed	**Impact on the Sustainability Appraisal**
New Information	
1. A Historic Environment Appraisal (HEA) has been undertaken which seeks to bring together information about the historic environment. It assesses the significance and harm of potential development and suggests mitigation where appropriate. The HEA identifies that the site lies some distance to the south west of St Andrew's Hill (a Roman fort and Scheduled Ancient Monument) and to the south of a possible road leading west from the fort. The SA did not previously identify these heritage elements. All other elements noted in the HEA were noted in the SA previously and would not affect the SA score.	The HEA states that the proposed development would have no anticipated heritage aspect, therefore no change to the SA is proposed.
Sustainability Appraisal Comments	
2. A representation was made during the Local Plan Review Proposed Submission consultation and stated that their *'Accompanying appraisal (submitted with rep) scores this site a*	The representation concludes the same score as the SA.

post-mitigation score of 0 for objective A) protection of the natural environment.' Mr Christian & Mr Force c/o Genesis Town Planning (3780)	
Changes to the Plan	
None of the alternatives would result in any changes to the Plan or the SA.	

Summary Matrix - CU14 Ware Park and Footlands

None of the alternatives are considered to give rise to any change to the post-mitigation SA scoring.

CU15 Land at Exeter Road

Reasonable Alternative Proposed	**Impact on the Sustainability Appraisal**
New Information	
1. Site allocation proposed to be reduced to 24 dwellings. Site has permission for 24 dwellings, there is no confirmation that the remainder of the site is deliverable and is unlikely to make the contribution in numbers stipulated by the original proposed policy.	No changes to the SA are expected.
Sustainability Appraisal Comments	
2. A representation was made during the Local Plan Review Proposed Submission consultation and stated that their *'Accompanying appraisal (submitted with rep) scores this site a post-mitigation score of 0 for objective A) protection of the natural environment.'* Mr Christian & Mr Force c/o Genesis Town Planning (3780)	The representation concludes the same score as the SA.
Changes to the Plan	

The comment made would result in no changes to the Plan or SA.

Summary Matrix - CU15 Land at Exeter Hill

None of the alternatives are considered to give rise to any change to the post-mitigation SA scoring.

CU16 Cummings Nursery

Reasonable Alternative Proposed	**Impact on the Sustainability Appraisal**
Sustainability Appraisal Comments	
1. A representation was made during the Local Plan Review Proposed Submission consultation and stated that their *'Accompanying appraisal (submitted with rep) scores this site a post-mitigation score of 0 for objective A) protection of the natural environment.'* Mr Christian & Mr Force c/o Genesis Town Planning (3780)	The representation concludes the same score as the SA.
Changes to the Plan	
The comment made would result in no changes to the Plan or SA.	

Summary Matrix - CU16 Cummings Nursery

None of the alternatives are considered to give rise to any change to the post-mitigation SA scoring.

CU17 Week Farm

Reasonable Alternative Proposed	**Impact on the Sustainability Appraisal**
1. A representation was made during the Local Plan Review	This alternative would suggest the broadening of employment

Proposed Submission consultation which suggested that *'Allocation should include space for retail outlets of similar size to Aldi'.*	floorspace to A class which could have a negative effect on the town centre by providing main town centre uses out of town centre. Therefore a negative effect (-2) is considered for objective F) supporting retail.
Changes to the Plan	
No changes to the plan are proposed. The alternative suggested is considered less sustainable and therefore not preferred.	

Summary Matrix - CU17 Week Farm

	Preferred	Alternative
Sustainability Objective	Proposed Submission Policy	Include use class A
A	0	0
B	0/?	0/?
C	0	0
D	-2	-2
E	+3	+3
F	0	-2
G	0	0
H	-1	-1
I	0/?	0/?

CU18 Venn Farm

Reasonable Alternative Proposed	Impact on the Sustainability Appraisal
1. A representation was made during the Local Plan Review Proposed Submission consultation and noted that the *'allocation should be extended to incorporate adjacent 8 hectares; new housing growth will benefit from additional employment, Cullompton is strategically placed on M5 and larger site will help support the infrastructure costs of the site (i.e. land needed for flood zone, habitats, link road)'*. This alternative is similar to the consideration of a combined allocation of the three sites A) Venn Farm B) Land adj Venndale NW Long Moor Road C) NW Kingsmill Industrial Estate in Cullompton considered at the Local Plan Review options consultation. In response to this alternative, the combined allocation of 13.2ha of 31,090sqm commercial floorspace has been considered.	This alternative has been considered as it is distinct to the proposed option. However upon appraisal as the proposed site and the alternative both fell within the same grouping i.e. over 10,000sqm commercial floorspace and were in the same location it led to matching results in the SA. As such no appraisal or summary matrix is provided as the results are the same as the proposed submission.
Changes to the Plan	
Alternative 1 is not preferred as the additional commercial development is not necessary. The Local Plan Review already allocates sufficient provision.	

Summary Matrix - CU18 Venn Farm

None of the alternatives are considered to give rise to any change to the post-mitigation SA scoring.

CU19 Town Centre Relief Road

Reasonable Alternative Proposed	Impact on the Sustainability Appraisal
New Information	
1. A Historic Environment Appraisal (HEA) has been undertaken which seeks to bring together information about the historic environment. It assesses the significance and harm of potential development and suggests mitigation where appropriate. The HEA identifies that parts of the site include or are close to the conservation area including the historic mill leat. Several listed buildings nearby including Grade I St Andrews church. Grade II listed first bridge is located to the south. The HEA also identifies the site lies within a landscape that has evidence of prehistoric and Roman activity recorded, elements which were not previously picked up in the SA.	This information would change the pre-mitigation score to a -3/? for objective B) the built and historic environment. Recognising the potential impact on the listed buildings and conservation area as well as the possibility of archaeological deposits. However much of the impact will depend on the line of the proposed road and its design. The policy includes a requirement for public consultation which will help provide for the most appropriate design provision. An amendment to the policy and supporting text has been proposed which ensure the protection of the setting of listed buildings, conservation area and the provision of archaeological investigation and mitigation. It should also be recognised that a town centre relief road would result in major public benefits making the town centre a more pleasant environment and enabling an upgrade of the historic environment by improving the setting of a large number of listed buildings. Therefore post mitigation score is suggested to be a neutral although uncertain effect 0/?.
Changes to the Plan	
Amendments to the policy and supporting text are proposed which ensure the protection of the setting of the listed buildings and	

conservation area and ensures the provision of archaeological investigation and mitigation.

Summary Matrix - CU19 Town Centre Relief Road

	Preferred	Alternative
Sustainability Objective	New HEA info	Proposed Submission Policy
A	-2	-2
B	0/?	+1
C	+2	+2
D	-1	-1
E	+2	+2
F	+2	+2
G	0	0
H	+2	+2
I	+3	+3

CU20 Cullompton Infrastructure

Reasonable Alternative Proposed	**Impact on the Sustainability Appraisal**
1. A representation was made during the Local Plan Review Proposed Submission consultation and which *'Requests additional criterion stating 'provision of works to reduce flood risk'*.	This alternative would result in a greater positive impact on objective c) Mitigating the effects of climate change. Overall with the positive impact of this criterion, CU20 scores +3 post mitigation for objective c).

Changes to the Plan
Alternative 1 is proposed as a modification to the plan. This alternative would result in an improved score for objective c) mitigating the effects of climate change. Cullompton is a Critical Drainage Area which requires measures to reduce flood risk (above those expected elsewhere) therefore it is considered that the modification proposed by alternative 1 is beneficial in improving the sustainability of this policy.

Summary Matrix - CU20 Cullompton Infrastructure

	Preferred	Alternative
Sustainability Objective	Include flood risk criterion	Proposed Submission Policy
A	-2	-2
B	+2	+2
C	+3	+2
D	+1	+1
E	+2	+2
F	+2	+2
G	+2	+2
H	0	0
I	+3	+3

CU21 Land at Colebrook CONTINGENCY SITE

Reasonable Alternative Proposed	Impact on the Sustainability Appraisal
1. 19.3ha, 400 dwelling site. A representation was made during the Local Plan Review Proposed Submission consultation and noted that they object *'to exclusion of 16.8ha site as a full allocation within the plan/objects to inclusion of 4.8ha as contingency site only. Minimum of 400 dwellings should be allocated within the site area of 21.6ha'* In response to this representation an alternative of 19.3ha for 400 dwellings was considered. This represents the full area proposed as part of the options consultation. 16.8ha referred to in the options allocation and 21.6ha referred to in the representation are both errors in measuring the size of the full allocation.	In considering this alternative in comparison to the preferred option of 4.8ha 100 dwellings, the site would score less post-mitigation on objective A) protection of the natural environment in which a slight negative -1 score is considered due to the larger site reflected and the potential impact on the landscape. It also scores more negatively in objective I) delivering the necessary infrastructure with a negative score of -2 as the site is of a scale that is significant enough to affect the local road network. A full appraisal is provided in annex 3 and a summary matrix is provided below.
Sustainability Appraisal Comments	
2. A representation was made during the Local Plan Review Proposed Submission consultation which argued that the SA *'Has not properly considered all site alternatives at Cullompton. Colebrook at 16.8ha, 300 dwellings should be considered'.* Mr Christian & Mr Force & Mr Christian c/o Genesis Town Planning (3780)	A larger site of 16.8ha of 300 dwellings was considered at the Local Plan Review options consultation although the SA at that time did not consider post-mitigation scores. As noted in alternative 1, 16.8ha referred to in the options allocation was an error in measuring the size of the allocation. As such an appraisal for the full allocation of 19.3ha for 400 dwellings has been considered in this SA as set out in alternative 1. A full appraisal is provided in annex 3 and a summary matrix is provided below.
3. A representation was made during the Local Plan Review	The representation concludes the same score as the SA.

Proposed Submission consultation and stated that their *'Accompanying appraisal (submitted with rep) scores this site a post-mitigation score of 0 for objective A) protection of the natural environment.'* Mr Christian & Mr Force c/o Genesis Town Planning (3780)	
4. A representation was made during the Local Plan Review Proposed Submission consultation and stated that their *'Accompanying appraisal (submitted with rep) states landscape impact for the larger proposed site is same as other allocated large sites in Cullompton, i.e. slight negative impact.'* Mr Christian & Mr Force c/o Genesis Town Planning (3780)	The representation concludes the same score as the SA.
Changes to the Plan	
Alternative 1 is not preferred given that the site is of a scale that is significant enough to affect the local road network. Alternative 2 is a comment on the SA which identifies that a full appraisal has not occurred for the larger Land at Colebrook alternative. In response to this a full appraisal has been undertaken with a summary matrix provided below. Alternative 3 and 4 conclude the same score as the SA, as such no changes are proposed.	

Summary Matrix - CU21 Land at Colebrook

	Preferred	Alternative
Sustainability Objective	Proposed Submission Policy	Larger site 19.3ha, 400 dwellings
A	0	-1
B	0/?	0/?
C	+1	+1
D	-2	-2
E	+1	+1
F	+1	+2
G	+3	+3
H	0	0
I	0/?	-2

Cullompton Alternative Options
OCUNEW Tiverton Road

Reasonable Alternative Proposed	Impact on the Sustainability Appraisal
1. A representation was made during the Local Plan Review Proposed Submission consultation and objected to the omission of this site. *'Site is previously developed land and is not affected by constraints of larger, infrastructure-dependent sites. Can accommodate 13-19 dwellings. Site is within walking distance of bus services, and is within single ownership. Site serves wide catchment so redevelopment would not result in loss of a local community facility. Pre-development conditions would cover contamination, transport statement and travel plan, archaeological investigation, biodiversity survey, screening/safety/security from adjacent sub-station'.*	A full appraisal of this site is provided in annex 3 and summary matrix is provided below.
Changes to the Plan	
Alternative 1 is not preferred. Although the post-mitigation scoring is relatively neutral, the unknown impact with regard to the potential loss of a community facility could amount to a negative impact on objective H) ensuring community health and well-being. It has been scored a neutral effect as the representation made as part of the Local Plan Review Proposed Submission consultation has argued there would be no loss of a local community facility as a new better site is preferable in a better location for congregation. However as there is no sufficient detail in the representation to be certain of this provision. Furthermore as this is a brownfield site within the settlement limit it does not need to be allocated for an application to come forward, as such, it is therefore not preferred.	

Summary Matrix – OCUNEW Tiverton Road

	Alternative
Sustainability Objective	OCUNEW Tiverton Road
A	+1
B	0/?
C	0
D	+2
E	0
F	0
G	+1
H	0/?
I	0/?

Crediton

CRE1 Wellparks

Reasonable Alternative Proposed	Impact on the Sustainability Appraisal
New Information	
1. A representation was made during the Local Plan Review Proposed Submission consultation and noted that they *'consider policy unsound - proposed allocation subsumes grade II listed farm complex and alters setting. Disputes assessment in recent planning application and states Historic Environment Appraisal needs to reassess the likely impact which the development will have on the Conservation Area (and presumably listed building?), if concludes there is harm, provide mitigation and if still harm justify allocation.'*	A Historic Environment Appraisal (HEA) has been undertaken which seeks to bring together information about the historic environment. It assesses the significance and harm of potential development and suggests mitigation where appropriate. The HEA identifies the same elements as mentioned in the SA in objective B, but provides further detail in the scope of the harm and mitigation options available; as such no change in the pre-mitigation score is considered. Detail in the HEA recognises the site now has outline planning permission with mitigation to protect the heritage assets impacted by the site. However the HEA does note that there will be some negative impact on the Conservation Area which was not previously recognised post-mitigation, as such a slight negative effect is considered post-mitigation (-1).
Changes to the Plan	
No change to the plan is proposed however a change in the post mitigation score in objective b) for this site is considered with the effect changing from a neutral score (0) to a slight negative score (-1) given the potential impact on the conservation area.	

Summary Matrix - CRE1 Wellparks

	Preferred	Alternative
Sustainability Objective	SA amendment objective B	Proposed Submission Policy
A	-1	-1
B	-1	0
C	+1	+1
D	-2	-2
E	+2	+2
F	+1	+1
G	+3	+3
H	+1	+1
I	0	0

CRE2 Red Hill Cross, Exhibition Road

Reasonable Alternative Proposed	**Impact on the Sustainability Appraisal**
New Information	
1. A representation was made during the Local Plan Review Proposed Submission consultation and noted that they consider that the *'Policy is currently unsound - no work in evidence base to assess impact on Shobrooke Park; appraisal needed, if concludes harm set out mitigation measures, if cannot be mitigated need to justify allocation as per NPPF para 133 and 134.'*	A Historic Environment Appraisal (HEA) has been undertaken which seeks to bring together information about the historic environment. It assesses the significance and harm of potential development and suggests mitigation where appropriate. The HEA identifies Creedy Bridge and Cottages located to the north east. Shobrooke Historic Park located to the east, and Creedy Park to the north west. There is

	also a grade II listed chapel cemetery located toward the south. These elements were not previously picked up in the SA as such a pre-mitigation score of -2 from 0 is suggested. The HEA recommends mitigation in the form of a generous landscape margin on the east facing side of the site. A change to the plan is proposed to add to the supporting text, to reflect this recommendation. Therefore the post-mitigation score remains as 0.
Changes to the Plan	
In response to new information presented in alternative 1, a change to the plan to replace paragraph 3.160 with 'The site is in a prominent position, which is visible from historic Shobrooke Park to the east. Detailed design and development which respect local distinctiveness, including a generous landscape margin on the east facing side of the site will mitigate any potential impact' is proposed to reflect the recommendation in the HEA and provide mitigation for this preferred alternative.	

Summary Matrix - CRE2 Red Hill Cross, Exhibition Road

None of the alternatives are considered to give rise to any change to the post-mitigation SA scoring.

CRE3 Cromwells Meadow

Reasonable Alternative Proposed	Impact on the Sustainability Appraisal
New Information	
1. A representation was made during the Local Plan Review Proposed Submission consultation and noted that they consider that the *'Policy is currently unsound - no work in evidence base to assess impact on Shobrooke Park; appraisal needed, if concludes harm set out mitigation measures, if cannot be mitigated need to*	A Historic Environment Appraisal (HEA) has been undertaken which seeks to bring together information about the historic environment. It assesses the significance and harm of potential development and suggests mitigation where appropriate. The HEA identifies Creedy Bridge and Cottages located to the north east. Shobrooke Historic

justify allocation as per NPPF para 133 and 134'.	Park located to the east, and Creedy Park to the north west. There is also a grade II listed chapel cemetery located towards the south. However the HEA also notes that the backdrop of existing Cromwells Meadow and Willow Walk provide a level of mitigation. The HEA also identifies the site lying in an area of archaeological potential. These features of the site were not previously picked up as part of the SA however as noted in the HEA some mitigation is provided by existing development, as such an overall pre-mitigation score of -2/? is considered for objective b) the built and historic environment. The HEA recommends that additional mitigation may be provided through landscaping along the sensitive boundary. An amendment to the supporting text has been suggested as a change to the Plan to reflect this recommendation. The HEA also notes that archaeological mitigation could be implemented through a condition granted to any consent. An amendment to the policy has been suggested to include a criterion which requires archaeological investigation and mitigation. As such overall a neutral although uncertain effect is considered for objective b) the built and historic environment, post-mitigation given the unknown element of the archaeological potential.
Changes to the Plan	
In response to new information presented in alternative 1, a change to the Plan to add to the supporting text a new sentence which states 'Appropriate landscaping will be required along the eastern boundary given the potential visibility of the site from historic Shobrooke Park' is recommended in response to the HEA. Similarly a criterion to the policy to ensure archaeological investigation and mitigation is suggested.	

Summary Matrix - CRE3 Cromwells Meadow

	Preferred	Alternative
Sustainability Objective	SA amendment objective B	Proposed Submission Policy
A	0	0
B	0/?	0
C	0	0
D	-1	-1
E	0	0
F	+1	+1
G	+2	+2
H	0	0
I	0	0

CRE4 Woods Group, Exeter Road

Reasonable Alternative Proposed	**Impact on the Sustainability Appraisal**
New Information	
1. A Historic Environment Appraisal (HEA) has been undertaken which seeks to bring together information about the historic environment. It assesses the significance and harm of potential development and suggests mitigation where appropriate. The HEA identified non listed heritage assets on the site which should be retained, this was not previously recognised in the SA. All other	When taking into account the potential positive impact of the site on the conservation area with redevelopment, but the negative impact if there is a loss of the unlisted heritage assets as noted in the HEA the impact on objective b) protection and promotion of a quality built and historic environment pre-mitigation is considered to change to a neutral although uncertain effect (0/?) from a slight positive effect.

aspects identified in the HEA have been previously considered in the SA.	The uncertainty is due to the unknown design of the site and whether the unlisted heritage asset buildings will be retained. The HEA suggests the retention of the non-listed heritage assets as mitigation. As such a change to the policy supporting text is recommended in which retains these non-listed heritage assets with the overall post-mitigation score remaining as a slight positive effect (+1) given that the site at present is run-down and detracts from the area and the redevelopment of the site has the potential to enhance the local street scene and conservation area.
Changes to the Plan	
A change to the policy supporting text is recommended retaining the non-listed heritage asset buildings within the site.	

Summary Matrix – CRE4 Woods Group, Exeter Road

None of the alternatives are considered to give rise to any change to the post-mitigation SA scoring.

CRE5 Pedlerspool

Reasonable Alternative Proposed	Impact on the Sustainability Appraisal
1. A representation was made during the Local Plan Review Proposed Submission consultation and noted *'As set out in evidence report, new primary school required in Crediton. Policy should be amended to include provision for this new school.'*	The change in policy would result in an increased post-mitigation score from 0 to +2 in objective I) delivering the necessary infrastructure. The loss of the extra care scheme although would have an impact on the development proposal, the scoring in the SA would not change as the proposal would still provide a significant contribution towards meeting the housing needs of the population of Crediton and therefore objective G) meeting housing needs still scores

	+3.
New Information	
2. A representation was made during the Local Plan Review Proposed Submission consultation and noted that they consider that the *'Policy is currently unsound – what is impact on registered parks of Shobrooke and Creedy? Landscape assessment only considers Creedy but is inadequate in terms of assessment of impacts and mitigation. Historic environment appraisal needs to assess impact upon park and garden, if concludes harm then set out mitigation measures, if cannot be mitigated need to justify allocation as per NPPF para 133 and 134.'*	A Historic Environment Appraisal (HEA) has been undertaken which seeks to bring together information about the historic environment. The HEA identifies Creedy Bridge and Cottages located to the north east. It also identifies Shobrooke Historic Park located to the east, a grade II chapel cemetery located towards the south and an area of archaeological potential which were not previously identified in the SA. The HEA also identifies Creedy Park which was previously identified in the SA. Taking the new information into account and the already identified information, the effect pre-mitigation would change the score to a -3/? from a -2 given the additional historic assets identified and uncertainty of impact on archaeological potential. The policy however already affords protection to Creedy Historic Park and Garden and provides for archaeological investigation and mitigation. The HEA noted that the north west boundary, due to its close proximity, is also vulnerable to harm. It recommends a mitigation strip of new tree planting along the full length of this boundary to reinforce the existing screening provided by trees on the edge of Creedy Park. The HEA also recognises the policy provides for landscape strips to the NE and SW sides which would provide mitigation. The policy already includes a criterion to protect TPO's and the supporting text already suggests a buffer of trees should be provided around and within the site reflecting historic planting to extend and soften the transition into the Green Infrastructure proposed. In terms of Shobrooke Park

	mitigation proposed in CRE2 is noted in the HEA, however additional mitigation in this policy is not suggested. As such the post-mitigation score remains as -1 although this is uncertain given the unknown archaeological potential element therefore overall score is considered to be -1/? which was not recognised previously. No other mitigation options are recommended.
Sustainability Appraisal Comments	
3. A representation was made during the Local Plan Review Proposed Submission consultation and noted that they *'Gypsy and Traveller Accommodation Assessment does not justify allocations on particular sites, nor is there justification or comparison of options in Sustainability Appraisal.'* MJ Gleeson c/o Bell Cornwell LLP (3775)	In response to this comment the general distribution of gypsy and traveller pitches has been assessed under the alternatives considered under S3 'Meeting Housing Needs'. Two alternatives, 'a town focussed urban extension' approach and 'rural distribution new sites' have been considered. Please see assessment under S3 with full appraisals provided in annex 3.
Changes to the Plan	
Alternative 1 is considered as a modification to the plan given it would improve have a positive impact on delivering the necessary infrastructure. Alternative 2 recognises additional historic assets not previously identified in the SA however the policy already affords mitigation recommended and no additional mitigation is recommended. Alternative 3 is considered under S3 with two alternatives for the general distribution of gypsy and traveller pitches assessed.	

Summary Matrix - CRE5 Pedlerspool

	Preferred	Alternative
Sustainability Objective	Incl. new primary school	Proposed Submission Policy
A	-1	-1
B	-1/?	-1
C	0	0
D	-2	-2
E	+1	+1
F	+2	+2
G	+3	+3
H	+2	+2
I	0	+2

CRE6 Sports fields, Exhibition Road

Reasonable Alternative Proposed	**Impact on the Sustainability Appraisal**
1. 2.8 ha with 50 dwellings This alternative re-considers the allocation as set out in the options consultation and provides post-mitigation scores. This takes into account the updated methodology for the appraisals of site options (as set out in the Local Plan Review Proposed Submission SA 2015) and enables the comparison of this smaller site with the proposed submission preferred alternative.	This alternative scores very similarly to the preferred alternative given that this site has similar characteristics and location. It would score a slight positive effect (+1) rather than a positive effect on objective F) supporting retail given that the site does not propose any additional retail and the scale of the site is smaller than the proposed submission allocation. It would score less positively on objective G) meeting housing needs with a positive effect (+2) rather than significant

	positive effect given the smaller scale of development proposed. All other objectives are considered to have the same post mitigation scoring. A summary matrix is provided below.
New Information	
1. A Historic Environment Appraisal (HEA) has been undertaken which seeks to bring together information about the historic environment. It assesses the significance and harm of potential development and suggests mitigation where appropriate. The HEA identifies the conservation area some distance west of the site and a grade II listed Chapel Cemetery some distance to the north which were not previously noted in the SA. It is however considered by the HEA that development in this location would have no anticipated heritage impact.	No change to the SA.
Changes to the Plan	
No changes to the Plan are recommended. Alternative 1 provides less benefit than the proposed submission allocation and is therefore not preferred.	

Summary Matrix – CRE6 Sports Fields, Exhibition Road

	Preferred	Alternative
Sustainability Objective	Proposed Submission Policy	2.8ha, 50 dwellings
A	0	0
B	0/?	0/?
C	0	0
D	-2	-2
E	+1	+1
F	+2	+1
G	+3	+2
H	0	0
I	0/?	0/?

CRE7 Stonewall Lane

Reasonable Alternative Proposed	**Impact on the Sustainability Appraisal**
New Information	
1. A Historic Environment Appraisal (HEA) has been undertaken which seeks to bring together information about the historic environment. It assesses the significance and harm of potential development and suggests mitigation where appropriate. The HEA identifies the same heritage elements as the SA but in terms of Creedy Park it suggests mitigation through appropriate design and	The score in the SA would remain as 0/? given the mitigation is already noted in the policy.

landscaping. Appropriate design and landscaping is recognised by the policy but it is not clear that this is relation to Creedy Park. As such a change to the supporting text is proposed to clarify the requirement of appropriate landscaping to ensure protection of heritage assets associated with the adjoining Creedy Park.	
Changes to the Plan	
A change to the supporting text of the Plan is recommended to provide clarity that adequate landscaping is provided to ensure the protection of heritage assets associated with the adjoining Creedy Park.	

Summary Matrix – CRE7 Stonewall Lane

None of the alternatives are considered to give rise to any change to the post-mitigation SA scoring.

CRE8 Barn Park

No comments under CRE8 are considered to give rise to alternatives to be considered in this annex.

CRE9 Alexandra Close

Reasonable Alternative Proposed	**Impact on the Sustainability Appraisal**
Sustainability Appraisal Comments	
1. The SA did not previously fully consider the impact on the high street through developing on the west of the town. Developing on the west would increase traffic through the high street as most likely destinations for journeys are either Exeter or Tiverton. Whilst some mitigation could be provided, the impact of developing sites on the east side of the town is likely to be much	This would impact the pre-mitigation score for objective I) Infrastructure, to be -1 with the post-mitigation score remaining as 0, given that the site is only for 15 dwellings. It should however also be noted that developing in the west will have an impact on the secondary/cumulative/synergistic effects where incremental development in the west of the town will have a cumulative effect on

lesser than any on the west. Officer comment	the traffic through the high street, discussed in annex 1. There would be a greater negative effect on objective H) ensuring community health and wellbeing due to the negative impact on air quality from developing to the west however given the scale of this site the score is considered to remain the same. This new information will also impact the scores for OCRE10 and OCRE11 which are discussed under 'Crediton Alternative Options' below.
Changes to the Plan	
No changes to the Plan are proposed.	

Summary Matrix – CRE9 Alexandra Park

None of the alternatives are considered to give rise to any change to the post-mitigation SA scoring.

CRE10 Land south of A377

Reasonable Alternative Proposed	Impact on the Sustainability Appraisal
1. A representation was made during the Local Plan Review Proposed Submission consultation and stated that they *'support the principle of the allocation but object to settlement limit as should be extended to fully cover the land within planning permission (ref 09/00244/MOUT); land is unquestionably suitable for a development allocation given planning history, established adjoining uses and accessible location.'* An alternative is therefore considered which includes a small area to the south of the allocation up the edge of the swale, covered by	The increase in site area would amend the SA score for objective C) mitigating the effects of climate change to a pre-mitigation score of -2/? and a post-mitigation score would remain as 0/?. This is due to the increased area of flood zone 2 and advice from the EA that there could be increased flood risk to parts of the site covered by previous outline consents (alternative 3). Mitigation can be provided by design and new information set out in alternative 2 however this is still uncertain as the extent of flood risk is unknown.

recent consent sought by Mole Avon reflecting the permission above.	
New Information	
2. A representation was made during the Local Plan Review Proposed Submission consultation and stated that the *'Policy would be sounder if it referred to the need to ensure that ground and floor levels are set at sufficiently high enough level to cater for flood risk from the River Yeo.'*	New information provided by the EA has indicated that this area is at greater risk of flooding than indicated at the time of the original permissions which covered the wider Tesco site. This new information would result in a greater negative pre-mitigation score to -2/?, however the post mitigation score would remain as 0/? as the supporting text will make reference to the latest flood data and implications from redevelopment with mitigation measures such as layout, site and floor levels.
3. A representation was made during the Local Plan Review Proposed Submission consultation and stated that they *'Consider the policy unsound - proposed allocation subsumes grade II listed farm complex and alters setting. Historic Environment Appraisal needed to assess the likely impact which the development will have on the listed buildings at Wellparks and Downes House Park and Garden. If concludes there is harm, provide mitigation and if still harm justify allocation as per NPPF paragraphs 133 and 134.'*	A Historic Environment Appraisal (HEA) has been undertaken which seeks to bring together information about the historic environment. It assesses the significance and harm of potential development and suggests mitigation where appropriate. The HEA identifies Wellparks grade II listed buildings located to the north west of the site which were not previously identified by the SA. The Downes Historic Park and Garden is also identified, although this is already recognised in the SA, development was previously considered to have no impact. However the HEA notes that there would be some potential impact on the two heritage assets which were not previously identified by the SA. As such the pre-mitigation score for objective b) built and historic environment, is proposed to be changed to a negative (-2) impact rather than neutral (0). Mitigation is suggested through sensitive design with appropriate choice of materials and landscaping which

	has been included in the supporting text of the policy. The post-mitigation score therefore would remain a neutral effect.
Changes to the Plan	
Alternative 1 is proposed as a modification to the plan. Although the scoring is lower for the pre-mitigation score of objective c) mitigating the effects of climate change, it is considered appropriate and reasonable to allocate the site area which has outline consent and mitigation can be afforded to reduce the impact of flood risk. A Flood Risk Assessment will need to be submitted with any application on the site which will need to incorporate both a comprehensive level survey of the site's current arrangement, and additional modelling taking into account current levels. Alternative 2, related to alternative 1 is also proposed as a modification to the plan to reflect the new information presented by the EA which will help provide mitigation. Alternative 3 is also proposed as modification to the plan to ensure mitigation in the form of sensitive design with appropriate choice of materials and landscaping. With this mitigation the scores remain identical to the proposed submission policy site therefore a summary matrix is not provided below.	

Summary Matrix - CRE10 Land South of A377

None of the alternatives are considered to give rise to any change to the post-mitigation SA scoring.

CRE11 Crediton Infrastructure

Reasonable Alternative Proposed	**Impact on the Sustainability Appraisal**
1. A representation was made during the Local Plan Review Proposed Submission consultation and stated that *'the policy would be more effective if 'provision of works to reduce flood risk' were included in the list.'*	This alternative would result in a greater positive impact on objective C) Mitigating the effects of climate change. Overall with the positive impact of this criterion CRE11 scores +3 post mitigation.
Changes to the Plan	
Alternative 1 is considered beneficial and therefore is proposed as a modification to the plan.	

Summary Matrix - CRE11 Crediton Infrastructure

	Preferred	Alternative
Sustainability Objective	Incl. flood risk criterion	Proposed Submission Policy
A	0	0
B	0	0
C	+3	+2
D	0	0
E	0	0
F	0	0
G	+2	+2
H	+3	+3
I	+3	+3

Crediton Alternative Options

Options to the West of the Crediton

Reasonable Alternative Proposed	Impact on the Sustainability Appraisal
Sustainability Appraisal Comments	
1. The SA did not previously fully consider the impact on the high street through developing on the west of the town. Developing on the west would increase traffic through the high street as most likely destinations for journeys are either Exeter or Tiverton. Whilst some mitigation could be provided, the impact of developing sites on the east side of the town is likely to be much lesser than any on the west. Officer comment	This would impact the scores for the alternative OCRE10 Westwood Farm in which the pre-mitigation score for objective I) Infrastructure, will be -2 and post-mitigation is considered to be -1 rather than neutral score to take into account the cumulative negative effect of traffic through the high street by developing to the west of the town. It will also impact OCRE11 Land at Chapel Down Farm in which a pre-mitigation score will be -3 and the post-mitigation score overall is considered to be -1. This takes into account existing proposed mitigation set out in the SA but the incremental negative effect of traffic through the high street. The impact of developing to the west of the town on air quality was previously considered in the SA, as such no change to the score or supporting text to objective H) is considered. Developing to the west Crediton is also discussed in annex 1 of this SA update.
Changes to the Plan	
It is considered that the comment made on the SA is beneficial to understand of the impact developing to the west of Crediton. The changes to the SA are therefore considered reasonable to include, however the amendment does not lead to any changes to the Plan.	

Summary Matrix – Crediton Alternative Options

	Alternative			
Sustainability Objective	Proposed Submission SA CRE10	SA Amendment Objective I) OCRE10	Proposed Submission SA OCRE11	SA Amendment Objective I) OCRE11
A	0	0	-1	-1
B	0/?	0/?	-1/?	-1/?
C	0/?	0/?	0	0
D	-1	-1	-2	-2
E	0	0	+1	+1
F	+1	+1	+2	+2
G	+2	+2	+3	+3
H	-1	-1	0	0
I	0	-1	0	-1

Land at M5 Junction 27

Policy J27, Land at Junction 27 of the M5 motorway

Reasonable Alternative Proposed	Impact on the Sustainability Appraisal
1. On the 22nd September 2016 Full Council resolved to propose an allocation of 71 hectares between M5 Junction 27 and Willand for mixed commercial floorspace including a travel hub, agronomy visitor centre, outdoor adventure zone and outlet shopping village. The policy includes transport provision, environmental protection, a comprehensive phasing programme and public master planning exercise. In comparison to the Proposed Submission Sustainability Appraisal 96ha commercial option previously considered in the Sustainability Appraisal Proposed Submission report (2015), this commercial option encompasses a smaller site area, a number of the town centre uses have been withdrawn and new information has been provided to determine the retail impact. Taking the policy amendments and new information into account the allocation has been reappraised.	In comparison to the proposed submission M5 Junction 27 option, overall the site scores more positively for objective a) protection of the natural environment, d) safeguarded and minimising resource use and f) supporting retail. The proposed submission option scores more positively for objective h) as the option was previously considered as an alternative for a new community and provided community facilities. This is no longer proposed. Objective c) scoring has also been updated which was previously scored as a neutral although uncertain effect, upon review for both the preferred and alternative option they score a slight negative effect in considering additional trips will be generated from the development of this site.
New Information	
2. A Historic Environment Appraisal (HEA) has been undertaken which seeks to bring together information about the historic environment. It assesses the significance and harm of potential development and suggests mitigation where appropriate. The HEA identified that there are listed buildings close to the site and there may be some impact the immediate settings of these buildings. To	The new information has been reflected in the commentary of the Junction 27 full appraisal however the changes have not affected the scores pre or post mitigation.

some degree there will be an impact on the registered park and garden at Bridwell which is set on rising land to the east. To a limited degree the landscape settings of Sampford Peverell conservation area and the Grand Western Canal conservation area will also be affected. There is some uncertainty in the exact impact of the allocation given this will be dependent on site layouts, density, scale and design of buildings. This site occupies a substantial area within a landscape that has evidence of prehistoric and Roman activity, overall a negative and uncertain effect.	
3. A retail impact assessment has been carried out which included an assessment of 14 towns and city centres including those outside of Mid Devon District and concluded that all centres would continue to achieve higher future trading turnovers than the assessment year. The study also sets out how designer outlet villages differ from that in town centres and how they can be controlled by planning.	Given the changes proposed to the policy and the findings of the retail impact assessment, the proposal significantly enhances the retail offer of the district and therefore a significant positive impact is considered.
Sustainability Appraisal Comments	
4. A representation was made during the Local Plan Review Proposed Submission consultation and noted that *'Each score for J27 & Willand is expressed at a '?'. Because of this it is questioned whether sufficient assessment has been carried out to reach a conclusion'.* This comment is relevant to both J27 commercial and residential options.	As noted in the SA methodology, in some instances where specific data was not available at the time of the SA assessments an uncertain effect has been identified. The exact impact in some cases will only be quantified at a planning application stage where detailed site based studies are undertaken based on the proposals. However information available at the time of the SA would give an indication whether the impact would be positive or negative, the question mark recognises

Hallam Land Management (4386)	that further studies would lead to greater certainty of impact. Where uncertainty is indicated the reasons for which are provided in the commentary as part of each SA appraisal. No change is considered.
5. A representation was made during the Local Plan Review Proposed Submission consultation and noted that *'SA landscape impacts of J27 given the scale of housing should be same as growth at Cullompton'.* This comment is relevant to the J27 residential option. Hallam Land Management (4386)	A landscape and visual appraisal was undertaken in 2014 focussing on the strategic site options as set out in the Local Plan Review evidence base. Using this evidence, J27 and the strategic option at Cullompton have been scored using the landscape and visual impacts specific to each site, rather than purely based on the scale of development. No change is considered.
6. A representation was made during the Local Plan Review Proposed Submission consultation and noted that *'Conversely to J28 in part I), J27 is stated as a negative effect which remains uncertain. SA fails to have regard to the Railway station which is accessible by foot and cycle, has existing bus routes and a cycle path running through it. It is close to existing schools and services.'* This comment is relevant to both J27 commercial and residential options. Hallam Land Management (4386)	A transport assessment is required to determine the exact impact of the development on transport hence an uncertain effect. The mitigation commentary already recognises the proximity of the site to the railway station and notes the provision of a dedicated bus and pedestrian route to the station. Therefore post-mitigation the score is positive when taking these features into account, although with an element of uncertainty for reasons set out above.
7. A representation was made during the Local Plan Review Proposed Submission consultation and noted that *'In comparing J27 and J28. Both cannot be determined until a retail impact assessment is carried out, but J27 scores -3 and J28 scores +1 against the same criteria'.* This comment is relevant to J27 commercial option. Hallam Land Management (4386)	The proposal at J27 has a significant commercial element proposed in comparison to the option at J28. Early indications raised concerns from neighbouring authorities regarding the impact on existing town centres. As such, a negative score was indicated. The J28 option 'East Cullompton' does not provide the level of retail as proposed in the J27 commercial option as such the impact was not considered to be as significant. However since the Proposed Submission Sustainability

	Appraisal a retail impact assessment has been carried out which concludes that given the criterion and controls in the proposed modifications policy all centres would continue to achieve higher future trading turnovers than the assessment year and as such the SA finds that the impact on objective f) Supporting retail will therefore be positive.
8. A representation was made during the Local Plan Review Proposed Submission consultation and noted that *'J27 should score higher than J28 on D) safeguarding and minimising resource use. Reason for a -3 at J27 fall on the potential constraint on future working at Hillhead Quarry. Believe this location has questions over viability of any such extraction'.* This comment is relevant to J27 commercial option. Hallam Land Management (4386)	As indicated by the uncertain scoring and the commentary, the questions over viability of extraction of Hillhead Quarry have been noted in the SA. However in considering the smaller allocation of land at Junction 27 and the updated Devon County Council Minerals Plan (proposed for adoption) it is now considered that the development of the site will not constrain future working of the remaining permitted reserves within Hillhead Quarry.
Changes to the Plan	
Option 1 is proposed as a change to the Plan. The proposed policy of a smaller site area with the new information provided results in the improved scoring in a number of objectives including retail impact. As such it is considered the proposal is beneficial and is proposed for allocation.	

Summary Matrix – OJ27

	Preferred	Alternative
Sustainability Objective	Proposed Modifications Policy 71ha	Proposed Submission Option 96ha
A	-1	-2/?
B	0/?	0/?
C	-1/?	-1/?
D	-2	-3/?
E	+3	+3
F	+3	-3/?
G	0	0
H	+1	+2
I	+2/?	+2/?

Rural Areas

Bampton

BA1 Newton Square, Bampton

Reasonable Alternative Proposed	Impact on the Sustainability Appraisal
New Information	
1. A representation was made during the Local Plan Review Proposed Submission consultation by Historic England and stated *'Objection – development harms elements identified as important within Conservation Area Appraisal, which have not been considered within the Sustainability Appraisal; Historic Environment Appraisal needs to be undertaken to assess if there is harm and if so to suggest mitigation.'*	A Historic Environment Appraisal (HEA) has been undertaken which seeks to bring together information about the historic environment. It assesses the significance and harm of potential development and suggests mitigation where appropriate. The HEA identifies the same elements as the SA in terms of objective b) protection and promotion of a quality and built and historic environment. It notes that comments from Historic England may have incorrectly located the proposed allocation as being within an orchard referenced in the conservation area appraisal when in fact it is beside it. The HEA also notes that the impact on the setting of any listed building is likely to be minimal. The SA already identifies mitigation in the policy to ensure the Conservation Area is protected. No change to the SA is proposed.
Changes to the Plan	
No changes to the Plan are proposed.	

Summary Matrix – BA1 Newton Square, Bampton

None of the alternatives are considered to give rise to any change to the post-mitigation SA scoring.

BA2 Stone Crushing Works (Scott's Quarry), Bampton

No comments under BA2 are considered to give rise to alternatives to be considered in this annex.

BA3 Ashleigh Park, Bampton

No comments under BA3 are considered to give rise to alternatives to be considered in this annex.

Bampton Alternative Options

School Close, Bampton (proposed for allocation BA4)

Reasonable Alternative Proposed	
1. Allocation for 0.54(ha) 26 dwellings. The site was omitted in error.	Overall the site scores a neutral or positive score with regard to the objectives considered as part of this SA with the exception of objective D) safeguarding and minimising resource use which scores a slight negative -1 due to a small proportion of the site covering agricultural grade 3 land. As this site omitted in error a full appraisal is provided in annex 3 and summary matrix is provided below.
Changes to the Plan	
Alternative 1 is proposed a modification to the plan. The site scores either a neutral or positive score in all objectives in the SA with the exception of objective D) safeguarding and minimising resource use in which a slight negative score -1 is considered due to a small proportion of the site covering agricultural grade 3 land. The site is currently allocated and was omitted in error as some of the site has been built out. For consistency, similar to other sites in the plan, the remaining area of the allocation which has not yet been built is proposed to remain as an allocation in the plan.	

Summary Matrix –School Close, Bampton

	Preferred
Sustainability Objective	Former School, School Close Bampton
A	0
B	0
C	+1
D	-1
E	0
F	0
G	+2
H	0
I	0

Bow

BO1 Land adjacent to Hollywell, Bow

Reasonable Alternative Proposed	**Impact on the Sustainability Appraisal**
New Information	
1. A Historic Environment Appraisal (HEA) has been undertaken which seeks to bring together information about the historic	No change to the SA.

environment. It assesses the significance and harm of potential development and suggests mitigation where appropriate. The HEA identifies there are many listed buildings in the centre of Bow and the village also has a conservation area which was not previously noted in the SA. However it states that these are some distance from the site which is unlikely to impact upon them.	
Changes to the Plan	
No changes to the Plan are proposed.	

Summary Matrix – BO1 Land adjacent to Hollywell, Bow

None of the alternatives are considered to give rise to any change to the post-mitigation SA scoring.

BO2, West of Godfreys Gardens, Bow

Reasonable Alternative Proposed	**Impact on the Sustainability Appraisal**
New Information	
1. A Historic Environment Appraisal (HEA) has been undertaken which seeks to bring together information about the historic environment. It assesses the significance and harm of potential development and suggests mitigation where appropriate. The HEA identifies there are many listed buildings in the centre of Bow and the village also has a conservation area which was not previously noted in the SA. However it states that these are some distance from the site which is unlikely to impact upon them.	No change to the SA.
Changes to the Plan	

No changes to the Plan are proposed.

Summary Matrix – BO2 West of Godfreys Gardens, Bow

None of the alternatives are considered to give rise to any change to the post-mitigation SA scoring.

Bradninch

BR1 Hele Road, Bradninch

Reasonable Alternative Proposed	Impact on the Sustainability Appraisal
New Information	
1. A Historic Environment Appraisal (HEA) has been undertaken which seeks to bring together information about the historic environment. It assesses the significance and harm of potential development and suggests mitigation where appropriate. The HEA identifies that the site is opposite a locally listed heritage asset which was not previously identified in the SA. However, the HEA notes that although the asset's larger setting may be affected by development in this location, the asset's significance is not based on this larger setting and so the impact is low.	No change to the SA is proposed given that the impact to the heritage asset is considered to be low.
Changes to the Plan	
No changes to the Plan are proposed.	

Summary Matrix – BR1 Hele Road, Bradninch

None of the alternatives are considered to give rise to any change to the post-mitigation SA scoring.

Chawleigh

CH1 Barton, Chawleigh

Reasonable Alternative Proposed	Impact on the Sustainability Appraisal
New Information	
1. A representation was made during the Local Plan Review Proposed Submission consultation and stated that *'Proposed allocation has potential to harm setting of Grade 1 church and conservation area; historic appraisal needed to reassess impact, if harm concluded set out mitigation, if harm still present justify allocation.'*	A Historic Environment Appraisal (HEA) has been undertaken which seeks to bring together information about the historic environment. It assesses the significance and harm of potential development and suggests mitigation where appropriate. The HEA identifies that there are a number of listed buildings to the south and east of the site, including the grade I Church of St James which was not previously identified by the SA. The pre-mitigation score for objective b) the built and historic environment is proposed to be amended to -3/? from -2/? to take into account the potential impact on the listed building identified. The HEA suggests mitigation through high quality design of the development together with a landscape buffer on the east side of the site. If this is provided for the post-mitigation score will remain the same as 0/?
Changes to the Plan	
A change to the Plan is proposed to include an additional criterion to state 'design solutions which respects the setting of the conservation area and listed building'. An amendment to the supporting text is also proposed to ensure appropriate landscaping to mitigate any potential impact on the conservation area and listed buildings.	

Summary Matrix – CH1 Barton, Chawleigh

None of the alternatives are considered to give rise to any change to the post-mitigation SA scoring.

Cheriton Bishop

CB1 Land off Church Lane, Cheriton Bishop

Reasonable Alternative Proposed	Impact on the Sustainability Appraisal
New Information	
1. A Historic Environment Appraisal (HEA) has been undertaken which seeks to bring together information about the historic environment. It assesses the significance and harm of potential development and suggests mitigation where appropriate. The HEA identifies that the listed Old Rectory is located some distance to the north as well as the Cheriton Bishop Conservation Area which was not previously noted in the SA. However the HEA notes that there is no anticipated heritage impact.	No change to the SA is proposed.
Changes to the Plan	
No changes to the Plan are proposed.	

Summary Matrix – CB1 Land off Church Lane, Cheriton Bishop

None of the alternatives are considered to give rise to any change to the post-mitigation SA scoring.

Cheriton Fitzpaine

CF1 Barnshill Close, Cheriton Fitzpaine

Reasonable Alternative Proposed	Impact on the Sustainability Appraisal
New Information	
1. A Historic Environment Appraisal (HEA) has been undertaken which seeks to bring together information about the historic environment. It assesses the significance and harm of potential development and suggests mitigation where appropriate. The HEA recognises that the site forms a significant location in terms of the entry to the more historic core of the village which was not previously identified in the SA. However the HEA recommends good design will likely mean minimal impact to the setting of the listed buildings and conservation area.	This would amend the pre-mitigation score to a slight negative -1 score. If good design is recognised to minimise the impact on the conservation area and listed buildings a neutral post mitigation score remains.
Changes to the Plan	
A change to the Plan to reflect the new information presented in alternative 1 in which good design should be used to ensure minimal impact to the setting of the historic environment is proposed.	

Summary Matrix – CF1 Barnshill Close, Cheriton Fitzpaine

None of the alternatives are considered to give rise to any change to the post-mitigation SA scoring.

CF2 Land adjacent school, Cheriton Fitzpaine

Reasonable Alternative Proposed	Impact on the Sustainability Appraisal

New Information	
1. A representation was made during the Local Plan Review Proposed Submission consultation and stated that *'Objects as infilling will ruin character of historic linear settlement.'*	A Historic Environment Appraisal (HEA) has been undertaken which seeks to bring together information about the historic environment. It assesses the significance and harm of potential development and suggests mitigation where appropriate. The HEA doesn't recognise the potential issue raised by the representation, as such no change to the SA or the Plan is proposed.
Sustainability Appraisal Comments	
2. A representation was made during the Local Plan Review Proposed Submission consultation and stated that they '*Questions positive +1 scoring given under Objective B for CF2 'Land adj school' but absence of similar score for OCF2 'Landboat Farm' (given 0) for increasing connectivity between main village and White Cross. Also states weight given to C19 farm buildings have little remaining value as historic assets'.* Garside Planning Services (3645)	The +1 score for CF2 'Land adj school' under objective B) is to reflect the improved connectivity between White Cross and the village. It is agreed that site OCF2 would also improve connectivity between White Cross and the village and therefore the SA scoring would be changed to +1 to reflect this as set out in the table below. However it is not accepted that the historic buildings on site have no heritage value. At the time of the proposed submission SA the C19 buildings referred to in the representation were not listed as heritage assets and although were acknowledged did not hinder the score of the objective for this site. However more recent advice from the conservation team identifies that the 19th century buildings are 'pending' to be formally added to the list of heritage assets, as such if the buildings are assessed as heritage assets, the scoring of the SA will be amended to reflect this. No change to the SA with regard to CF2.
3. A representation was made during the Local Plan Review Proposed Submission consultation and stated that they *'Object to site and states that potential for landscape and visual impact is*	The school site (CF2) is on moderately higher ground that the objection site. However, within the context of the local landscape, both are relatively contained, with higher ground to north of

greater than OCF2 particularly at western end of the site which would be visible from public highway; development of this site would break the skyline.' Garside Planning Services (3645)	proposed allocation and to south of objection site, with few opportunities for views in from long distances. The school site is visible from the public highway, but there is existing development along the south side of the road and buildings to the east and the school to the west. These buildings screen much of the site from views and provide a degree of mitigation to visual impact. Presence of dwellings on south side of highway means that skyline when viewed (from very limited viewpoints to south) is unlikely to be significantly altered. No change to the SA is proposed.
4. A representation was made during the Local Plan Review Proposed Submission consultation and stated that there is *'No current access to site, construction of which would have negative impact on visual amenity, as opposed to OCF2 which has existing access.'* Garside Planning Services (3645)	There is a long site frontage on which to accommodate the appropriate visibility splays in a manner which minimises visual impact. This can be considered at design stage. No change to the SA is proposed.
Changes to the Plan	
None of the alternatives are preferred, as such no changes to the Plan are proposed. Alternative 2 is discussed in the table below on OCF2 Landboat Farm.	

Summary Matrix – CF2 Land adjacent school, Cheriton Fitzpaine

None of the alternatives are considered to give rise to any change to the post-mitigation SA scoring.

Cheriton Fitzpaine Alternative Options
OCF2 Landboat Farm, Cheriton Fitzpaine

Reasonable Alternative Proposed	Impact on the Sustainability Appraisal
Sustainability Appraisal Comments	
1. A representation was made during the Local Plan Review Proposed Submission consultation and stated that they *'Disagree with -2 (pre-mitigation) scoring for OCF2 'Landboat Farm' and states should be same or better than CF2 'Land adj school' which is -1 for sustainability objective A. States landscape impact is not as great as stated, given limited scope for views to Raddon Hills. States open space south of Cherry Meadow acted as visual buffer to working farm but that function no longer required given relocation of facility elsewhere. States any trees lost could be made up by planting elsewhere. Visual impact is lesser than objection site due to presence of existing access point, and mitigation provided by existing development to west and east'.* Garside Planning Services (3645)	Additional site visits to both CF2 and OCF2 has enabled a re-examination of the potential impact against Objective A 'Protection of the natural environment'. Appraisal of the potential landscape impacts of the sites conclude that they are both relatively contained within the context of the local landscape. Higher ground exists to the north of this proposed allocation and to the south of the objection site, but there are few opportunities for views into either site from public access points. Both sites have built development on their boundaries which will provide some level of mitigation. The commentary within the SA for OCF2 has been amended to reflect this revision. The potential loss of trees is still a potential negative impact for OCF2 and therefore a -1 pre-mitigation score is proposed. However, both sites already have a 0 post-mitigation score which is considered to still apply given that other policies ensure appropriate mitigation of any harmful impacts.
2. A representation was made during the Local Plan Review Proposed Submission consultation and stated that they '*Question positive +1 scoring given under Objective B for CF2 'Land adj school' but absence of similar score for OCF2 'Landboat Farm'*	The +1 score for CF2 'Land adj school' under objective B) reflects improved connectivity between White Cross and the village. It is agreed that site OCF2 would also improve connectivity between White Cross and the village and therefore the SA scoring is proposed

(given 0) for increasing connectivity between main village and White Cross. Also states weight given to C19 farm buildings have little remaining value as historic assets'. Garside Planning Services (3645)	to be changed to +1 to reflect this for both pre and post mitigation. However it is not accepted that the historic buildings on site have no heritage value. At the time of the proposed submission SA the C19 buildings referred to in the representation were not listed as heritage assets and although were acknowledged did not hinder the score of the objective for this site. However more recent advice from the conservation team identifies that the 19th century buildings are 'pending' to be formally added to the list of heritage assets, as such if the buildings are assessed as heritage assets, the scoring of the SA will be amended to reflect this.
3. A representation was made during the Local Plan Review Proposed Submission consultation and stated *'Objective C, questions significance given to presence of Flood Zones 2 and 3 in scoring of OCF2 'Landboat Farm'. States area was only included due to arbitrary drawing of the site boundary by the planning authority. Area could be omitted from any allocation. Questions rationale for site being given negative score as opposed to CF2 'Land adj school' site'.* Garside Planning Services (3645)	In comparing the sites, OCF2 does contain Flood Zones 2 and 3 in part. The NPPF states that planning should guide development to the areas of lowest flood risk. Sequentially therefore CF2, being 100% Flood Zone 1 is preferable. The commentary does acknowledge that the areas within the flood zones in OCF2 could be excluded as set out in the post-mitigation commentary and scoring. No change is proposed.
4. A representation was made during the Local Plan Review Proposed Submission consultation and stated that they *'Question scoring given to Objective E 'Promoting economic growth and employment. States farm buildings are redundant, following relocation of dairy business elsewhere'.* Garside Planning Services (3645)	Additional site visits have highlighted that the farm buildings are indeed vacant and have been for some time. They are generally in a derelict state with no evidence of recent use. It is not considered that there would be a loss of employment land and the pre-mitigation score is proposed to be amended to 0. The post-mitigation score remains as 0 as mitigation in the appraisal suggested mitigation

	measures for the initially identified negative effect on this objective.
5. A representation was made during the Local Plan Review Proposed Submission consultation and stated that they *'Disagree with the amount of potential development possible at OCF2, Landboat Farm, given that part of site is within settlement limit, and that a similar density should be assumed to the proposed allocation to ensure like-for-like comparison'.* Garside Planning Services (3645)	Potential allocations went through a SHLAA panel process which provided recommendations on the technical capacity of each site. For consistency the same approach was used for all alternative sites. The scoring system has not 'hindered' this site in relation to the allocation CF2 'Land adj school' as both sites received a +2 post mitigation score against Objective G 'Meeting housing needs'. No change is proposed.
6. A representation was made during the Local Plan Review Proposed Submission consultation and stated that they *'Question - 1 score given to Objective H: Ensuring community health and wellbeing. States main reason for this is because site includes public open space which would be lost, but states as this is within settlement limit should not form part of consideration, and that loss has been overplayed. States that site could equally, as set out for CF2 'Land adj school' improve community cohesion through linking part of the village with White Cross and ensure short walking distances to school'.* Garside Planning Services (3645)	The potential loss of the public open space buffer is a consideration before mitigation. Disagree that it should not be considered as it's within the settlement limit. Its loss would present a negative impact. However on balance given the space did not form a formal designated open space area a pre-mitigation score of -1 rather than -2 was considered. In this Annex as noted in the table for CF2 above, OCF2 has community benefits of linking White Cross similar to CF2 which should be acknowledged. As a result it is proposed that the pre-mitigation score be improved to a neutral effect on balance. A post-mitigation score of +1 is now proposed provided that the loss of public open space can be mitigated.
7. A representation was made during the Local Plan Review Proposed Submission consultation and stated that they *'Question - 1 score given to pre-mitigation score for Objective I: Delivering the necessary infrastructure, compared with 0 for CF2 'Land adj school' when conclusion is that an adequate access is achievable for both'.* Garside Planning Services (3645)	The original site assessment was based on advice at the time that OCF2 would require additional works due to the restrictive alignments. However further site visits to both sites has identified that both sites can equally accommodate an access without significant works. Therefore an amendment is proposed to the pre-mitigation score to 0. The post-mitigation score remains as 0.

Changes to the Plan
No changes to the plan are proposed. The Local Plan Review allocates sufficient land for residential development to meet the district's housing need. The site scores similarly to the preferred alternative CF2 however the preferred alternative is sequentially preferable given that it's 100% Flood Zone 1 and avoids any loss of public open space. Although only two post-mitigation scores were slightly amended following the comments on above, a number of pre-mitigation scores have been changed, as such for clarity a full appraisal is provided in annex 3.

Summary Matrix – OCF2 Landboat Farm, Cheriton Fitzpaine

	Alternative	
Sustainability Objective	Proposed Submission SA	SA Amendments
A	0	0
B	0	+1
C	+1/?	+1/?
D	-1	-1
E	0	0
F	0	0
G	+2	+2
H	0	+1
I	0	0

OCFNEW Bramble Orchard, Cheriton Fitzpaine

Reasonable Alternative Proposed	Impact on the Sustainability Appraisal
1. A representation was made during the Local Plan Review Proposed Submission consultation which objected to plan allocations and submitted new land for housing and provision of alternative footpath for school use.	A full site appraisal has been provided for this option which can be found in annex 3 with a summary of scores provided below. The site scores more negatively than the preferred sites in Cheriton Fitzpaine on Objective A) protection of the natural environment, B) built and historic environment H) community health and well being and I) delivering the necessary infrastructure. The site is not preferred given there is likely to be a detrimental impact on the landscape and is divorced from the main settlement. There are also concerns around the provision of delivering the necessary infrastructure in which the topography and road widths result in a poor forward visibility from the site. The highway authority advises that the site should be rejected accordingly.
Changes to the Plan	
No changes to the plan are proposed. The highway authority advises that this site should be rejected.	

Summary Matrix – OCFNEW Bramble Orchard

	Alternative
Sustainability Objective	OCFNEW Bramble Orchard
A	-2
B	-1
C	+1
D	-1
E	0
F	0
G	+2
H	-1
I	-2/?

Copplestone

CO1 The Old Abattoir, Copplestone

No comments under CO1 are considered to give rise to alternatives to be considered in this annex.

Culmstock

CL1 Linhay Close, Culmstock

No comments under CL1 are considered to give rise to alternatives to be considered in this annex.

CL2 Hunter's Hill, Culmstock

No comments under CL2 are considered to give rise to alternatives to be considered in this annex.

Halberton

HA1 Land adjacent Fishers Way, Halberton

Reasonable Alternative Proposed	Impact on the Sustainability Appraisal
New Information	
1. A representation was made during the Local Plan Review Proposed Submission consultation and stated that *'Site is less preferable to 'The Pethers' which is not within an area of archaeological potential, not at risk of flooding from groundwater or Grand Western Canal, and has better access to road network.'*	The site 'The Pethers' has been appraised and discussed in a table below. New information for HA1 with regard to the area of archaeological potential since the Proposed Submission Local Plan Review SA has been made available. The Devon County Council Archaeology Team has confirmed that the scale and situation of the proposed allocation will not impact on any known heritage assets and state that they would not need to be consulted should an application come forward. Therefore both the pre-mitigation and post-mitigation scores have been amended to result in a less negative score to reflect this new information. The overall the pre-mitigation score is considered to be a slight negative impact given the potential impact on the conservation area as discussed in alternative 2 below. If mitigation is provided a post-mitigation neutral score remains although this is no longer uncertain.
2. A Historic Environment Appraisal (HEA) has been undertaken which seeks to bring together information about the historic environment. It assesses the significance and harm of potential development and suggests mitigation where appropriate. The HEA recognises some potential impact on the setting of the Halberton	This new information would affect the pre-mitigation score in which taking into account new information presented in alternative 1 above and the new information in this alternative an overall slight negative (-1) score is considered. If mitigation through appropriate design, materials and landscaping is proposed a post-mitigation score of 0

Conservation Area which was not previously identified by the SA. The HEA recommends appropriate design, materials and landscaping as mitigation to protect the setting of the conservation area.	remains.
Changes to the Plan	
A change to policy HA1 is proposed to delete reference to the need to 'archaeological investigations and appropriate mitigation measures' given the new information provided by the Devon County Council Archaeology Team that the proposed allocation will not impact on any known heritage assets and state that they would not need to be consulted should an application come forward. A change to the supporting text of HA1 is proposed to ensure mitigation through appropriate design, materials and landscaping to protect the setting of the Halberton conservation area and historic environment.	

Summary Matrix – HA1 Land adjacent Fishers Way, Halberton

	Preferred	Alternative
Sustainability Objective	SA Amendment Objective B)	Proposed Submission Policy
A	0	0
B	0	0/?
C	+1	+1
D	-2	-2
E	0	0
F	0	0
G	+1	+1
H	0	0
I	0	0

Halberton Alternative Options

OHA1 Land at Blundells Road, Halberton

Reasonable Alternative Proposed	Impact on the Sustainability Appraisal
Comments on Sustainability Appraisal	
1. A representation was made during the Local Plan Review Proposed Submission consultation and commented on the post mitigation score for objective A *'Disagree that screening should result in a mitigation score of 0'.* Individual (4447)	The mitigation score references S9 Environment and DM1 High Quality Design policies in the Local Plan Review. Screening may form part of the mitigation but would also include other criteria as set out in S9 and DM1. Policies in the Local Plan Review would be considered alongside any potential allocation, these policies provide mitigation of impacts to protect the natural environment; as such it was considered that there should be an improvement of the score of -1 pre-mitigation to 0 post-mitigation. No change is proposed.
2. A representation was made during the Local Plan Review Proposed Submission consultation and commented on the post mitigation score of objective B. *'The level of listing should be considered and argue that it is difficult to be confident of the outcome as there are unknowns through the mitigation elements of design and archaeological investigation'.* Individual (4447)	The listed buildings within the site have been considered as part of the impact on objective B. The 'level of listing' isn't considered to impact the scoring which is consistent with other appraisals in the SA although the presence of listed buildings has affected the pre-mitigation score. The post-mitigation score suggests that with appropriate mitigation a neutral score could be accomplished, however it is recognised there is a level of uncertainty particularly in considering the outcomes of the archaeological investigation which is recognised by '?' in the post-mitigation scoring column. No change is considered.
3. A representation was made during the Local Plan Review	The score referred to by the individual is the post-mitigation score.

Proposed Submission consultation and commented on the post mitigation score of objective B. *'Disagree with the equal scoring of Halberton, Land at Blundells Road and the preferred HA1 site for objective B as Halberton, Land at Blundells Road is within the Halberton conservation area and within the view of a grade II* listed building'.* Individual (4447)	Each site is different, and have different elements identified in objective B which covers a range of potential issues. The original scores and commentary recognises Halberton, Land at Blundells Road being within the conservation area and potential impact on nearby listed buildings. The equal scoring of the two sites following mitigation is due to responses which can help mitigate each impact. Although the impacts are different it was considered that it was possible to provide mitigation for each potential impact. No change is proposed.
4. A representation was made during the Local Plan Review Proposed Submission consultation and commented on the post mitigation score of objective C. *'Do not agree with the +1 score as there is an unknown impact and the benefits of the bus service should not improve the score'.* Individual (4447)	The scoring identifies that inherent with the watercourse there is a level of uncertainty through the indication of a '?'. The post-mitigation +1 score was provided as mitigation could neutralise the impact of the watercourse and the bus service was considered as a slight benefit of the location of the site. Consistent with other sites appraised in the SA, recognising the provision of a bus service in rural areas helps to differentiate between similar sites across Mid Devon, with some in locations with a bus service and others without. As the objective is considering climate change, the availability of sustainable modes of transport is an appropriate consideration in the sustainability of a site location. No change is considered.
5. A representation was made during the Local Plan Review Proposed Submission consultation and commented on the post mitigation score of objective I. *'Disagree that the post mitigation score should be 0 as it is unknown even if it is accompanied with a question mark'.* Individual (4447)	The post-mitigation score and commentary is to help identify whether the impact of the development can be mitigated and improve the overall score of the site. In this case the score post-mitigation was 0 based on the factors that could help reduce the impact of the development. A question mark is also used to recognise that there is some uncertainty until further detail is provided. No change is

	considered.
Changes to the Plan	
None of the comments above are considered beneficial, therefore no change to the Plan or the SA scoring is proposed.	

Summary Matrix – OHA1 Land at Blundells Road, Halberton

None of the alternatives are considered to give rise to any change to the post-mitigation SA scoring.

OHANEW The Pethers, Halberton

Reasonable Alternative Proposed	**Impact on the Sustainability Appraisal**
Comments on Sustainability Appraisal	
1. A representation was made during the Local Plan Review Proposed Submission consultation and commented that they *'object to the inclusion of HA1 site and offers preferable alternative'*. Compares site with Sustainability Appraisal scoring of HA1 Site. Argues that the new site is preferable over proposed allocation as has less archaeological potential, less likelihood of flooding and better access. Garside Planning Services (3645)	A full appraisal of the site has been undertaken which can be found in annex 3 with a summary matrix provided below. The site scores similarly to HA1. A benefit to HA1 is that it has an existing access whereas this new site does not although the scores in the SA remain the same for the post-mitigation score in objective I) Delivering the necessary infrastructure as access can be achieved for this site.
Changes to the Plan	
HA1 was identified as the preferred site of Halberton Parish Council and the Local Plan Review allocates sufficient land for residential development to meet the district's housing need. No change is therefore proposed as the site is not preferential in replacement of the preferred site.	

Summary Matrix – OHANEW The Pethers, Halberton

	Alternative
Sustainability Objective	OHANEW The Pethers, Halberton
A	0
B	0
C	+1
D	-2
E	0
F	0
G	+1
H	0
I	0

Hemyock

HE1 Depot, Hemyock

Reasonable Alternative Proposed	**Impact on the Sustainability Appraisal**
New Information	
1. A representation was made during the Local Plan Review Proposed Submission consultation and brought forward new information in which *'Family member resident on site wishes to*	Given representations made during the Local Plan Review Proposed Submission (2015) consultation, the site is proposed for deletion as comments made raises an issue with the potential deliverability of the

see it developed, but not in near future. Does not currently consider site deliverable due to third party access issues and landowners intention to continue trading'.	site and therefore the site is no longer considered a reasonable alternative. The site will have a limited impact on the Local Plan Review as a whole given its size and may still come forward as a windfall site as it falls within the settlement limit. This will have a limited impact on the sustainability of the plan as a whole given the scale of the site.
Changes to the Plan	
HE1 is proposed to be deleted from the plan as it is no longer considered a reasonable alternative given the representations made during the Local Plan Review questions its deliverability.	

Summary Matrix – HE1 Depot, Hemyock

A summary matrix is not provided, the new information presented raises questions over the deliverability of the site and is proposed for deletion. This will have a limited impact on the sustainability of the plan as a whole given the scale of the site.

Morchard Bishop

No reasonable alternatives are proposed for allocations in Morchard Bishop.

Newton St Cyres

NE1 Court Orchard, Newton St Cyres

Reasonable Alternative Proposed	Impact on the Sustainability Appraisal
New Information	
1. A Historic Environment Appraisal (HEA) has been undertaken which seeks to bring together information about the historic environment. It assesses the significance and harm of potential	The impact on the conservation area would amend the pre-mitigation score from -1/? to a -2/? score to take into account the potential detrimental impact on the setting and approach to the conservation

development and suggests mitigation where appropriate. The HEA notes that the site lies adjacent to the recently extended boundary of the Newton St Cyres conservation area. This was not previously identified in the SA. The HEA suggests that the proposed site would have a detrimental impact on the setting and approach of the conservation area. It suggests that access into the site will need careful design and landscaping to link in with existing trees and hedges together with good design and appropriate materials would offset much of the visual impact. It also notes that grade II Lower Creedy Bridge lies to the north. This was not previously identified in the SA, however it notes that the setting of Creedy Bridge does not appear to be compromised.	area. With mitigation through careful design of the access and landscaping to link with existing trees and hedges the 0/? post-mitigation score remains. The uncertain effect is due to the archaeological potential already identified in the SA.
Changes to the Plan	
A change the policy and supporting text is proposed to ensure design which respects the setting of the conservation area.	

Summary Matrix – NE1 Court Orchard, Newton St Cyres

None of the alternatives are considered to give rise to any change to the post-mitigation SA scoring.

Newton St Cyres Alternative Options

ONENEW New Estate Site A, Newton St Cyres

Reasonable Alternative Proposed	Impact on the Sustainability Appraisal
1. A representation was made during the Local Plan Review Proposed Submission consultation and submitted additional land which was argued to have *'no significant constraints and is*	A full appraisal of the site has been undertaken which can be found in annex 3 with a summary matrix provided below. The site scores lower in comparison to the preferred site in Newton St Cyres in objective I)

immediately available and deliverable'.	providing the necessary infrastructure. Of particular note are the concerns around access and safety with the highways authority recommending this site be rejected on those grounds. The site is therefore not preferred.
Changes to the Plan	
No changes are proposed to the Plan. The site is not preferred with particular issues around access and safety with the highways authority recommending this site be rejected on those grounds.	

Summary Matrix – ONENEW New Estate Site A, Newton St Cyres

	Alternative
Sustainability Objective	ONENEW New Estate Site A
A	0
B	0/?
C	+2/?
D	-2
E	0
F	0
G	+2
H	0
I	-2/?

ONENEW New Estate Site B, Newton St Cyres

Reasonable Alternative Proposed	Impact on the Sustainability Appraisal
1. A representation was made during the Local Plan Review Proposed Submission consultation and submitted additional land which was argued to have *'no significant constraints and is immediately available and deliverable'.*	A full appraisal of the site has been undertaken which can be found in annex 3 with a summary matrix provided below. The site scores lower in objective A) protection of the natural environment and objective I) providing the necessary infrastructure in comparison to the preferred site in Newton St Cyres. Of particular note are the concerns around access and safety with the highways authority recommending this site be rejected on those grounds. The site is therefore not preferred.
Changes to the Plan	
No changes are proposed to the Plan. The site is not preferred with particular issues around access and safety with the highways authority recommending this site be rejected on those grounds.	

Summary Matrix – ONENEW New Estate Site B, Newton St Cyres

	Alternative
Sustainability Objective	ONENEW New Estate Site B
A	-1
B	0/?
C	+2/?
D	-2
E	0
F	0
G	+2
H	0
I	-2/?

Sampford Peverell

SP1 Former Tiverton Parkway Hotel, Sampford Peverell

No comments under SP1 are considered to give rise to alternatives to be considered in this annex.

OSP1 Higher Town, Sampford Peverell (Proposed for allocation SP2)

Reasonable Alternative Proposed	Impact on the Sustainability Appraisal
1. National planning policy acknowledges the importance of ensuring housing numbers and employment opportunities are considered	In comparison to the alternative considered during the Local Plan Review Proposed Submission (2015) this alternative scores more

in tandem. In response to this full Council on 22nd September 2016 resolved to allocate land at Higher Town for residential development of 60 dwellings. The policy has been amended to reflect the latest evidence and has been reappraised taking these findings into account. A full appraisal has been provided in Annex 3 and a summary matrix is provided below.	positively or the same in all aspects. The new appraisal takes into account new information in which there has been confirmation that access is achievable. Criteria have been included in the policy to ensure landscaping and design respects the setting and character of the area, conservation area and listed building. These elements were already noted in the proposed submission SA as such most of the scores remain the same.
New Information	
2. Since the Proposed Submission Sustainability Appraisal there has been confirmation that access is achievable and therefore the uncertainty has been removed.	This new information removes the uncertainty previously attached to objective I) delivering the necessary infrastructure and the score is now proposed to be neutral.
3. A Historic Environment Appraisal (HEA) has been undertaken which seeks to bring together information about the historic environment. It assesses the significance and harm of potential development and suggests mitigation where appropriate. The HEA identifies that the site is adjacent to Sampford Peverell Conservation Area to North East. The site occupies an area enclosed in the medieval period and archaeological remains associated with the earlier field system and archaeological remnants may be affected by development here.	The SA recognises the impacts identified in the HEA and provision in the policy is provided to ensure mitigation.
Changes to the Plan	
A change to the Plan is proposed to include SP2 Higher Town allocation.	

Summary Matrix – OSP1 Higher Town, Sampford Peverell

	Preferred	Alternative
Sustainability Objective	Higher Town with new information	Higher Town Proposed Submission
A	0	0
B	0/?	0/?
C	+2	+2
D	-2	-2
E	0	0
F	0	0
G	+2	+2
H	0	0
I	0	-1/?

Sandford

SA1 Fanny's Lane, Sandford

Reasonable Alternative Proposed	**Impact on the Sustainability Appraisal**
New Information	
1. A representation was made during the Local Plan Review Proposed Submission consultation and commented that a *'Historic environment appraisal is required to assess impact of development*	A Historic Environment Appraisal (HEA) has been undertaken which seeks to bring together information about the historic environment. It assesses the significance and harm of potential development and

on listed church and conservation area, if concludes harm to set out mitigation, and if harm remains need to justify public benefits'.	suggests mitigation where appropriate. It identifies the same elements in the SA and suggests the same recommendation for mitigation to ensure a buffer strip of open space or planting to protect the setting of the listed Park House and Sandford Conservation area. Good design is also recommended to avoid the domination of views and to retain the setting of the historic core of the church in particular which already forms a criterion in policy. Therefore no change is proposed to the SA or the Plan.
Changes to the Plan	
No changes to the Plan are proposed.	

Summary Matrix – SA1 Fanny's Lane, Sandford

None of the alternatives are considered to give rise to any change to the post-mitigation SA scoring.

Silverton

SI1 Land at Old Butterleigh Road, Silverton

Reasonable Alternative Proposed	Impact on the Sustainability Appraisal
New Information	
1. A representation was made during the Local Plan Review Proposed Submission consultation and commented that they *'Object as development would lead to loss of old Devon hedge and/or destroy historically important part of village'.*	A Historic Environment Appraisal (HEA) has been undertaken which seeks to bring together information about the historic environment. It assesses the significance and harm of potential development and suggests mitigation where appropriate. The HEA does not identify the elements raised in the representation and notes that there is no anticipated heritage impact. No change to the SA is proposed.

Changes to the Plan
No changes to the Plan are proposed.

Summary Matrix – SI1 Land at Old Butterleigh Road, Silverton

None of the alternatives are considered to give rise to any change to the post-mitigation SA scoring.

SI2 The Garage, Silverton

Reasonable Alternative Proposed	Impact on the Sustainability Appraisal
New Information	
1. A Historic Environment Appraisal (HEA) has been undertaken which seeks to bring together information about the historic environment. It assesses the significance and harm of potential development and suggests mitigation where appropriate. The HEA notes that the site is no longer in the conservation area (following a 2015 revision) but now lies to the south west of the boundary. It also notes that 'Channons' in close proximity is likely to become a locally listed heritage asset. The HEA overall states that there is no anticipated heritage impact.	Given the new information set out in the HEA the pre-mitigation score is proposed to change from a negative (-2) to a slight negative (-1) score for objective B. A post-mitigation slight negative (-1) score remains due to the location of the site divorced from the main body of the village as discussed in the proposed submission SA.
Changes to the Plan	
No changes to the Plan are proposed.	

Summary Matrix – SI2 The Garage, Silverton

None of the alternatives are considered to give rise to any change to the post-mitigation SA scoring.

Thorverton

TH1 South of Broadlands, Thorverton

Reasonable Alternative Proposed	Impact on the Sustainability Appraisal
1. Alternative for 1.15 ha and 20 dwellings. A representation was made during the Local Plan Review Proposed Submission consultation which suggested that the *'site area should be extended to incorporate allotment land, which could be provided elsewhere (subject to demand); could increase housing provision, make use of existing access and omit need for road widening/footpath creation and loss of hedgerow'*. In response to this representation an alternative of 1.15 ha including the allotment land to the west for a total of 20 dwellings has been considered.	The pre-mitigation score for this alternative scores lower in objective H) ensuring community health and wellbeing due to the loss of allotments, and I) delivering the necessary infrastructure due to a need for the road to be built to an adoptable standard and the access road would need to go through garages currently near the site. The issues identified could be mitigated in which this site scores almost identically to the proposed submission site, however there is greater uncertainty in this mitigation. If the relocation of the allotments is provided for this would result in a +1/? post-mitigation score for objective H). This is uncertain given that the site for the relocation of the allotments has not been indicated. If road improvements were made the issues identified in objective I) could be mitigated however this is uncertain given that this requires the garages are in control of the applicant, given the garages are not in control of the applicant an uncertain effect remains. Furthermore the mitigation required is much greater than the preferred policy which could make this option prohibitive.
Changes to the Plan	
Alternative 1 is not preferred. Although this site scores an identical post mitigation score as the preferred site, greater mitigation would be required to enable this alternative to be acceptable and there is greater uncertainty in the delivery of this site. The option to avoid the	

relocation of allotments is preferable and the mitigation required for the road improvements has the potential to make this option prohibitive when compared with the proposed access set out in the preferred approach. The mitigation for the road improvements for the alternative option would also need the garages to be in control of the applicant, which they are currently not.

Summary Matrix –TH1 South of Broadlands, Thorverton

	Preferred	Alternative
Sustainability Objective	TH1 Proposed Submission Policy	TH1 including allotment land
A	0	0
B	0/?	0/?
C	0	0
D	-2	-2
E	0	0
F	0	0
G	+1	+2
H	+1	+1/?
I	0	0/?

Thorverton Alternative Options

OTHNEW Land north east of Silver Street, Thorverton

Reasonable Alternative Proposed	Impact on the Sustainability Appraisal
1. A representation was made during the Local Plan Review	A full appraisal of the site has been undertaken which can be found in

Proposed Submission consultation and submitted additional land which was argued to have *'no significant constraints and is immediately available and deliverable'.*	annex 3 with a summary matrix provided below. The site scores similarly to the preferred site. It scores slightly more positively on objective c) mitigating the effects of climate change and slightly less positively on objective h) ensuring community health and well-being. Although there does not appear to be significant sustainability issues with this site individually, the cumulative impact of allocating this site in addition to the site preferred in the Local Plan Review could lead overcapacity issues in the local schools.
Changes to the Plan	
No changes are proposed to the Plan. The Local Plan Review allocates sufficient land for residential development to meet the district's housing need. The addition of this site in Thorverton could lead to a negative cumulative impact on the capacity of local schools.	

Summary Matrix – OTHNEW land north east of Silver Street, Thorverton

	Alternative
Sustainability Objective	OTHNEW Land NE Silver Street
A	0
B	0
C	+1
D	-2
E	0
F	0
G	+1
H	0

I	0

OTHNEW Land to the west of Lynch Close and Cleaves Close, Thorverton

Reasonable Alternative Proposed	Impact on the Sustainability Appraisal
1. A representation was made during the Local Plan Review Proposed Submission consultation and submitted additional land which was argued to have *'no significant constraints and is immediately available and deliverable'.*	A full appraisal of the site has been undertaken which can be found in annex 3 with a summary matrix provided below. The site scores similarly to the preferred site. It scores slightly more positively on objective g) meeting housing needs and slightly less positively on objective h) ensuring community health and well-being. The site proposes more housing development than other options in Thorverton, as such it may not be possible to accommodate the number of pupils arising from the development in the existing school and developer contributions would be required for expansion. Although there are opportunities for mitigation the impact on the adjoining grade II listed building may be a constraint for the site.
Changes to the Plan	
No changes are proposed to the Plan. The Local Plan Review allocates sufficient land for residential development to meet the district's housing need. The site is less preferred given the potential impact on the capacity of the primary school and the impact on the listed building adjoining, although it is noted there are options for mitigation.	

Summary Matrix – OTHNEW Land to the west of Lynch Close and Cleaves Close, Thorverton

	Alternative
Sustainability Objective	OTHNEW Land to W of Lynch Close and Cleaves Close
A	0
B	0/?
C	+1
D	-2
E	0
F	0
G	+2
H	0
I	0

Uffculme Alternative Options

OUF3 – Land west of Uffculme

Reasonable Alternative Proposed	**Impact on the Sustainability Appraisal**
1. Land with a gross site area of 3.49 (ha) for 60 dwellings, 35% affordable.	The site has been reappraised given the conclusions of the inspectors report. A full appraisal can be found in Annex 3. The site scores more

This alternative has been considered following an appeal decision in February 2016 allowing outline planning permission for a site of 3.49ha with 60 dwellings.	positively to the Proposed Submission SA appraisal in post-mitigation scores in objective b) built and historic environment; taking into account the inspectors comments a neutral effect is considered rather than a negative effect. It also scores more positively in objective h) Ensuring community health and wellbeing taking into account the Inspector's comments. A neutral rather than a slight negative effect is considered.
Sustainability Appraisal Comments	
1. A representation was made during the Local Plan Review Proposed Submission consultation and commented on objective B) protection and promotion of a quality built and historic environment. *'Recent application refused but consultation response from Devon County Council [on archaeology] advises imposition of a condition. Therefore this [archaeology] is not an issue that strikes at the principle of development of the site'.* Messrs Persey and Harding c/o Jillings-Hutton (4654)	The condition requested refers to archaeological considerations. This has been reflected in the post-mitigation score for objective B. The score for objective B considers various elements related to the built and historic environment including but not limited to archaeology. No change is proposed with regard to the comment on archaeology however it should be noted that for objective B) built and historic environment, in taking into account the inspectors comments as discussed in alternative 1 a neutral effect is considered rather than a negative effect. A full appraisal is provided in annex 3 and summary matrix is provided below.
2. A representation was made during the Local Plan Review Proposed Submission consultation and commented on objective C) mitigating the effects of climate change. *'Recent application refused but consultation response from Environment Agency highlights no objection. None of proposed housing within application was on flood zone 2 or 3'.* Messrs Persey and Harding c/o Jillings-Hutton (4654)	The scoring when considering flood zones is set out on page 193 of the Proposed Submission SA. The SA aims to apply a consistent approach to scoring across the various sites proposed in Mid Devon. In this case some areas of the site fell within in areas of flood zone 2 and 3 and therefore initially scored slightly lower than other sites which did not include any areas of flood zone 2 or 3. However the site was redrawn to exclude areas in flood zone 2 or 3. This was reflected

	in the post-mitigation score for objective C 'mitigating the effects of climate change'. No change is proposed with regard to the comment in alternative 2.
3. A representation was made during the Local Plan Review Proposed Submission consultation and commented on objective H) ensuring community health and wellbeing. *'Disagree that a walk to school of around a mile is adverse. Site is not preferred in SA as would lead to long walking distances to village facilities'.* Messrs Persey and Harding c/o Jillings-Hutton (4654)	As noted by the commentary of the SA it is considered that the location of the site is approximately 1 mile to the primary school which could restrict young children walking to school. The Institute for Highways and Transportation Guidelines for 'acceptable' walking distances, state that for education up to 500m is the preferred distance and up to 1km is an acceptable distance. The nearest edge of the proposed site to the school is almost 1.5km to the primary school. Therefore at the time of appraising the site it was considered appropriate that a slight negative effect is considered in relation to this objective. However the site has been reappraised following the 2016 appeal decision, in which the Inspector stated that in his view the appeal site was within an acceptable and safe walking distance of the village services and facilities. As such overall a neutral effect rather than slight negative effect is considered for objective H) ensuring community health and wellbeing.
Changes to the Plan	
A change to the Plan is proposed to allocate the site as set out in the appeal decision discussed in alternative 1.	

Summary Matrix – OUF3 Land west of Uffculme

	Alternative	Preferred
Sustainability Objective	Proposed Submission SA	3.49ha, 60 dwellings
A	0	0
B	-2/?	0/?
C	+1	+1
D	-1	-1
E	0	0
F	0	0
G	+1	+1
H	-1	0
I	0	0

Willand

WI1 Land east of M5, Willand

Reasonable Alternative Proposed	**Impact on the Sustainability Appraisal**
1. Alternative of 14.8ha of 174 dwellings. A representation was made during the Local Plan Review Proposed Submission consultation which suggested that the *'allocation should be increased to 174 dwellings - is stated to be suitable, available and deliverable with no technical or*	A full appraisal is provided in annex 3 and a summary matrix is provided below. The proposed alternative scores lower overall on objectives A) protection of the natural environment, D) safeguarding and minimising resource use and H) ensuring community health and wellbeing. The alternative scores more positively on objectives E)

landownership constraints; represents 'infill' between M5 and remainder of village; appropriate buffer zone and planting, as well as protection of habitats would be required' In response to this representation, the site area proposed in the submission was used to determine the area of the site and an alternative allocation of 14.8ha of 174 dwellings has been considered.	promoting economic growth and employment and G) meeting housing needs.
Changes to the Plan	
Alternative 1 is not preferred, although there are some benefits to this alternative in terms of meeting housing needs and a slight positive impact on promoting economic growth and employment, the scale of development results in a greater negative scores on a number of objectives and in terms of a strategic preferred approach, development of this scale in the villages would not reflect a sustainable pattern of distribution in accordance with the NPPF. The cumulative impacts in rural areas are also heightened particularly when large scale development is proposed in villages for example on the road infrastructure or primary school capacity.	

Summary Matrix – WI1 Land east of M5, Willand

	Preferred	Alternative
Sustainability Objective	Proposed Submission Policy	14.8ha, 174 dwellings
A	0	-1
B	0	0
C	+1	+1
D	-1	-2
E	0	+1
F	0	0
G	+2	+3
H	+1	0
I	0/?	0/?

WI2 Willand Industrial Estate

Reasonable Alternative Proposed	**Impact on the Sustainability Appraisal**
1. Full allocation of 9.2ha 22,000 sqm of commercial floorspace. A representation was made during the Local Plan Review Proposed Submission consultation and noted that *'proposed deletion of remainder of phase 1 commercial is premature, removal of phase 2 is understood, though the site may be used to relocate a nearby business'.*	This alternative scores slightly less positively on objective A) protection of the natural environment as it is a larger site abutting the M5 and therefore will be more visible. However it scores higher in objective E) promoting economic growth and employment as it provides more commercial floorspace. An error was found in the assessment for the preferred site in the Proposed Submission SA

In response to this representation the original allocation has been reconsidered. The Proposed Submission SA did not provide a full site appraisal for the full allocation given the preferred allocation formed part of the original site. Therefore in reconsidering this alternative a summary matrix is provided below with full appraisal provided in annex 3.	where the 2.2ha site proposed for 8,800 should have scored a +2 not +3 as set out in the appraisal guidance p.192 of the SA. A summary matrix is provided below.
2. Allocation as residential development. Representations were made during the Local Plan Review Proposed Submission consultation which suggested the site would be appropriate for residential development. In response to these representations an alternative of WI2 Willand Industrial Estate allocated as a residential development has been considered for 53 dwellings	This alternative would result in a less positive scores in in objective B) protection and promotion of the built and historic environment, E) promoting economic growth and employment and H) ensuring community health and wellbeing. The alternative scores more positively on objective G) meeting housing needs. A full appraisal is provided in annex 3 and summary matrix is provided below.
Changes to the Plan	
Alternative 1 is a proposed as a modification to the plan. The Council's original reasons for not allocating the full site have been addressed as the remainder of the site is now deliverable, with access to Phase 2 having been secured. The viability of delivering employment units in this location, which was another of the Council's concerns, is addressed by information provided as part of the proposed submission consultation. A planning application has also been submitted covering the entirety of phase 2. Given the likely development of the site and the benefit of providing additional commercial floorspace on objective E) promoting economic growth and employment it is considered beneficial to allocate the full site. Alternative 2 is not preferred. The site is not suitable for residential development, being surrounded on three sides by existing and forthcoming employment development.	

Summary Matrix –WI2 Willand Industrial Estate

	Preferred	Alternative	
Sustainability Objective	Options site 10.4ha, 21,840sqm commercial	Proposed submission site 2.2ha, 8,800sqm commercial	Alternative of 2.2ha as residential development
A	-1	0	0
B	+1/?	+1/?	-2/?
C	+1	+1	+1
D	0	0	0
E	+3	+2	0
F	0	0	0
G	0	0	+2
H	0	0	-2
I	0	0	0

Managing Development

DM1 High quality design

No comments under DM1 are considered to give rise to alternatives to be considered in this annex.

DM2 Renewable and low carbon energy

No comments under DM2 are considered to give rise to alternatives to be considered in this annex.

DM3 Transport and air quality

No comments under DM3 are considered to give rise to alternatives to be considered in this annex.

DM4 Pollution

No comments under DM4 are considered to give rise to alternatives to be considered in this annex.

DM5 Parking

No comments under DM5 are considered to give rise to alternatives to be considered in this annex.

DM6 Rural exceptions sites

No comments under DM6 are considered to give rise to alternatives to be considered in this annex.

DM7 Gypsy and traveller accommodation

No comments under DM7 are considered to give rise to alternatives to be considered in this annex.

DM8 Rural workers' dwellings

No comments under DM8 are considered to give rise to alternatives to be considered in this annex.

DM9 Conversion of rural buildings

No comments under DM9 are considered to give rise to alternatives to be considered in this annex.

DM10 Replacement dwellings in rural areas

No comments under DM10 are considered to give rise to alternatives to be considered in this annex.

DM11 Residential extensions and ancillary development

No comments under DM11 are considered to give rise to alternatives to be considered in this annex.

DM12 Design of housing

No comments under DM12 are considered to give rise to alternatives to be considered in this annex.

DM13 Dwelling sizes

No comments under DM13 are considered to give rise to alternatives to be considered in this annex.

DM14 Town centre development

No comments under DM14 are considered to give rise to alternatives to be considered in this annex.

DM15 Development outside town centres

No comments under DM15 are considered to give rise to alternatives to be considered in this annex.

DM16 Fronts of shops and business premises

No comments under DM16 are considered to give rise to alternatives to be considered in this annex.

DM17 Rural shopping

No comments under DM17 are considered to give rise to alternatives to be considered in this annex.

DM18 Rural employment development

No comments under DM18 are considered to give rise to alternatives to be considered in this annex.

DM19 Protection of employment land

No comments under DM19 are considered to give rise to alternatives to be considered in this annex.

DM20 Agricultural development

No comments under DM20 are considered to give rise to alternatives to be considered in this annex.

DM21 Equestrian development

No comments under DM21 are considered to give rise to alternatives to be considered in this annex.

DM22 Tourism and leisure development

No comments under DM22 are considered to give rise to alternatives to be considered in this annex.

DM23 Community Facilities

No comments under DM23 are considered to give rise to alternatives to be considered in this annex.

DM24 Protection of Local Green Space and recreational land/buildings

No comments under DM24 are considered to give rise to alternatives to be considered in this annex.

DM25 Development affecting heritage assets

No comments under DM25 are considered to give rise to alternatives to be considered in this annex.

DM26 Green infrastructure in major development

No comments under DM26 are considered to give rise to alternatives to be considered in this annex.

DM27 Protected landscapes

No comments under DM27 are considered to give rise to alternatives to be considered in this annex.

DM28 Other protected sites

Reasonable Alternative Proposed	Impact on the Sustainability Appraisal
1. A representation was made during the Local Plan Review Proposed Submission consultation and noted that *'DM28 SA should include compensatory measures as part of policy.'* Environment Agency (943)	This comment was made on the SA however the comment is more relevant to a change to the policy within the Plan rather than the SA. Compensation would result in a neutral effect on the environment in which the proposed alternative would not result in any change to scoring of the SA.
Changes to the Plan	
Although the proposed change would not impact on the SA score it is considered that the comment is beneficial and an amendment to the policy is proposed to set out that compensatory measures in some cases may be considered appropriate where mitigation measures are not possible.	

Summary Matrix – DM28 Other protected sites

None of the alternatives are considered to give rise to any change to the post-mitigation SA scoring.

DM29 Enforcement

No comments under DM29 are considered to give rise to alternatives to be considered in this annex.

Miscellaneous

Sport England provided a response as part of the Local Plan Review Proposed Submission Consultation (2015) in which they suggested an alternative to the following policies to reflect Active Design principles and implementation:

- S1 Sustainable Development priorities
- S9 Environment
- TIV1 Eastern Urban Extension
- TIV6 Farleigh Meadows
- CU1 NW Cullompton
- CU7 East Cullompton
- DM1 High Quality Design
- DM12 Design of Housing

It is considered that the relevant principles are already generally reflected in the plan policies, for example S1, S5 and DM1. Reference to all active design principles in the policies above would be unnecessary and out of context and therefore is not preferred. This has not been appraised as it is considered the active design principles are already incorporated and would not overall amend the sustainability of the Local Plan.

Annex 3 Additional Reasonable Alternative Appraisals

This annex sets out the full appraisals undertaken as part of this Sustainability Appraisal update.

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Strategic Policies

Additional Appraisals for S2 Amount and Distribution of development

Preferred Option S2: Amount of Residential Development - Meet Housing Need with Junction 27 additional housing requirements (7,860 dwellings)

This option for the amount of residential development is to meet the objectively assessed housing needs over the plan period following the latest SHMA figure which identifies a need of 7600 dwellings rather than the 7200 as previously indicated in the proposed submission document. It also provides for the additional housing in response to the employment allocation at Junction 27 which is a preferred policy option in this Local Plan Review. The sustainability of the 7860 alternative is considered to fall between alternatives 7600 and 8000 which are assessed below. However the proposed change to the housing amount is not considered significant enough to enable a meaningful comparison; as such it is considered that the alternative of 7860 will score the same as the option to meet the objectively assessed housing need of 7600. A full appraisal is provided below for completeness.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	This is a housing target set at a level to meet the objectively assessed need of Mid Devon with two additional sites in response to the housing requirements of allocating the Junction 27 commercial option. It is capable of being met without negatively impacting significantly on the existing environmental limits of the districts towns and villages. The SHLAA has identified a sufficient number of alternative sites to avoid adverse environmental impact. The level of impact on this objective will be dependent on individual proposals but is considered to be neutral in this scenario.	0	The policy should be considered in the context of other policies which aim to protect the natural environment and ensure that the most valued landscapes and designated biodiversity and geodiversity sites are conserved.	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
B) Protection and promotion of a quality built and historic environment	This approach will have some positive and some negative impacts in contributing to this objective depending on each individual proposal.	0	The policy should be considered in the context of other policies which aim to protect heritage assets and which promote high quality design which supports the positive contribution of new development to local character.	0
C) Mitigating the effects of climate change	The construction of new homes and catering for a greater population can increase carbon emissions; however there may be opportunities by meeting housing needs to enhance features such as walking and cycling provision for the community as a whole. Opportunities to reduce flood risk; promote low carbon or renewable energy and create low carbon buildings also arise. This option may have some positive and some negative impacts in contributing to this objective depending on each individual proposal.	0	The policy should be considered in the context of other policies such as sustainable design.	0
D) Safeguarding and minimising resource use	A housing target set at a level to meet the objectively assessed need of Mid Devon with the additional housing required in response to the allocation of Junction 27 is capable of being met while still safeguarding and minimising resource use. The SHLAA has identified some alternative sites on brownfield land but will still require the loss of some of the highest grades of agricultural land if development is	-2	This policy should be read in the context of other policies in the plan, for example sustainable design. A negative effect is anticipated post mitigation.	-2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	directed towards the towns. The level of impact on this objective will be dependent on individual proposals but is considered to be negative in this scenario.			
E) Promoting economic growth and employment	An increase in residential development would benefit the local economy and increase the number of local people to the working pool. A positive impact.	+1		+1
F) Supporting retail	This policy will have a positive contribution towards achieving this objective as an increase in population would increase the number of shoppers in the District and contribute towards enhancing shopping areas in Town Centres.	+1		+1
G) Meeting housing needs	This policy will have a significant positive contribution towards achieving this objective. The key purpose of this policy is to meet the housing needs of the district. The policy meets the objectively assessed housing needs target of 7,600 as well as the additional housing requirement in response to the proposed allocation at Junction 27. It also promotes balanced communities by encouraging an appropriate mix of housing such as affordable housing, housing designed for the elderly and gypsy and traveller pitches.	+3	This option should also be read in the context of other policies in the plan which aim to meet the demand for services and facilities of the community.	+3
H) Ensuring community health and wellbeing	The policy helps to reduce barriers to housing by meeting the diverse housing needs of the district and is therefore likely to have at least a minor positive contribution to this objective. The option does not however proactively aim to meet the variety of indices in this option.	+1	The option should however be read in the context of other policies which support community health and	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	The impact on the provision of open space, limiting air, noise and light pollution and promoting safe and secure environments is unknown.		wellbeing.	
I) Delivering the necessary infrastructure	A housing target set at a level to meet the objectively assessed need of Mid Devon with the additional housing requirement in response to the Junction 27 option is capable of being met without negatively impacting on the delivery of necessary infrastructure. The two additional sites at Blundells School, Tiverton and Higher Town, Sampford Peverell are able to provide the infrastructure required in-step with development. Transport evidence confirms a new junction onto the M5 at Cullompton is technically feasible and that infrastructure requirements can be met. This policy approach could have some positive or some negative impacts on delivering the necessary infrastructure. The level of impact will be on a site by site basis.	0	The policy should be read in the context of other policies which aim to deliver the necessary infrastructure. Any proposals will also have to abide to the infrastructure policy in the plan.	0

Secondary/cumulative/synergistic effects:	A Habitat Regulations Assessment of the Mid Devon Local Plan Review including Junction 27 has been undertaken which concludes that the J27 site allocation, alone or in combination with the Local Plan proposals, will not have an adverse effect on the integrity of the Culm Grasslands SAC.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Construction will occur over the lifetime of the Plan up to 2033. Once completed the effect will be permanent.
Spatial extent: (District wide / local)	Policy option aims to meet the housing needs across the district.

Alternative Option S2: Amount of Residential Development - Meet Housing Need (7,600 dwellings)

This option for the amount of residential development is to meet the objectively assessed housing needs over the plan period following the latest SHMA figure which identifies a need of 7600 dwellings rather than the 7200 as previously indicated in the proposed submission document.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	This housing target is set at a level to meet the objectively assessed need of Mid Devon is capable of being met without negatively impacting on the existing environmental limits of the districts towns and villages. The SHLAA has identified a sufficient number of alternative sites to avoid adverse environmental impact. The level of impact on this objective will be dependent on individual proposals but is considered to be neutral in this scenario.	0	The policy should however be considered in the context of other policies which aim to protect the natural environment and ensure that the most valued landscapes and designated biodiversity and geodiversity sites are conserved.	0
B) Protection and promotion of a quality built and historic environment	This approach will have some positive and some negative impacts in contributing to this objective depending on each individual proposal.	0	The policy should be considered in the context of other policies which aim to protect heritage assets and which promote high quality design which supports the positive contribution of new development to local character.	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
C) Mitigating the effects of climate change	The construction of new homes and catering for a greater population can increase carbon emissions; however there may be opportunities by meeting housing needs to enhance features such as walking and cycling provision for the community as a whole. Opportunities to reduce flood risk; promote low carbon or renewable energy and create low carbon buildings also arise. This option may have some positive and some negative impacts in contributing to this objective depending on each individual proposal.	0	The policy should be considered in the context of other policies such as sustainable design.	0
D) Safeguarding and minimising resource use	A housing target set at a level to meet the objectively assessed need of Mid Devon is capable of being met while still safeguarding and minimising resource use. The SHLAA has identified some alternative sites on brownfield land but will still require the loss of some of the highest grades of agricultural land if development is directed towards the towns. The level of impact on this objective will be dependent on individual proposals but is considered to be negative in this scenario.	-2	This policy should be read in the context of other policies in the plan, for example sustainable design. A negative effect is anticipated post mitigation.	-2
E) Promoting economic growth and employment	An increase in residential development would benefit the local economy and increase the number of local people to the working pool. A positive impact.	+1		+1
F) Supporting retail	This policy will have a positive contribution towards achieving this objective as an increase in population would increase the number of shoppers in the District and contribute towards enhancing shopping areas in Town Centres.	+1		+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
G) Meeting housing needs	This policy will have a significant positive contribution towards achieving this objective. The key purpose of this policy is to meet the housing needs of the district. The policy meets the objectively assessed housing needs target of 7,600 and promotes balanced communities by encouraging an appropriate mix of housing such as affordable housing, housing designed for the elderly and gypsy and traveller pitches.	+3	This option should also be read in the context of other policies in the plan which aim to meet the demand for services and facilities of the community.	+3
H) Ensuring community health and wellbeing	The policy helps to reduce barriers to housing by meeting the diverse housing needs of the district and is therefore likely to have at least a minor positive contribution to this objective. The option does not however proactively aim to meet the variety of indices in this option. The impact on the provision of open space, limiting air, noise and light pollution and promoting safe and secure environments is unknown.	+1	The option should however be read in the context of other policies which support community health and wellbeing.	+1
I) Delivering the necessary infrastructure	A housing target set at a level to meet the objectively assessed need of Mid Devon is capable of being met without negatively impacting on the delivery of necessary infrastructure. Transport evidence confirms a new junction onto the M5 at Cullompton is technically feasible and that infrastructure requirements can be met. This policy approach could have some positive or some negative impacts on delivering the necessary infrastructure. The level of impact will be on a site by site basis.	0	The policy should be read in the context of other policies which aim to deliver the necessary infrastructure. Any proposals will also have to abide to the infrastructure policy in the plan.	0

Secondary/cumulative/synergistic effects:	A Habitat Regulations Assessment of the Mid Devon Local Plan Review including Junction 27 has been undertaken which concludes that the J27 site allocation, alone or in combination with the Local Plan proposals, will not have an adverse effect on the integrity of the Culm Grasslands SAC. As such a policy option which has less development proposed is considered reach the similar conclusions.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Construction will occur over the lifetime of the Plan up to 2033. Once completed the effect will be permanent.
Spatial extent: (District wide / local)	Policy option aims to meet the housing needs across the district.

Alternative Option S2: Amount of residential development - Lower growth scenario (7,200 dwellings).

The development needs of the community will be met through the provision of approximately 7,200 dwellings between 1 April 2013 and 31 March 2033. This would be a slightly lower growth scenario than the 7,600 figure to meet the objectively assessed housing needs as indicated in the SHMA. This figure was originally published before the final figures of the SHMA were set. As such the SA has been amended to reflect the deficit of 400 dwellings over the plan period to meet the objectively assessed housing need of Mid Devon when pursuing this scenario.

Sustainability objective	**Commentary**	**Impact**	**Mitigation**	**Post Mitigation**
A) Protection of the natural environment	A housing target set at a level slightly lower than the objectively assessed need of Mid Devon is capable of being met without negatively impacting on the existing environmental limits of the districts towns and villages. The SHLAA has identified a sufficient number of alternative sites to avoid adverse environmental impact. The level of impact on this objective will be dependent on individual proposals but is considered to be neutral in this scenario.	0	The policy should however be considered in the context of other policies which aim to protect the natural environment and ensure that the most valued landscapes and designated biodiversity	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			and geodiversity sites are conserved.	
B) Protection and promotion of a quality built and historic environment	This approach will have some positive and some negative impacts in contributing to this objective depending on each individual proposal.	0	The policy should be considered in the context of other policies which aim to protect heritage assets and which promote high quality design which supports the positive contribution of new development to local character.	0
C) Mitigating the effects of climate change	The construction of new homes and catering for a greater population can increase carbon emissions; however there may be opportunities by meeting housing needs to enhance features such as walking and cycling provision for the community as a whole. Opportunities to reduce flood risk; promote low carbon or renewable energy and create low carbon buildings also arise. This option may have some positive and some negative impacts in contributing to this objective depending on each individual proposal.	0	The policy should be considered in the context of other policies such as sustainable design.	0
D) Safeguarding and minimising resource use	This housing target is capable of being met while still safeguarding and minimising resource use. The SHLAA has identified some alternative sites on brownfield land but will still require the loss of some of the highest grades of agricultural land if development is	-2	This policy should be read in the context of other policies in the plan, for example sustainable design. A	-2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	directed towards the towns. The level of impact on this objective will be dependent on individual proposals but is considered to be negative in this scenario.		negative effect is anticipated post mitigation.	
E) Promoting economic growth and employment	An increase in residential development would benefit the local economy and increase the number of local people to the working pool. A positive impact	+1		+1
F) Supporting retail	This policy will have a positive contribution towards achieving this objective as an increase in population would increase the number of shoppers in the District and contribute towards enhancing shopping areas in Town Centres.	+1		+1
G) Meeting housing needs	This policy will have a positive contribution towards achieving this objective. The policy meets a significant proportion of the housing needs of the district but not the whole need and therefore has a positive impact rather than significant positive impact. The housing needs target of 7,200 promotes balanced communities by encouraging an appropriate mix of housing such as affordable housing, housing designed for the elderly and gypsy and traveller pitches.	+2	This option should be read in the context of other policies in the plan which aim to meet the demand for services and facilities of the community.	+2
H) Ensuring community health and	Helps to reduce barriers to housing by meeting the diverse housing needs of the district and is therefore likely to have at least a minor positive contribution to this objective. The option does not however	+1	The option should however be read in the context of other policies which support	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
wellbeing	proactively aim to meet the variety of indices in this option. The impact on the provision of open space, limiting air, noise and light pollution and promoting safe and secure environments is unknown.		community health and wellbeing.	
I) Delivering the necessary infrastructure	A housing target set at a level slightly lower than the required level to meet the objectively assessed need of Mid Devon is capable of being met without negatively impacting on the delivery of necessary infrastructure. Transport evidence confirms a new junction onto the M5 at Cullompton is technically feasible and that infrastructure requirements can be met. This policy approach could have some positive or some negative impacts on delivering the necessary infrastructure. The level of impact will be on a site by site basis.	0	The policy should read in the context of other policies which aim to deliver the necessary infrastructure. Any proposals will also have to abide to the infrastructure policy in the plan.	0

Secondary/cumulative/synergistic effects:	A Habitat Regulations Assessment of the Mid Devon Local Plan Review including Junction 27 has been undertaken which concludes that the J27 site allocation, alone or in combination with the Local Plan proposals, will not have an adverse effect on the integrity of the Culm Grasslands SAC. As such a policy option which has less development proposed is considered reach the similar conclusions.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Construction will occur over the lifetime of the Plan up to 2033. Once completed the effect will be permanent.
Spatial extent: (District wide / local)	Policy option aims to meet a significant proportion of the housing needs across the district.

Alternative Option S2: Amount of residential development - Intermediate Higher Growth Scenario (8,000 dwellings).

The development needs of the community will be met through the provision of approximately 8,000 dwellings between 1 April 2013 and 31 March 2033. This is a higher level of growth than is needed during the plan period and therefore would provide an additional 400 dwellings above the objectively assessed need.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	An intermediate higher growth scenario is likely to be more difficult to distribute between the towns while avoiding environmental impacts. The towns of Tiverton and Crediton are both reaching their landscape limits as they are contained in natural topographical bowls. Current development is at or just below these thresholds and significant future development may exceed capacity under this scenario. The intermediate higher growth would not necessarily result in the need to the strategic development to the east of Tiverton but would require greater development in the 3 main towns and/or villages, as such a slight negative effect is considered.	-1	The policy should however be considered in the context of other policies which aim to protect the natural environment and ensure that the most valued landscapes and designated biodiversity and geodiversity sites are conserved.	0
B) Protection and promotion of a quality built and historic environment	A intermediate higher growth scenario will have some positive and some negative impacts in contributing to this objective depending on each individual proposal.	0	The policy should be considered in the context of other policies which aim to protect heritage assets and which promote high quality design which supports the positive contribution of new development to local character.	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
C) Mitigating the effects of climate change	The construction of new homes and catering for a greater population can increase carbon emissions; however there may be opportunities by meeting housing needs to enhance features such as walking and cycling provision for the community as a whole. Opportunities to reduce flood risk; promote low carbon or renewable energy and create low carbon buildings also arise. Similar to the existing policy this option may have some positive and some negative impacts in contributing to this objective depending on each individual proposal.	0	The policy should be considered in the context of other policies such as sustainable design.	0
D) Safeguarding and minimising resource use	A intermediate higher growth scenario is likely to be more difficult to distribute between the towns while safeguarding and minimising resource use. Option is likely to put greater pressure on the supply of brownfield sites and therefore require further greenfield developments. Similarly there are areas of the highest grades of agricultural land around the towns of Tiverton and Cullompton. The level of impact on this objective will be dependent on individual proposals. Given the additional land required to provide for the additional housing a negative effect is considered.	-2	This policy should be read in the context of other policies in the plan, for example sustainable design. A negative effect is anticipated post mitigation.	-2
E) Promoting economic growth and employment	An increase in residential development would benefit the local economy and increase the number of local people to the working pool. A slight positive impact.	+1		+1
F) Supporting	This policy will have a positive contribution towards achieving this	+1		+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
retail	objective as an increase in population would increase the number of shoppers in the District and contribute towards enhancing shopping areas in Town Centres.			
G) Meeting housing needs	This policy will have a significant positive contribution towards achieving this objective. The key purpose of this policy is to meet the housing needs of the district. The policy meets the housing needs target of 7,600 and exceeds it by setting a target of 8,000 dwellings. The impact of this policy on existing services and facilities is unknown as this will be on a site by site basis. This approach is considered to have a significant positive impact on housing provision in the District.	+3	This option should be read in the context of other policies in the plan which aim to meet the demand for services and facilities of the community.	+3
H) Ensuring community health and wellbeing	The policy helps to reduce barriers to housing by meeting the diverse housing needs of the district and is therefore likely to have at least a minor positive contribution to this objective. The option does not however proactively aim to meet the variety of indices in this option. The impact on the provision of open space, limiting air, noise and light pollution and promoting safe and secure environments is unknown.	+1	The option should however be read in the context of other policies which support community health and wellbeing.	+1
I) Delivering the necessary infrastructure	An intermediate growth scenario is likely to be more difficult to distribute between the towns while delivering the necessary infrastructure. This policy approach could have some positive or some negative impacts on delivering the necessary infrastructure. The level of impact on this objective will be dependent on individual	-1	The policy should read in the context of other policies which aim to deliver the necessary infrastructure. Any proposals will also have to abide to the	-1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	proposals but is considered to be a slight negative in this scenario.		infrastructure policy in the plan. A slight negative effect is anticipated post mitigation due to the difficulty of distributing development across the towns and villages whilst providing the necessary infrastructure in-step.	

Secondary/cumulative/synergistic effects:	There could be a cumulative impact of a higher growth scenario on delivering the necessary infrastructure. The impact of this policy option will be dependent on the scale and location of individual proposals. A Habitat Regulations Assessment of the Mid Devon Local Plan Review including Junction 27 has been undertaken which concludes that the J27 site allocation, alone or in combination with the Local Plan proposals, will not have an adverse effect on the integrity of the Culm Grasslands SAC. Given this option would be greater than that proposed in the preferred option an updated Habitat Regulations Assessment would be required to determine the cumulative impact on the integrity of European sites around Mid Devon.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Construction will occur over the lifetime of the Plan up to 2033. Once completed the effect will be permanent.
Spatial extent: (District wide / local)	Policy option aims to meet the housing needs across the district.

Alternative Option S2: Amount of residential development - Higher Growth Scenario (8,400 dwellings).

The development needs of the community will be met through the provision of approximately 8,400 dwellings between 1 April 2013 and 31 March 2033.This is a higher level of growth than is needed during the plan period and therefore would provide an additional 800 dwellings above the objectively assessed need.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	A higher growth scenario may be more difficult to distribute between the towns while avoiding environmental impacts. The towns of Tiverton and Crediton are both reaching their landscape limits as they are contained in natural topographical bowls. Current development is at or just below these thresholds and significant future development may exceed capacity under this scenario. In the case of Tiverton, only one strategic direction is available to the east and this option has some landscape impact. The level of impact on this objective will be dependent on individual proposals but is considered to be negative in this scenario.	-2	The policy should however be considered in the context of other policies which aim to protect the natural environment and ensure that the most valued landscapes and designated biodiversity and geodiversity sites are conserved. A slight negative effect is still anticipated post mitigation given the higher growth scenario for this plan period.	-1
B) Protection and promotion of a quality built and historic	A higher growth scenario will have some positive and some negative impacts in contributing to this objective depending on each individual proposal.	0	The policy should be considered in the context of other policies which aim to protect heritage assets and which promote high quality	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
environment			design which supports the positive contribution of new development to local character.	
C) Mitigating the effects of climate change	The construction of new homes and catering for a greater population can increase carbon emissions; however there may be opportunities by meeting housing needs to enhance features such as walking and cycling provision for the community as a whole. Opportunities to reduce flood risk; promote low carbon or renewable energy and create low carbon buildings also arise. Similar to the existing policy this option may have some positive and some negative impacts in contributing to this objective depending on each individual proposal.	0	The policy should be considered in the context of other policies such as sustainable design.	0
D) Safeguarding and minimising resource use	A higher growth scenario may be more difficult to distribute between the towns while safeguarding and minimising resource use. Option is likely to put greater pressure on the supply of brownfield sites and therefore require further greenfield developments. Similarly there are areas of the highest grades of agricultural land around the towns of Tiverton and Cullompton. The level of impact on this objective will be dependent on individual proposals. Given the additional land required to provide for the additional housing a significant negative effect is considered.	-3	This policy should be read in the context of other policies in the plan, for example sustainable design. A significant negative effect is anticipated post mitigation.	-3
E) Promoting	An increase in residential development would benefit the local	+1		+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
economic growth and employment	economy and increase the number of local people to the working pool. A slight positive impact.			
F) Supporting retail	This policy will have a positive contribution towards achieving this objective as an increase in population would increase the number of shoppers in the District and contribute towards enhancing shopping areas in Town Centres.	+1		+1
G) Meeting housing needs	This policy will have a significant positive contribution towards achieving this objective. The policy meets the housing needs target of 7,600 and exceeds it by setting a target of 8,400 dwellings. The impact of this policy on existing services and facilities is unknown as this will be on a site by site basis. This approach is considered to have a positive impact on housing provision in the District.	+3	This option should however be read in the context of other policies in the plan which aim to meet the demand for services and facilities of the community.	+3
H) Ensuring community health and wellbeing	The policy helps to reduce barriers to housing by meeting the diverse housing needs of the district and is therefore likely to have at least a minor positive contribution to this objective. The option does not however proactively aim to meet the variety of indices in this option. The impact on the provision of open space, limiting air, noise and light pollution and promoting safe and secure environments is unknown.	+1	The option should however be read in the context of other policies which support community health and wellbeing.	+1
I) Delivering the necessary infrastructure	A higher growth scenario is likely to be more difficult to distribute between the towns while delivering the necessary infrastructure. This policy approach could have some positive or some negative	-3	The policy should read in the context of other policies which aim to deliver the necessary	-2/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	impacts on delivering the necessary infrastructure. The level of impact on this objective will be dependent on individual proposals but is considered to be significantly negative in this scenario given that the additional development is of an equivalent scale to a strategic allocation which is likely to require significant additional infrastructure above that already committed in the Local Plan.		infrastructure. Any proposals will also have to abide to the infrastructure policy in the plan. A negative and uncertain effect is anticipated post mitigation given the potential for significant infrastructure required however the impact is uncertain as it would be dependent on the location of development and the nature of the infrastructure required. Given the level of development proposed a number of proposals in rural areas are likely to be required where they may be a number of smaller roads which may require upgrading. However the level of development in any one location may not be of the quantum to result in sufficient funding to enable	

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			full mitigation as such a negative but uncertain impact is considered.	

Secondary/cumulative/synergistic effects:	There could be a cumulative impact of a higher growth scenario on delivering the necessary infrastructure. The impact of this policy option will be dependent on the scale and location of individual proposals. A Habitat Regulations Assessment of the Mid Devon Local Plan Review including Junction 27 has been undertaken which concludes that the J27 site allocation, alone or in combination with the Local Plan proposals, will not have an adverse effect on the integrity of the Culm Grasslands SAC. Given this option would be greater than that proposed in the preferred option an updated Habitat Regulations Assessment would be required to determine the cumulative impact on the integrity of European sites around Mid Devon.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Construction will occur over the lifetime of the Plan up to 2033. Once completed the effect will be permanent.
Spatial extent: (District wide / local)	Policy option aims to meet the housing needs across the district.

Alternative Option S2: Amount of residential development - Elevated Higher Growth Scenario (8,800 dwellings).

The development needs of the community will be met through the provision of approximately 8,800 dwellings between 1 April 2013 and 31 March 2033.This is a higher level of growth than is needed during the plan period and therefore would provide an additional 1200 dwellings above the objectively assessed need.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	A higher growth scenario is likely to be more difficult to distribute between the towns while avoiding environmental impacts. The towns of Tiverton and Crediton are both reaching their landscape limits as they are contained in natural topographical bowls. Current development is at or just below these thresholds and significant future development may exceed capacity under this scenario. In the case of Tiverton, only one strategic direction is available to the east and this option has some landscape impact. The level of impact on this objective will be dependent on individual proposals but is considered to be significantly negative in this scenario as it would result in additional development of an equivalent scale to a strategic allocation.	-3	The policy should however be considered in the context of other policies which aim to protect the natural environment and ensure that the most valued landscapes and designated biodiversity and geodiversity sites are conserved. A negative effect is still anticipated post mitigation given the higher growth scenario for this plan period.	-2
B) Protection and promotion of a quality built and historic environment	A higher growth scenario will have some positive and some negative impacts in contributing to this objective depending on each individual proposal.	0	The policy should be considered in the context of other policies which aim to protect heritage assets and which promote high quality design which supports the	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			positive contribution of new development to local character.	
C) Mitigating the effects of climate change	The construction of new homes and catering for a greater population can increase carbon emissions; however there may be opportunities by meeting housing needs to enhance features such as walking and cycling provision for the community as a whole. Opportunities to reduce flood risk; promote low carbon or renewable energy and create low carbon buildings also arise. Similar to the existing policy this option may have some positive and some negative impacts in contributing to this objective depending on each individual proposal.	0	The policy should be considered in the context of other policies such as sustainable design.	0
D) Safeguarding and minimising resource use	A higher growth scenario is likely to be more difficult to distribute between the towns while safeguarding and minimising resource use. Option is likely to put greater pressure on the supply of brownfield sites and therefore require further greenfield developments. Similarly there are areas of the highest grades of agricultural land around the towns of Tiverton and Cullompton. The level of impact on this objective will be dependent on individual proposals. Given the additional land required to provide for the additional housing a significant negative effect is considered.	-3	This policy should be read in the context of other policies in the plan, for example sustainable design. A significant negative effect is anticipated post mitigation.	-3
E) Promoting economic	An increase in residential development would benefit the local economy and increase the number of local people to the working	+1		+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
growth and employment	pool. A slight positive impact.			
F) Supporting retail	This policy will have a positive contribution towards achieving this objective as an increase in population would increase the number of shoppers in the District and contribute towards enhancing shopping areas in Town Centres.	+1		+1
G) Meeting housing needs	This policy will have a significant positive contribution towards achieving this objective. The key purpose of this policy is to meet the housing needs of the district. The policy meets the housing needs target of 7,600 and exceeds it by setting a target of 8,800 dwellings. The impact of this policy on existing services and facilities is unknown as this will be on a site by site basis. This approach is considered to have a positive impact on housing provision in the District.	+3	This option should be read in the context of other policies in the plan which aim to meet the demand for services and facilities of the community.	+3
H) Ensuring community health and wellbeing	The policy helps to reduce barriers to housing by meeting the diverse housing needs of the district and is therefore likely to have at least a minor positive contribution to this objective. The option does not however proactively aim to meet the variety of indices in this option. The impact on the provision of open space, limiting air, noise and light pollution and promoting safe and secure environments is unknown.	+1	The option should however be read in the context of other policies which support community health and wellbeing.	+1
I) Delivering the necessary	A higher growth scenario is likely to be more difficult to distribute between the towns while delivering the necessary infrastructure.	-3	The policy should read in the context of other policies which	-2/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
infrastructure	This policy approach could have some positive or some negative impacts on delivering the necessary infrastructure. The level of impact on this objective will be dependent on individual proposals but is considered to be significantly negative in this scenario given that the additional development is of an equivalent scale to a strategic allocation which is likely to require significant additional infrastructure above that already committed in the Local Plan.		aim to deliver the necessary infrastructure. Any proposals will also have to abide to the infrastructure policy in the plan. A negative and uncertain effect is anticipated post mitigation given the potential for significant infrastructure required however the impact is uncertain as it would be dependent on the location of development and the nature of the infrastructure required. Given the level of development proposed a number of proposals in rural areas are likely to be required where they may be a number of smaller roads which may require upgrading. However the level of development in any one location may not be of the quantum to result in	

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			sufficient funding to enable full mitigation as such a negative but uncertain impact is considered.	

Secondary/cumulative/synergistic effects:	There could be a cumulative impact of a higher growth scenario on delivering the necessary infrastructure. The impact of this policy option will be dependent on the scale and location of individual proposals. A Habitat Regulations Assessment of the Mid Devon Local Plan Review including Junction 27 has been undertaken which concludes that the J27 site allocation, alone or in combination with the Local Plan proposals, will not have an adverse effect on the integrity of the Culm Grasslands SAC. Given this option would be greater than that proposed in the preferred option an updated Habitat Regulations Assessment would be required to determine the cumulative impact on the integrity of European sites around Mid Devon.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Construction will occur over the lifetime of the Plan up to 2033. Once completed the effect will be permanent.
Spatial extent: (District wide / local)	Policy option aims to meet the housing needs across the district.

Alternative Option S2: Distribution of development - Rural focussed.

Option concentrates greater development in rural areas with some development in the three main towns. Development in rural areas would be allocated in settlements designated as villages under S13 of the Local Plan Review. The spread of development would be 30% in Tiverton, 21% at Cullompton, 10% in Crediton and the remaining 39% in rural areas. This alternative was raised by a representation at the proposed submission stage, as such it has be assessed as part of the SA as an alternative option.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The strategy concentrates development in rural areas with some continued provision in the three main towns. The strategy is likely to impact the landscape and rural setting of villages with the level of development proposed. There may be opportunities for enhancement of landscape character and biodiversity, but this is likely to be on an individual site basis and would be recognised at the post-mitigation stage. As the level of development proposed could result in development disproportionate to the scale of a village in a rural setting and would as such lead to significant landscape impacts a significant negative effect is considered.	-3	The protection of the natural environment is justified in policies elsewhere in the plan and there may be some opportunities for enhancement of landscape character and biodiversity on an individual site basis. However as the development would be of a scale which the impact on the rural setting and landscape would not be avoidable in a number of cases a negative effect is considered.	-2
B) Protection and promotion of a quality	New development in towns and villages has the potential to have a negative impact on the historic environment located in and around these settlements. There may however be some opportunities for a	-3	The protection of the historic environment is justified in policies elsewhere in the plan	-2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
built and historic environment	positive effect through enhancement of heritage assets and local distinctiveness, but this is likely to be on an individual site basis and will be assessed at the post-mitigation stage. In terms of the impact on villages there is likely to be a significant negative impact in which although some development proposed could be easily absorbed into a rural setting bringing benefits to a village, the level of development proposed is at a scale which would be disproportionate to the size of the villages identified in policy S13.		and some mitigation can be provided on a case-by-case basis in which heritage assets and local distinctiveness will be enhanced. However due to the scale of development over the lifetime of the plan is at a level disproportionate to the size of the villages identified in policy S13 a negative effect remains.	
C) Mitigating the effects of climate change	By focussing new build development in rural areas, this will increase the need to travel and therefore increase greenhouse gas emissions. There may be some opportunities for flood mitigation and promotion of low carbon and renewable energy measures, but this is likely to be on an individual site basis, for example through design and will be considered at the post-mitigation stage. As some development will still occur in the towns but a significant proportion will be delivered in villages a negative effect overall is considered.	-2	There would overall be a slight negative effect considered post mitigation given that there may be opportunities for some flood mitigation and promotion of low carbon and renewable energy measures however this remains uncertain as this will be dependent on individual applications. As a large proportion of development	-1/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			would be in villages but coupled with the fact that some development will remain in the towns and the potential for opportunities for climate change mitigation the impact is reduced and a slight negative effect is considered.	
D) Safeguarding and minimising resource use	The option scores negatively towards safeguarding and minimising resource use as it focuses new development in villages in which would likely result in the loss of greenfield development and loss of some of the best and most versatile agricultural land. The agricultural land classification of all available village allocations ranges from grade 1 to brownfield land. The majority of sites fall in the bracket of grade 3 agricultural land and therefore overall a negative effect is considered.	-2	Policy should be read in conjunction with other policies within the plan and Devon County Council Waste Plan including those that set out the waste hierarchy.	-2
E) Promoting economic growth and employment	This option will have a positive effect as it increases jobs and reduces out commuting by focusing commercial floorspace at existing main towns and settlements. The option also supports rural business by providing commercial floor space in villages. This option will help meet the employment needs of the district and enhance the economy in general while encouraging inward investment and future prosperity. The main towns have good connection to the	+2		+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	strategic road network for storage and distribution uses.			
F) Supporting retail	Focusing development in the main towns and larger villages will support the vitality and viability of existing town centres and shopping facilities in the larger villages. Retail provision could be provided but this is not outlined as a policy requirement. A slight positive effect is considered.	+1		+1
G) Meeting housing needs	The strategic option will meet the anticipated housing needs target for the district, a significant positive effect. Housing is concentrated at the villages where there are some services and facilities with the rest of the proposed development to be provided at the main towns where existing services and facilities are located.	+3		+3
H) Ensuring community health and wellbeing	The level of development proposed in rural areas may be disproportionate to the level of development a village can absorb. Although allocations would only be proposed in villages which meet the essential criteria set out in S13 as such a negative rather than significant negative effect is considered. Some development would also still occur in the main towns and villages which would allow for access to community facilities, open space and recreation. The option would focus development away from Crediton and Cullompton which are designated air quality management areas which would result in some positive impact. The option however would lead to greater light and noise pollution, particularly in villages where the scale of the development is greater than what	-3	Provision of community facilities, open space and recreation and air quality mitigation is justified in policies elsewhere in the plan and provide some mitigation for the lack of mention of community service and facilities. An overall negative effect remains as the rural distribution implied by the suggested alternative infers	-2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	might be easily absorbed by the existing scale of the village. The policy does not mention the provision of open space, sport or recreation or the reduction of crime. Overall a significant negative effect given the disproportionate level of development at villages which may impact on local services and facilities and without the quantum of development in one location to provide a full range of new services and facilities.		that there would not be the quantum of development in any one location to provide a full range of new services and facilities.	
I) Delivering the necessary infrastructure	Option does not contribute towards the efficient use of existing infrastructure as it focusses growth in villages which although can support some growth the level of development proposed is disproportionate to the existing size of the villages which are often connected to the road network by B or C roads. There are potential road capacity issues which would require improvements across Mid Devon as development would be spread across the villages rather than being focussed in key locations. As development would be spread across Mid Devon, there is likely to be a need in more than one primary education facility for improvements. Given pressures on education and road infrastructure a significant effect is anticipated.	-3	The provision of infrastructure is justified in policies elsewhere in the plan. Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities. Given the volume of areas that would require upgrading, mitigation in some cases may be limited as such a negative effect remains. This is uncertain given the number of proposals in rural areas although the sites are viewed	-2/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			as deliverable the cumulative effect would depend on the site proposals and location in the district.	

Secondary/cumulative/synergistic effects:	A number of mitigation measures are suggested which are covered by other policies in the plan. The Local Plan Review should be read as a whole and would mitigate the sustainability issues which cross-reference across the plan. There may be a greater cumulative impact on the road network as there would not be the quantum of development in one location to enable the improvement of a single junction or access such as the options for a strategic allocations would allow, therefore at a number of points across the district there may be a greater level of traffic but limited funds for improvements.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Construction will occur over the lifetime of the Plan up to 2033. Once completed the effect will be permanent.
Spatial extent: (District wide / local)	Policy option meets the housing and commercial needs for the district. Distribution is dispersed with 39% proposed in rural areas.

Alternative Option S2: Distribution of development - Tiverton and Crediton Focussed.

Option concentrates development at Tiverton with maximum provision at Crediton based on the availability of sites. As such the breakdown of distribution is as follows: 48% Tiverton, 21% Cullompton, 15% Crediton, 16% Rural Areas. This distribution is based on a proposed alternative from a representation at the Proposed Submission stage requesting a higher development figure at Crediton whilst removing East Cullompton urban expansion. By removing the East Cullompton allocation 2100 dwellings would need to be redistributed. Using the highest capacity

figures for all the available sites in Crediton a maximum figure of 1047 has been derived with the rest of the development distributed to Tiverton and Rural Areas. As such this option would result in a Tiverton and Crediton focussed option with greater development in rural areas. For the purposes of the SA, development using this distribution would assume major development at Hartnoll Farm as the only suitable, available and achievable option in Tiverton and the allocation of all potential Crediton sites to the maximum capacity.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The strategy continues to concentrate development at the districts main towns of Tiverton, Cullompton and Crediton. The policy acknowledges that development will be to a scale and mix appropriate to their individual infrastructures, economies, character and constraints. Development opportunities at Tiverton and Crediton are constrained by topography and the potential for landscape impact. This strategy accepts that a Tiverton and Crediton focussed approach would only be achievable with strategic growth at Hartnoll Farm as Tiverton's only suitable, available and achievable site. The Hartnoll Farm site is bordered by the Grand Western Canal Conservation Area to the south and east of the site. The canal is also a County Wildlife Site and Local Nature Reserve. Development of the site would have a potential significant visual impact and would impact on the biodiversity and habitats of the area. This strategy option accords with the aspirations of the NPPF to prevent isolated new homes and to protect and enhance valued landscapes. There may also be opportunities for enhancement of landscape character and biodiversity, but this is likely to be on an	-3	The protection of the natural environment is justified in policies elsewhere in the plan. At Hartnoll Farm the policy requires environmental protection and enhancement which will help mitigate any negative impact on this objective by the development of this site. Land adjacent the Grand Western Canal will need to be protected as Green Infrastructure. Because some slight negative effects will remain with regard to Hartnoll Farm post mitigation in combination with the location of some of the Crediton sites	-2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	individual site basis. Given the potential landscape and environmental impact at Hartnoll Farm in particular as well as other larger sites on the edge of the main towns an overall negative impact is considered. It would also result in the development of all potential sites available for allocation in Crediton to the maximum capacity. Given the topographical constraints some of the sites are in prominent locations in the town which would result in a negative impact. Together with the consideration of a negative effect of developing Hartnoll Farm a significant negative effect overall is considered.		are prominent and therefore landscape impacts will not be completely mitigated, overall a negative effect remains.	
B) Protection and promotion of a quality built and historic environment	New development in towns and villages has the potential to have a negative impact on the historic environment located in and around these settlements. In Crediton there are a number of listed buildings that may be affected. Some sites also fall within the Conservation Area or an area of archaeological potential. There may however be some opportunities for a positive effect through enhancement of heritage assets and local distinctiveness, but this is likely to be on an individual site basis. At Hartnoll Farm, the site lies in an area of archaeological potential with the HER recording prehistoric activity here and recent archaeological work has identified prehistoric activity across the wider landscape. A small part of the border is next to residential development and there are farm buildings within the site. The level of development proposed	-3/?	The protection of the historic environment is justified in policies elsewhere in the plan. At Hartnoll Farm, the proposal requires a public Masterplanning exercise to be undertaken before any planning application is made and which will improve the quality of the final design of the development. Archaeological investigation and appropriate mitigation to	-2/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	will be significant and therefore would likely impact the built and historic environment. However as there are no protected built or historic assets in or around the site the impact on this objective will be minor. In combination with the Tiverton Eastern Urban Extension (which is already allocated) development at Hartnoll Farm would represent a significant lengthening of Tiverton in an easterly direction along the valley floor. Two issues emerge; firstly as development extends ever easterly, the distance from town centre services increases as well as reliance on the private car and secondly the town will significantly close the gap between its urban areas with nearby villages such as Halberton, which currently has its own separate identity. The coalescence of Halberton is considered a negative effect that cannot be mitigated. Coupled with the potential impact on the historic environment including listed buildings a significant negative effect is considered although this aspect remains uncertain as the exact effect will depend on each individual proposal.		enhance sustainability. Coalescence of Tiverton with Halberton cannot be mitigated satisfactorily, a remaining negative effect after mitigation is considered. This remains uncertain given the archaeological impact is unknown before investigation.	
C) Mitigating the effects of climate change	By focusing new build development in the settlements where jobs and services are located the option will reduce the need to travel. However this option does also allocate greater development in rural areas and therefore will increased the need the travel in these locations. There is the potential for the provision of low carbon and renewable energy as part of larger development in and around the	-1/?	The protection against flood risk, surface water run-off and provision of renewable energy policy is justified in policies elsewhere in the plan. The unknown impact of the	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	main towns. However Crediton is an Air Quality Management Area (AQMA) and although the Crediton Link Road has alleviated some traffic, maximising the capacity of development at Crediton may have a negative impact on the AQMA. Where some settlements are vulnerable to flood risk, new development would be subject to safeguards in policies, with levels of development dependent on the capacity of the settlement and available suitable land. There may be some opportunities for flood mitigation and promotion of low carbon and renewable energy measures, but this is likely to be on an individual site basis, for example through design. At Hartnoll Farm the entire site is in a low risk area (flood zone 1) being the area of least flood risk. There is an unnamed watercourse which has an unknown impact on flood risk. Evidence in the SFRA suggests that the site may have some residual flood risk from the Grand Western Canal or Wimbleball Reservoir. Transport provision to ensure appropriate accessibility for all modes is also supported by the policy and traffic through Halberton and Sampford Peverell is discouraged. There are no existing services, infrastructure or facilities within the site or in close proximity. Given the scale of the development at this site it is likely some negative impacts will occur with regard to carbon emissions through construction and increased traffic movement overall a slight negative effect is considered.		unnamed watercourse in the site remains. At Hartnoll Farm the policy should be read in the context of other policies in the plan which aim to mitigate the effects of climate change and reduce the risk of flooding.	

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
D) Safeguarding and minimising resource use	There could be some loss of the best and most versatile agricultural land around some settlements and contribution to waste levels, a negative effect. New development will add to waste water levels however the option considers environmental capacity. At Hartnoll Farm, the majority of the site 68.7ha (71%) to the NE of the site is Grade 1 agricultural land. It is likely that this site will have a negative impact on this objective due to the scale of development of a site that is predominantly Grade 1 agricultural greenfield land which would be lost if this site is developed. The site will therefore have a significant negative impact on this objective.	-3	Policy should be read in conjunction with other policies within the plan and Devon County Council Waste Plan including those that set out the waste hierarchy.	-3
E) Promoting economic growth and employment	This option will have a positive effect on this objective as it increases jobs at existing main towns and settlements. The option also supports rural business by providing commercial floor space in villages. This option will help meet the employment needs of the district and enhance the economy in general while encouraging inward investment and future prosperity. The main towns have good connection to the strategic road network for storage and distribution uses. At Hartnoll Farm there are existing employment units on this site which could be retained. The policy option does not propose employment development on this site. Development of this scale would be a boost to local construction firms and associated trades who would benefit from being able to undertake contract work on the site. There would therefore be some positive	+2		+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	impact.			
F) Supporting retail	Focusing development in the Tiverton, Crediton and larger villages will support the vitality and viability of existing town centres and shopping facilities in the larger villages. Although the option suggests retail provision could be provided this is not outlined as a policy requirement. At Hartnoll Farm, no retail is proposed however the high street would benefit from the custom of the residents from this development. There would be a positive effect.	+2		+2
G) Meeting housing needs	This option takes forward the Core Strategy development strategy by directing development to the existing main towns of Mid Devon until 2033. The strategic option will meet the anticipated housing needs target for the district, a significant positive effect. Housing is concentrated Tiverton and Crediton where existing services and facilities are located. The policy option allows for a scale and mix of development to help contribute to balanced communities. Overall a significant positive impact on meeting housing needs for the district.	+3		+3
H) Ensuring community health and wellbeing	Focusing development at the main towns and villages will result in the majority of new development having access to community facilities, open space and recreation available within existing settlements, a positive effect. Option focuses development towards Crediton which is a designated air quality management areas and would therefore would have a negative effect. There may be some	0	Provision of community facilities, open space and recreation and air quality mitigation is justified in policies elsewhere in the plan. At Hartnoll Farm, the option	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	opportunities for mitigation measures, on a town wide basis. For example through new road layout / relief road and /or walking and cycling. Development is primarily focused away from Exmoor National Park an international dark sky reserve, a positive effect. Walking, cycling and public transport are encouraged through proximity of development to town centres and other key services, a slight positive effect as this option would result in greater development in rural areas. The mix of development will contribute to reducing social exclusion. Policy option supports limited development which meets local needs and promotes vibrant rural communities. Option will contribute towards light and noise pollution, a slight negative effect. The policy does not mention the provision of open space, sport or recreation or the reduction of crime, a slight negative impact. Overall a neutral impact.		promotes the delivery of community facilities to meet local needs arising and transport provision to ensure appropriate accessibility for all modes. An overall slight positive effect.	
l) Delivering the necessary infrastructure	Option contributes towards the efficient use of existing infrastructure by focusing growth in the main towns, reducing the need to travel. At Hartnoll Farm, the policy requires an agreed phasing strategy to bring forward development and infrastructure in step and retain the overall viability of development. There are potential highway capacity issues around this site which would require enhancements before this site is developed. Initial work from the Tiverton Eastern Urban Extension suggest that one of the only viable solutions to transport concerns regarding further	-3	The provision of infrastructure is justified in policies elsewhere in the plan. At Hartnoll Farm, the policy for this site requires a public Masterplanning exercise to be undertaken before any planning application is made. The site is therefore likely to	+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	development to the East of Tiverton is a link road through the Blundells School site. The Mid Devon Community Infrastructure Evidence Report indicates that there are six primary schools located within Tiverton itself and these are largely accepting more students than their planned admission number. The development allocations will result in a need to provide additional primary education facilities. Places are mostly needed at the Tiverton EUE, which is the largest area of development by far. The masterplan for the area and forthcoming developments include the provision of a school site that can accommodate up to 420 pupils, which should be sufficient to meet the demand in Tiverton. Additional secondary places will be required to accommodate the development proposed to be allocated in the emerging Local Plan Review. Developer contributions will be required in order to fund these improvements. In Crediton both local schools need to expand and need to be supported by developer contributions/CIL. It should be noted that both schools are on constrained sites which are expensive to expand and may require additional land and buildings to expand across all year groups. Given the educational pressures in both Tiverton and Crediton and need for additional infrastructure an overall significant effect is considered.		deliver the necessary infrastructure for the site with the potential to also benefit the surrounding community. Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities.	

Secondary/cumulative/synergistic effects:	A number of mitigation measures are suggested which are covered by other policies in the plan.

	The Local Plan Review should be read as a whole and would mitigate the sustainability issues which cross-reference across the plan. In Crediton the maximisation of all available allocation sites could have a negative cumulative impact on the air quality of the area, given that Crediton is an air quality management area with limited additional opportunity for strategic transport infrastructure. There are also negative cumulative landscape impact given the topography of Crediton leading to sites being developed in prominent locations. In combination with the existing Tiverton Eastern Urban Extension allocation, the Hartnoll Farm site would necessitate a relief road behind Blundells School.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Construction will occur over the lifetime of the Plan up to 2033. Once completed the effect will be permanent.
Spatial extent: (District wide / local)	Policy option meets the housing and commercial needs for the district. Development would be focussed at Tiverton and Crediton with greater distribution in rural areas. Policy option enables the distribution of development across the district to meet local needs.

Preferred Option S2: Higher Growth Scenario Commercial including J27 option

The development needs of the community will be met through the provision of approximately 215,000 square metres of commercial floorspace between 1 April 2013 and 31 March 2033.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	In taking into account the impacts noted in the appraisal of the Junction 27 proposal there are some important trees to the north of the site and in close proximity to a number of TPOs. The site falls within the 'Lowland plains' landscape character area and is typified	-3/?	The Junction 27 policy requires environmental protection and enhancement including noise mitigation. Furthermore Policy	-1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	as being an open, low lying flat landscape which is agriculturally prosperous. Development of this scale would have a significant impact on existing landscape character, altering the rural quality of the entrance into Mid Devon from the M5 and the rural character around Willand and Sampford Peverell. Landscape sensitivity is higher, primarily because of the lack of a relationship with an existing settlement, and the change to landscape character that would arise as a result. There are views available into the site from the west, as far as the canal in Sampford Peverell, whereas some parts feel isolated, with reduced visibility – though some parts are visible from the motorway. There are differences in character/visibility between the north and south, the north being more open and plainly visible, the south less so. The landscape appraisal for this site noted that employment development would potentially be more damaging from residential development owing to the larger scale buildings and infrastructure needed. A Phase I habitat survey for the northern commercial element of the site (Devon Biodiversity Records Centre, June 2014) was undertaken. The site includes a variety of habitat types including Biodiversity Action Plan habitats. The mature trees and hedgerows within the site were also identified as important for biodiversity. Natural England expressed the potential for the proposed leisure and retail development at J27 to impact on the Culm Grasslands		S9 'Environment' and DM1 'High Quality Design' in the Local Plan Review provide mitigation for both the impact on the landscape and the natural environment. The policy requires mitigation measures for the Culm Grasslands SAC where appropriate and the allocation will be subject to comprehensive masterplanning. Given the scale of development some landscape and biodiversity impact is likely to remain however mitigation provided helps to minimise the impact. The area considered is less than that appraised in the Proposed Submission SA and the proposal now considers mitigation if there is an impact	

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	SAC due to traffic impacting the air quality. Further information regarding traffic assessments and any consequential air quality assessment on the effects on this SAC will have to be undertaken to rule out any effect. Given the scale of development, impact on the landscape, biodiversity and potential impact on the Culm Grasslands SAC, overall a significant negative impact is considered although this remains uncertain.		on the Culm Grasslands, as such overall a slight negative effect is considered.	
B) Protection and promotion of a quality built and historic environment	In taking into account the impacts noted in the appraisal of the Junction 27 proposal there are listed buildings close to the site and there may be some impact the immediate settings of these buildings. To some degree there will be an impact on the registered park and garden at Bridwell which is set on rising land to the east. To a limited degree the landscape settings of Sampford Peverell conservation area and the Grand Western Canal conservation area will also be affected. There is some uncertainty in the exact impact of the allocation given this will be dependent on site layouts, density, scale and design of buildings. This site occupies a substantial area within a landscape that has evidence of prehistoric and Roman activity, overall a negative and uncertain effect.	-2/?	The policy should be considered in the context of other policies which aim to protect heritage assets and which promote high quality design which supports the positive contribution of new development to local character including the J27 allocation proposal. A neutral effect is considered, this remains uncertain given the masterplan for the J27 option is not yet adopted.	0/?
C) Mitigating the effects of	In taking into account the impacts noted in the appraisal of the Junction 27 proposal it is recognised that the site contains a number	-3/?	The protection against flood risk, surface water run-off and	-1/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
climate change	of small streams but is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site may also have some residual flood risk from the Grand Western Canal or Wimbleball Reservoir. The site could also contribute to surface water run off without appropriate mitigation measures. Given the scale of development carbon emissions could be high. Overall a significant negative effect and uncertain effect is considered given the potential but unknown impact of the small streams, the potential contribution to surface water run off and increased carbon emissions.		provision of renewable energy policy is justified in policies elsewhere in the plan including the J27 allocation option. Carbon emissions will be mitigated where possible, but the increase in traffic will still result in a slight negative impact. Uncertainty remains due to the unknown element of the small streams.	
D) Safeguarding and minimising resource use	In comparison to the previously assessed higher growth scenario which identified this as a significant negative effect concluding that a large number of sites would be required to meet the amount of commercial floorspace proposed, this alternative looks at one site which has the benefit of spin-off trade and linked trips. In taking into account the impacts noted in the appraisal of the Junction 27 proposal it is recognised that part of the Junction 27 site borders the Mineral Consultation Area for Hillhead Quarry. Since the Proposed Submission Sustainability Appraisal, given the smaller site area and updated Devon County Council Minerals Plan (proposed for adoption) it is considered the development of the site will not constrain future working of the remaining permitted reserves within	-2		-2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	Hillhead Quarry. The site is located on mainly greenfield land with a small portion on brownfield land. The majority of the site is Grade 3 good / moderate quality land with a small section of the site to the west of the M5 grade 4 poor quality land. Given the scale of the development, on Grade 3 agricultural land a negative effect is considered.			
E) Promoting economic growth and employment	This policy will have a significant positive contribution towards achieving this objective. Development in this location and at this scale has the potential to bring major inward investment and job creation for Mid Devon and the wider region.	+3		+3
F) Supporting retail	In taking into account the impacts noted in the appraisal of the Junction 27 proposal the option will deliver a 6ha designer outlet shopping centre, which will include up to 14,000 square metres of controlled comparison goods and up to 2,000 square metres of A3 uses. Since the Proposed Submission Sustainability Appraisal of the Junction 27 option a number of town centre uses have been withdrawn from the earlier promoted schemes and a retail impact assessment has been used to determine the impact. This included an assessment of 14 towns and city centres including those outside of Mid Devon District and concluded that all centres would continue to achieve higher future trading turnovers than at the assessment year. The study also sets out how designer outlet villages differ from that in town centres and how they can be controlled by planning.	+3		+3

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	Given the changes proposed to the Junction 27 policy and the findings of the retail impact assessment, the proposal significantly enhances the retail offer of the district a significant positive impact is considered.			
G) Meeting housing needs	The Local Plan will provide for the additional housing required in response to the employment opportunity provided by this allocation. A neutral effect is considered.	0		0
H) Ensuring community health and wellbeing	In taking into account the impacts noted in the appraisal of the Junction 27 proposal the option will provide some benefit to existing and future communities in which it provides leisure and retail opportunities. In taking into account the policy as a whole the option enhances existing policy as it broadens the potential use classes which will be promoted by the policy including development for healthcare, education and public facilities, overall a positive effect.	+2		+2
I) Delivering the necessary infrastructure	In taking into account the impacts noted in the appraisal of the Junction 27 proposal, there is potential for this to have a negative effect if not planned appropriately although this remains uncertain.	-2/?	In taking into account the mitigation recommended in the Junction 27 proposal the policy seeks the provision of supporting access roads, parking, infrastructure and landscaping of 43ha. It requires transport	+2/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			improvements to ensure appropriate accessibility for all modes, including new or improved access and egress onto the M5 motorway and pedestrian and cycling links across the motorway to Tiverton Parkway Railway Station. Furthermore comprehensive masterplanning is required by policy will provide greater detail on delivering the necessary infrastructure. The policy also requires environmental protection and enhancement with the supporting text referencing the provision of green infrastructure. Overall a positive effect is considered, the uncertainty remains as the detail of providing the	

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			necessary infrastructure will be considered at the masterplanning and planning application stage.	

Secondary/cumulative/synergistic effects:	A Habitat Regulations Assessment of the Mid Devon Local Plan Review including Junction 27 has been undertaken which concludes that the J27 site allocation, alone or in combination with the Local Plan proposals, will not have an adverse effect on the integrity of the Culm Grasslands SAC.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Construction will occur over the lifetime of the Plan up to 2033. Once completed the effect will be permanent.
Spatial extent: (District wide / local)	Policy option aims to meet the housing needs across the district.

Additional Appraisals for S3 Meeting housing need

Preferred Option S3: Gypsy sites distribution of development – Town focussed urban extensions

This alternative distributes the gypsy pitches across the district by allocating gypsy and traveller pitches within strategic and large allocations to meet the predicted need.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural	This strategy concentrates development at the districts main towns of Tiverton, Cullompton and Crediton. Given that the allocation of	0	The protection of the natural environment is justified in	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
environment	gypsy pitches are proposed in areas already identified as suitable for other forms of development, the additional impact on the natural environment by allocating gypsy and traveller pitches would be a neutral impact.		policies elsewhere in the plan which aim to protect the natural environment and ensure that the most valued landscapes and designated biodiversity and geodiversity sites are conserved.	
B) Protection and promotion of a quality built and historic environment	The allocation of gypsy and traveller pitches in strategic or large allocations enables the pitches to be appropriately designed and planned with a suitable relationship with other forms of development. Being in the main towns and as part of strategic or large sites enables the number of pitches or plots to be well-related to the size and location of the site and the surrounding population's size and density. Given the good relationship with the built environment a slight positive impact is considered.	+1	The protection of the historic environment is justified in policies elsewhere in the plan which aim to protect heritage assets and which promote high quality design.	+1
C) Mitigating the effects of climate change	The provision in the main towns ensures that travellers are able to access education, health, welfare and employment infrastructure minimising travel to access these services and facilities. Overall a neutral effect.	0	The protection against flood risk, surface water run-off is justified in policies elsewhere in the plan.	0
D) Safeguarding and minimising resource use	The strategic and large sites identified in the Local Plan Review have a range of agricultural land classifications with some sites on grades 1 and 2. However by allocating such sites within strategic and large sites already identified for development, it minimises the need to	-1		-1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	develop on additional land therefore overall a slight negative effect is considered.			
E) Promoting economic growth and employment	No effect.	0		0
F) Supporting retail	No effect.	0		0
G) Meeting housing needs	The policy notes that a five year supply of gypsy an traveller pitches will be allocated on deliverable sites within Mid Devon to ensure that the predicted need for traveller sites will be met. This scenario identifies the sites within the main towns as part of the strategic and large allocations. Overall a significant positive effect.	+3		+3
H) Ensuring community health and wellbeing	The provision in the main towns ensures that travellers are able to access education, health, welfare and employment infrastructure. The allocation of gypsy and traveller pitches in strategic or large allocations enables the pitches to be appropriately designed and planned with a suitable relationship with other forms of development reducing tensions between the settled and traveller communities. Overall a positive impact.	+2		+2
I) Delivering the necessary infrastructure	The provision in the main towns ensures that existing infrastructure is able to provide for the travelling community including schools, health services, roads and transportation. Any additional	0	The policy should be read in the context of other policies which aim to deliver	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	infrastructure required can be planned and designed as part of the total site. Overall a neutral effect is considered.		infrastructure. Any proposals will also have to abide to the infrastructure policy in the plan.	

Secondary/cumulative/synergistic effects:	A number of mitigation measures are suggested which are covered by other policies in the plan. The Local Plan Review should be read as a whole and would mitigate the sustainability issues which cross-reference across the plan.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Construction will occur over the lifetime of the Plan up to 2033. Once completed the effect will be permanent.
Spatial extent: (District wide / local)	Policy option meets the gypsy and traveller needs of the district which are providing on strategic or large site at the main towns.

Alternative Option S3: Gypsy sites distribution of development – Rural focussed new sites

This strategy would focus the distribution of gypsy and traveller pitches across Mid Devon in defined villages.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The strategy concentrates gypsy and traveller pitches across rural areas in defined villages. The strategy is likely to have some landscape impact given that the sites would likely occur on the edge of villages in where there would be a slight negative effect.	-2/?	The protection of the natural environment is justified in policies elsewhere in the plan and there may be some	-1/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	There is the risk of some gypsy and traveller sites to be disproportionate to the scale of a village in a rural setting which would lead to a further negative effect although this is uncertain as this would depend on specific site allocations. Overall a negative although uncertain effect is considered given that the exact impact will depend on specific site allocations.		opportunities for enhancement of landscape character and biodiversity on an individual site basis. Therefore overall a slight negative although uncertain effect is considered given that some impact may be mitigated but this is uncertain as it'll depend on specific site allocations.	
B) Protection and promotion of a quality built and historic environment	The allocation of gypsy and traveller pitches across rural areas means there is less scope for the site to be designed and planned as you could in a strategic or large allocation. There is also the risk that although allocated sites in rural areas should generally be smaller in scale in comparison to strategic and large sites within the district they could be of a scale large enough to be disproportionate to small settled communities. Overall a negative effect although uncertain as the exact impact will be dependent on specific site allocations.	-2/?	The protection of the historic environment is justified in policies elsewhere in the plan and some mitigation can be provided on a case-by-case basis in which heritage assets and local distinctiveness will be enhancement. Therefore overall a slight negative although uncertain effect is considered as the exact impact will dependent on specific site	-2/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			allocations.	
C) Mitigating the effects of climate change	By focussing new build development in rural areas, this will increase the need to travel and therefore increase greenhouse gas emissions. Overall a negative effect is considered.	-2	The protection against flood risk, surface water run-off is justified in policies elsewhere in the plan.	-2
D) Safeguarding and minimising resource use	The option scores negatively towards safeguarding and minimising resource use as it focuses new development in villages in which would likely result in the loss of greenfield development and loss of some of the best and most versatile agricultural land. Overall a negative effect is considered.	-2		-2
E) Promoting economic growth and employment	No effect	0		0
F) Supporting retail	No effect	0		0
G) Meeting housing needs	The policy notes that a five year supply of gypsy and traveller pitches will be allocated on deliverable sites within Mid Devon to ensure that the predicted need for traveller sites will be met. This scenario will lead to sites being identified in rural areas to meet this need. Overall a significant positive effect.	+3		+3
H) Ensuring community	The provision in rural areas means that travellers are less able to access education, health, welfare and employment infrastructure	-2	Provision of community facilities, open space and	-1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
health and wellbeing	than if allocated in towns. Although there are opportunities within villages for this provision which on balance would lead to only a slight negative effect. Without being part of strategic or large allocations, there is less opportunity for pitches to be appropriately designed and planned with a suitable relationship with other forms of development. In considering these issues overall a negative effect is considered although uncertain given that this will rely on the design and site specific allocation.		recreation and air quality mitigation is justified in policies elsewhere in the plan and provide some mitigation. An overall slight negative effect remains as there is not the quantum of development in one location to provide a full range of new services and facilities.	
I) Delivering the necessary infrastructure	The provision in rural areas means that such sites may put additional pressure on existing infrastructure and may require the provision of additional infrastructure separate to other forms of development making such provision more resource intensive in comparison to the provision on strategic or large allocations. Overall a slight negative effect is considered.	-1	The provision of infrastructure is justified in policies elsewhere in the plan. Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities.	0

Secondary/cumulative/synergistic effects:	A number of mitigation measures are suggested which are covered by other policies in the plan. The Local Plan Review should be read as a whole and would mitigate the sustainability issues which cross-reference across the plan.

Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Construction will occur over the lifetime of the Plan up to 2033. Once completed the effect will be permanent.
Spatial extent: (District wide / local)	Policy option meets the gypsy and traveller needs of the district which are providing on strategic or large site at the main towns.

Additional Appraisals for S13 Villages

Alternative Option S13: Edge of Village development

Policy identifies a list of 22 rural settlements designated as villages and suitable for small scale housing, employment, tourism and leisure, services and facilities and limited development that enhances community vitality or meets local social or economic need. The policy deviates from Core Strategy through the identification of Bampton as a rural village. The definition of "rural village" within the supporting text has also been simplified to require settlements to only require three key services for inclusion; an education facility, convenience store and transport service. Based on the amended criteria, Holcombe Rogus is identified as an additional settlement. Burlescombe (including Westleigh) did not meet the essential criteria. Yeoford does not meet the essential criteria of the policy as it does not have a shop however it has been included as an exception because of its strong transport links, a bus and daily train service. This alternative proposes edge-of-village development where housing delivery across the district falls below defined 'action levels' or the Council is unable to demonstrate a five year housing supply.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	Development would be limited to minor proposals within the defined settlement limits, unless housing delivery falls below defined 'action levels' or the Council is unable to demonstrate a five year housing supply in which development would be allowed on	+1	The policy should be read in the context of other policies in the plan.	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	edge of village. This policy in general protects the countryside. Hemyock (an identified village) is located in the Blackdown Hills Area of Outstanding Natural Beauty (AONB). The impact does not result in a significant positive impact as in some cases edge of village development may occur which may have a greater impact than the proposed policy which ensures development is within settlement limits, overall a slight positive effect.			
B) Protection and promotion of a quality built and historic environment	The policy makes no reference to the built or historic environment. A large number of the villages have conservation areas. A slight negative effect is considered as edge of village development where housing delivery falls below defined 'action levels' or the Council is unable to demonstrate a five year housing supply could result in a cumulative negative impact on the built environment given that development would expand existing villages beyond their identified settlement limits.	-1		-1
C) Mitigating the effects of climate change	The policy makes no reference to climate change mitigation or flood risk. The option directs some limited growth to villages with the most services therefore reducing the need to travel, a minor positive effect. A slight negative effect is considered as edge of village development could lead to increase the need to travel as development could be greater than existing services can sustain. Overall a neutral effect is considered.	0		0
D)	The policy makes no reference to safeguarding or minimising	0/?		0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
Safeguarding and minimising resource use	resources. It is uncertain the level of development that could occur through edge of village development and what impact this would have on this objective. Therefore an uncertain effect is considered.			
E) Promoting economic growth and employment	Criteria within the policy allow for employment, tourism and leisure development within rural settlements and development that enhances community vitality and social and economic needs, a significant positive effect towards economic growth and employment in the district.	+3		+3
F) Supporting retail	Criteria within the policy allow for services and facilities within rural settlements and development that enhances community vitality and social and economic needs, a significant positive effect towards supporting the self-sufficiency of rural shopping.	+3		+3
G) Meeting housing needs	National planning policy advocates the provision of market housing in rural areas where it would facilitate the delivery of significant affordable housing required to meet housing need. To facilitate the provision of affordable housing in villages across Mid Devon, the supporting text of the policy clarifies that some market housing may be permitted. Rural exception sites will also be considered in line with development management policies and an existing Supplementary Planning Document on Meeting Housing Needs. In appropriate circumstances, self-build housing will be permitted through the exceptions policy. Edge of village development is also	+3		+3

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	promoted where housing delivery falls below defined 'action levels' or the Council is unable to demonstrate a five year housing supply. The policy is supportive of small scale housing, a significant positive effect.			
H) Ensuring community health and wellbeing	The policy criteria allow for service and facilities serving the locality and other limited development which enhances community vitality or meets a local social or economic need. The policy contributes towards maintaining and enhancing community facilities, provision of open space and the district's cultural sport and recreation opportunities. This wording directly accords with the SA objective to ensure community health and well-being, a significant positive effect. The supporting text lists transport services as one of the key criteria for defining rural settlements and therefore the list of 22 settlements will be locations most accessible by public transport. Edge of village development beyond the settlement limits of the villages defined could lead to development greater than existing services can sustain, a negative effect. On-balance the policy is considered to have a slight positive effect.	+1	The policy should also be read in the context of other policies in the plan.	+1
I) Delivering the necessary infrastructure	The supporting text clarifies that rural settlements should include an education facility, convenience store and transport service to be listed as a sustainable location for development. Burlescombe (including Westleigh) did not meet the essential criteria and are not proposed to be carried forward. Yeoford does not meet the	+1	The policy should be read in the context of other policies in the plan.	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	essential criteria of the policy as it does not have a shop however it has been included for its strong transport links with provision of a bus and daily train service, a positive effect. The policy directs development to sustainable locations helping to reduce the overall need to travel, reducing traffic congestion and increasing access to key services, a significant positive effect. As the criteria do not list access to health or social care, this option could be directing development away from the most sustainable locations in respect of health, a negative effect. A slight negative effect is also felt due to the potential for edge of village development which would be beyond the settlement limits of the villages and therefore could put greater pressure on existing infrastructure. On-balance the policy option is considered to have a slight positive effect.			

Secondary/cumulative/synergistic effects:	The policy should work alongside Policy S3 Meeting Housing Need which sets out an exception test for affordable housing and self-build. The provision of edge of village development where housing delivery falls below defined 'action levels' or the Council is unable to demonstrate a five year housing supply could lead to greater cumulative impacts given that these would be beyond settlement limits and therefore would be less contained.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Development will occur throughout the lifetime of the plan up to 2033 and the effect should be considered permanent.
Spatial extent: (District wide / local)	Policy is restricted to land within defined settlement limits of villages unless housing delivery falls

	below defined ‘action levels’ or the Council is unable to demonstrate a five year housing supply in which edge of settlement development is enabled.

Site Allocations

Additional Appraisals for Tiverton allocations

Preferred Option TIV16: Blundells School: 14ha 200 dwellings

A site of 14 hectares north of Blundells School is proposed for 200 dwellings (28% affordable), 8 hectares of informal green infrastructure, land shaping to raise areas for development above flood zone 3, provision of a junction of Heathcoat Way and a safeguarded road route through the site to serve as a future second strategic road access for development at Tiverton eastern urban extension, provision and enhancement of cycle and pedestrian links in the area, site contamination assessment and remediation, provision of sustainable urban drainage and implementation of transport plans.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site is located within the settlement of Tiverton. There is minimal impact on landscape character and development could improve the current site which comprises of a number of elements including a scrap yard and former poultry handling factory.	+2		+2
B) Protection and promotion of a quality built and historic environment	The site lies in an area of archaeological potential with regard to known prehistoric activity in the wider landscape. The southern boundary of the site is adjacent the Blundell's Conservation Area and development would need to have consideration of the conservation area with regard to design. In taking these elements into account the impact pre-mitigation could be negative although this is uncertain given the impact on the area of	-1/?	The policy provides for design which respects and enhances the character and appearance of the Conservation Area. It also provides for archaeological investigation and appropriate mitigation. In	+1/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	archaeological potential is unknown. The regeneration and sustainability benefits arising from redeveloping this site overall will have a slight positive effect, on balance taking into account the potential impact on archaeology, conservation area but the benefit of regeneration overall a slight negative effect is considered. This is uncertain given the impact on archaeological potential is unknown.		taking into account these mitigation measures and the benefit of the regeneration of this site a slight positive effect is considered overall, although this remains uncertain as the results of the archaeological investigation remain unknown.	
C) Mitigating the effects of climate change	The majority of the site is in flood zone 3 (62%). With the remainder of the site in FZ1 and FZ2. Evidence in the SFRA suggests that the site may have some residual flood risk from the Grand Western Canal or Wimbleball Reservoir. Development could lead to increased surface run-off a negative effect. Given the majority of the site lies within flood zone 3 and the risk of increased surface water run-off a significant negative impact is considered pre-mitigation.	-3	The policy requires land shaping to raise areas for development above flood zone 3, including an allowance for climate change, and to create additional floodplain to compensate for the loss of floodplain; mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance and implementation of transport	+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			plans and other non-traditional transport measures to minimise carbon footprint and air quality impacts. Furthermore the Environment Agency is supportive of this allocation given the opportunity it provides to assist in the provision of wider flood risk mitigation proposals in the area. Given the mitigation to offset the pre-mitigation impacts and the benefit of the wider flood risk mitigation a positive impact is considered.	
D) Safeguarding and minimising resource use	0.7ha is contaminated land (food processing). This site is comprised of brownfield and grade 4 greenfield land. The development of this site would result in both a positive and negative impact but on balance an overall negative score reflecting contaminated land.	-2	The policy requires a site contamination assessment and remediation to mitigate risks associated with the former and current land uses. Taking this into account and regeneration of the site of	+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			which part of the site will re-use brownfield land a positive impact is considered.	
E) Promoting economic growth and employment	The development of this site would result in the loss of vacant industrial land a negative effect. The proposed allocation does not provide for additional employment land however the large scale residential development will have some positive impact including boosting local construction firms and associated trades who would benefit from being able to undertake contract work on the site. Overall, on balance a slight negative effect is considered.	-1		-1
F) Supporting retail	This site would add to housing in a town, close to the town centre. There is potential for this site to support retail in Tiverton overall a positive effect.	+2		+2
G) Meeting housing needs	The site allocation will provide for 200 dwellings which will include 28% affordable housing. The site therefore will have a significant positive impact on meeting housing needs for the district.	+3		+3
H) Ensuring community health and wellbeing	The option may contribute towards light and noise pollution however the site is also close to the town centre of Tiverton and therefore is likely to be within walking distance to services. The development of this site is therefore likely to have a slight positive impact on this objective.	+1	The site option requires the provision and enhancement of cycle and pedestrian links in the area a positive impact. The option policy requires the	+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			remediation of contaminated land which will remove pollutants. It also requires the implementation of transport plans and other transport measures to minimise carbon footprint and air quality impacts. Overall a positive impact is considered.	
l) Delivering the necessary infrastructure	The policy requires land shaping to raise areas for development above flood zone 3 and the provision of a junction on Heathcoat Way and safeguarded route through the site to serve as a future second strategic road access for development at Tiverton eastern urban extension. The option is likely to deliver the necessary infrastructure for the site. The Mid Devon Community Infrastructure Evidence Report indicates that there are six primary schools located within Tiverton itself and these are largely accepting more students than their planned admission number. The development allocations will result in a need to provide additional primary education facilities. It is anticipated that this development will not as an individual site put pressure on the local secondary schools however additional secondary places will be required to	-1	The site is likely to deliver the necessary infrastructure for the site and a safeguarded route to serve future communities. The policy option requires the provision and enhancement of cycle and pedestrian links in the area. It also requires implementation of transport plans and other transport measures to minimise carbon footprint and air quality impacts. Policy S8 also provides mitigation by	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	accommodate the development proposed to be allocated in the emerging local Plan Review. Developer contributions will be required in order to fund these improvements. Overall a slight negative impact is considered.		setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities; overall a slight positive effect is considered.	

Secondary/cumulative/synergistic effects:	The development overall will help meet the housing needs of Tiverton including affordable housing. It will also assist in the provision of wider flood risk mitigation proposals in the area. The policy also requires a safeguarded route through the site to serve as a future second strategic road access for development at Tiverton eastern urban extension. Furthermore there is the benefit of remediating contaminated land in this area.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic increase within the town. The proposal will provide long term benefits for the wider area including flood risk mitigation, remediation of contaminated land and provides a safeguarded route through the site to serve as a future second strategic road access for development at Tiverton eastern urban extension. Once developed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help provide housing within Tiverton including for affordable housing. Development would be focussed in Tiverton, the largest town in the district.

Alternative Option TIV13 Tidcombe Hall (contingency site): 8.4ha 200 dwellings

This alternative re-considers the allocation as set out in the options consultation taking into account the information set out in the Historic Environment Appraisal (HEA), updated methodology in the SA with regard to site allocation appraisals and reasons for the reduction in total dwellings based on SHLAA panel recommendations.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site contains mature hedgerows and trees and the canal is also a defined County Wildlife Site & Local Nature Reserve. The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. There is a potential, but localised impact on character as the site is reasonably well contained within the landscape. There would be some impact arising from development, though this would be against the backdrop of the existing built environment to the west, a negative effect. Given the proposed density of the site, it is considered there would be some impact on the canal in which the HEA opposes development coming further forwards towards the canal. Overall, there is potential for a significant negative effect with the density proposed.	-3	The policy option requires the protection of the setting of the Grand Western Canal, Tidcombe Hall and Conservation Areas which provides some mitigation, a negative effect overall.	-2
B) Protection and promotion of a quality built and historic	The site is located on the south eastern edge of Tiverton and is close to the Grand Western Canal Conservation Area with 1.6ha of the site is within the Grand Western Canal Conservation Area (19% northern part). This site includes the site of the medieval	-2/?	Mitigation through policy to protect the setting of the canal, Tidcombe Hall and Conservation Area may be	-2/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
environment	chapel of St Lawrence and Tidcombe Hall. The site lies just to the west of Tidcombe Farmhouse which contains Tidcombe Hall, a 19th century house that was formerly a rectory. There is also a record of a domestic chapel at this site that was licensed in the early 15th century. A desk-based assessment followed by appropriate archaeological mitigation would be required.		limited given the density of development proposed. The HEA notes that design is important to mitigate the impact of development particularly to the south and east of the hall where impact could be significant but will depend on design, landscaping etc. Archaeological mitigation in the form of a programme of archaeological work undertaken through the application of a standard worded archaeological condition on any consent granted may also be required. The scale of the development proposed may limit the level of mitigation available to protect the built and historic environment, as such a	

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			negative although uncertain effect remains.	
C) Mitigating the effects of climate change	The site is located in Flood zone 1 the lowest level of flood risk. Evidence in the SFRA suggests that the site may also have some residual flood risk from the Grand Western Canal or Wimbleball Reservoir. Development on the site may increase surface water run-off. A negative effect. There is also an unnamed watercourse flowing through the site for which there is no flooding data available, overall a negative and uncertain effect.	-3/?	A policy requirement in the Local Plan Review seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Policy criteria, seeks walking and cycling enhancements and connection to surrounding public rights of way and green infrastructure. Appropriate mitigation measures should be incorporated into the design of development to respond to the flood risk from the Grand Western Canal or Wimbleball Reservoir. If mitigation measures are incorporated a neutral effect is considered.	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			Uncertainty remains as the impact of the unnamed watercourse is not yet known.	
D) Safeguarding and minimising resource use	The site is made up of a variation of land which has a number of different grades, including urban land and grade 1 agricultural land. Development option is located partly on greenfield land which would be lost if this site is developed. As approximately 75% of the site is made up of Grade 1 and Grade 2 agricultural land, development of this site will have a negative impact on this objective.	-3		-3
E) Promoting economic growth and employment	Site option does not result in the loss or gain of employment land. Development of this scale would be a boost to local construction firms and associated trades who would benefit from being able to undertake contract work on the site. There would therefore be some positive impact.	+1		+1
F) Supporting retail	The policy contains no retail proposals, however the high street would benefit from the custom of the residents from this development. There would be a positive effect.	+2		+2
G) Meeting housing needs	Option provides for 200 new dwellings a contribution towards future housing need and includes provision for affordable housing, a significant positive effect.	+3		+3
H) Ensuring community	There are shops along Canal Hill which are easily accessible, but the site is not within walking distance of Tiverton town centre, a	-1	Policy criteria, seeks walking and cycling enhancements and	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
health and wellbeing	slight negative effect. There are bus stops located on Tidcombe Lane and a footpath on the opposite site of Tidcombe Lane leading to Canal Hill.		connection to surrounding public rights of way and green infrastructure.	
I) Delivering the necessary infrastructure	A key factor is access. Tidcombe Lane has limited width without footways and Tidcombe Bridge is similar. Improvements to Tidcombe Lane will be necessary northwards from the site to ensure the safety of pedestrians, although will not necessarily increase its traffic capacity. A single vehicular access point on to Canal Hill will need to be supplemented with a secondary emergency access designed to be located at the end of the main cul-de-sac within the site. The Mid Devon Community Infrastructure Evidence Report indicates that there are six primary schools located within Tiverton itself and these are largely accepting more students than their planned admission number. The development allocations will result in a need to provide additional primary education facilities. Additional secondary places will be required to accommodate the development proposed to be allocated in the emerging Local Plan Review. Developer contributions will be required in order to fund these improvements. Given school capacity and site access issues given the scale of development proposed a significant negative effect is considered.	-3	Criteria within the policy seek a vehicular access points from Canal Hill and improvements to Tidcombe Lane northwards from the site. However given the scale of development proposed and access limitations, it is considered a negative effect remains.	-2

Secondary/cumulative/synergistic effects:	The development overall will help meet the housing needs of Tiverton including affordable housing. Given the level of development proposed it is anticipated there will be a likely negative cumulative impact on the road network.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic increase within the town. There it potential for long term issues with access to the site due to the level of development proposed.
Spatial extent: (District wide / local)	This site option will help provide housing within Tiverton including for affordable housing. Development would be focussed in Tiverton, the largest town in the district.

Alternative Option TIV14 Wynnards Mead: New information, impact with existing mitigation

A site of 6.3 hectares at Wynnards Mead, Bakers Hill is allocated for residential development, subject to; 70 dwellings (28% affordable), design that minimises impact to landscape character and setting of the adjoining listed building and unlisted building (Wynnards Mead), upgrading the lane to provide vehicular access point with the existing access to Wynnards Mead to form a secondary access for pedestrian and cyclists and site contamination assessment with mitigation for the historic quarry. New information has been provided by the Historic Environment Assessment (HEA) and a representation by the Environment Agency (EA) which assesses the harm to the historic environment and flood risk.

Sustainability objective	**Commentary**	**Impact**	**Mitigation**	**Post Mitigation**
A) Protection of the natural environment	This site falls within the 'River valley slopes and combes' landscape character area. This area typically falls within the River Exe valley and often has steep, wooded sides and a strong sense of enclosure within a lush valley landscape. The site is elevated, and therefore is visible from a number of viewpoints, including Seven Crosses Road to the south. Accordingly, there would be	-2	The site capacity was reduced to 70 dwellings down from 100 dwellings to reflect site constraints originally identified. The policy requires design which minimises impact	-1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	some impact from development in this location, a negative effect.		to the landscape character, overall a minor negative impact with this mitigation measure.	
B) Protection and promotion of a quality built and historic environment	The site, which lies to the west of Tiverton, consists of the grounds of a large house called 'Wynnards Mead', including some associated agricultural land and two cottages. Gotham adjoins the site to the west. The site is in close proximity to a listed building to the immediate west of the site. In response to a request made by Historic England a Historic Environment Assessment (HEA) was undertaken which has indicated that the policy as proposed would have a very damaging impact on the settings of Gotham (recently upgraded listed building to II*) and Wynnards Mead (heritage asset). Given the concerns and clarity provided in the HEA a significant negative impact is considered.	-3	Criteria within the policy requires design which protects the character and setting of the adjoining listed buildings and the unlisted house within the site 'Wynnards Mead'. However the HEA suggests significant buffers are required to reduce the impact on the relevant buildings. The mitigation suggested in the policy with the quantum of development proposed would not be capable of providing the mitigation suggested in the HEA, therefore a significant negative effect remains.	-3
C) Mitigating the effects of climate	The site is set on the north side of the Cottey Brook, sloping down north to south. The largest portion of the site in the north is	-2	A policy requirement in the Local Plan Review seeks	-2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
change	located in flood zone 1, the lowest risk of flooding. The southern edge of the site is within flood zone 3 where the Cottey Brook runs along the southern boundary. Development could lead to increased surface water run-off, a negative effect.		mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance which provides some mitigation. However a negative effect remains given that new information from the EA suggests a 7m wide buffer around Cottey Brook is required to allow for future maintenance of the watercourse which isn't currently mitigated in the policy.	
D) Safeguarding and minimising resource use	2.1ha (33% S and W) of the site is located on Grade 3 very good quality agricultural land, 4.2ha (67% NE) of the site is located on unclassified agricultural grade and a small area of contaminated land (historic quarry, 0.06ha in north). On balance development of this site would result a minor negative impact on this objective.	-1/?	Criteria in policy require site contamination assessment and remediation to mitigate risks associated with the historic quarry to the north of the site. A negative effect remains due to the partially known	-1/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			agricultural grade of land.	
E) Promoting economic growth and employment	Site option does not result in the loss or gain of employment land. A neutral effect.	0		0
F) Supporting retail	The policy contains no retail proposals, however the high street would benefit from the custom of the residents from this development. There would be a minor positive effect.	+1		+1
G) Meeting housing needs	Option provides for 70 new dwellings a contribution towards future housing need including affordable housing, a positive effect.	+2		+2
H) Ensuring community health and wellbeing	The services and facilities of Tiverton lie some 1.2 km distant. The site is located within walking distance to Tiverton town centre and is close to a bus service into Tiverton.	+1		+1
I) Delivering the necessary infrastructure	An adequate site access is achievable however the existing carriageway and footway links to Tiverton are very steep. The Mid Devon Community Infrastructure Evidence Report indicates that there are six primary schools located within Tiverton itself and these are largely accepting more students than their planned admission number. The development allocations will result in a need to provide additional primary education facilities. Additional secondary places will be required to accommodate the development proposed to be allocated in the emerging Local Plan	-2	Policy proposes the upgrading of the lane to 'Wynnard's Cottages' to provide the vehicular access point with widening of the frontage. The existing access to the house Wynnard's Mead to form a secondary access for pedestrians and cyclists. Policy	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	Review. Developer contributions will be required in order to fund these improvements. Given school capacity and site access issues a negative effect is considered.		S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities; overall a neutral effect is considered.	

Secondary/cumulative/synergistic effects:	The development overall will meet the housing needs of Tiverton including affordable housing.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic increase within the town. Once developed, development will be permanent. The development without appropriate mitigation will lead to a permanent damaging impact on the settings of Gotham (recently upgraded listed building to II*) and Wynnards Mead (heritage asset).
Spatial extent: (District wide / local)	This site option will help provide housing within Tiverton including for affordable housing. Development would be focussed in Tiverton, the largest town in the district. The provision of 70 dwellings will help meet the housing needs of the district as a whole.

Alternative Option TIV14 Wynnards Mead: New information, reduced area

In response to a request made by Historic England a Historic Environment Assessment (HEA) was undertaken which suggested an alternative option of not allocating the south west and south of the site to protect the setting of the grade II* listed building (Gotham) and heritage asset

(Wynnards Mead). Taking this into account along with a representation from the Environment Agency a site of 1.2 hectares at Wynnards Mead, Bakers Hill could be allocated for residential development, subject to; 29 dwellings (28% affordable), design that minimises impact to landscape character and setting of the adjoining listed building and unlisted building (Wynnards Mead), upgrading the lane to provide vehicular access point and site contamination assessment with mitigation for the historic quarry.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	This site falls within the 'River valley slopes and combes' landscape character area. This area typically falls within the River Exe valley and often has steep, wooded sides and a strong sense of enclosure within a lush valley landscape. The site is elevated, and therefore is visible from a number of viewpoints, including Seven Crosses Road to the south. Accordingly, there would be some impact from development in this location, a negative effect.	-2	The site capacity has been reduced to 29 dwellings down from 70 dwellings to reflect site constraints. The policy requires design which minimises impact to the landscape character, overall a minor negative impact with this mitigation measure.	-1
B) Protection and promotion of a quality built and historic environment	The site, which lies to the west of Tiverton, consists of the grounds of a large house called 'Wynnards Mead', including some associated agricultural land and two cottages. Gotham adjoins the site to the west. The site is in close proximity to a listed building to the immediate west of the site. In response to a request made by Historic England a Historic Environment Assessment (HEA) was undertaken which suggested an alternative option of not allocating the south west and south of the site to protect the setting of the grade II* listed building	-1	Criteria within the policy requires design which protects the character and setting of the adjoining listed buildings and the unlisted house within the site 'Wynnards Mead'.	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	(Gotham) and heritage asset (Wynnards Mead). In considering the proposed alternative for the site it is considered that a slight negative impact would remain.			
C) Mitigating the effects of climate change	With the new information provided by the EA that a buffer of at least 7m around Cottey Brook is required to allow for future maintenance of the watercourse, the proposed alternative for the site no longer abuts the north side of Cottey Brook and therefore no longer falls within flood zone 3. However development could lead to increased surface water run-off, a slight negative effect remains.	-1	A policy requirement in the Local Plan Review seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. On balance it is felt that development of this site would have a neutral effect.	0
D) Safeguarding and minimising resource use	The proposed alternative site is located on unclassified agricultural grade and a small area of contaminated land (historic quarry, 0.06ha in north). On balance development of this site would result a minor negative impact on this objective.	-1/?	Criteria in policy require site contamination assessment and remediation to mitigate risks associated with the historic quarry to the north of the site. Due to the partially known agricultural grade of land an unknown and slight negative impact would be considered.	-1/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
E) Promoting economic growth and employment	Site option does not result in the loss or gain of employment land, a neutral effect.	0		0
F) Supporting retail	The policy contains no retail proposals, however the high street would benefit from the custom of the residents from this development. There would be a minor positive effect.	+1		+1
G) Meeting housing needs	Option provides for 29 new dwellings a contribution towards future housing need including affordable housing, a positive effect.	+2		+2
H) Ensuring community health and wellbeing	The services and facilities of Tiverton lie some 1.2 km distant. The site is located within walking distance to Tiverton town centre and is close to a bus service into Tiverton.	+1		+1
I) Delivering the necessary infrastructure	An adequate site access is achievable however the existing carriageway and footway links to Tiverton are very steep. The Mid Devon Community Infrastructure Evidence Report indicates that there are six primary schools located within Tiverton itself and these are largely accepting more students than their planned admission number. The development allocations will result in a need to provide additional primary education facilities. Additional secondary places will be required to accommodate the development proposed to be allocated in the emerging Local Plan Review. Developer contributions will be required in order to fund	-2	Policy proposes the upgrading of the lane to provide the vehicular access point. Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities; overall a neutral effect is considered.	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	these improvements. Given school capacity and site access issues a negative effect is considered.			

Secondary/cumulative/synergistic effects:	The development overall will meet the housing needs of Tiverton including affordable housing.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic increase within the town. Once developed, development will be permanent.
Spatial extent: (District wide / local)	This site option will help provide housing within Tiverton including for affordable housing. Development would be focussed in Tiverton, the largest town in the district. The provision of 29 dwellings will help meet the housing needs of the district as a whole.

Alternative Option New Site Tiverton- Seven Crosses Hill

Land with a gross site area of 7.69ha at Seven Crosses hill, Tiverton for 184 dwellings.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site lies adjacent to the designated town of Tiverton (under existing planning policy), outside but adjoining the settlement limit. The majority of this site falls within the 'River valley slopes and combes' landscape character area which typically falls within the River Exe Valley and often has steep, wooded sides and a	-2	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan Review would provide some mitigation and therefore a slight negative	-1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	strong sense of enclosure within a lush valley landscape. The southern part of the site falls within the 'Upper farmed and wooded valley slopes' landscape character area which is typified as having a steeply rolling landform, being a lush and fertile land which gives rise to extensive tracts of medium scale fields of permanent pasture. The site is very open from the northern direction whereby the surrounding skylines consist of expansive views of Tiverton and the surrounding countryside. There are no European wildlife sites or SSSIs in close proximity but the site does contain an area of woodland approximately 0.56ha in size which is a priority habitat. As development would be very prominent within the landscape, a negative effect is considered.		effect is considered. Further mitigation would be provided if development was focused on the northern part of the site only. This section would not have such a significant impact on landscape character and would have a better relationship to the existing settlement limit.	
B) Protection and promotion of a quality built and historic environment	There are no listed buildings located in close proximity. This proposed development site occupies a prominent position in the landscape where prehistoric activity is recorded in the County Historic Environment Record on similar topographic sites. An overall slight negative and uncertain effect is considered.	-1/?	Local Plan Review policy DM25 would provide some mitigation by requiring that any planning application include sufficient information to enable a description of a heritage asset affected and a consideration of the impact of development upon it. Based on information from Devon County Council this may take the form of 1) an	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			archaeological geophysical survey and 2) a programme of intrusive archaeological investigation of areas that would be affected by development here. Overall a neutral effect although this remains uncertain as the impact depends on the results of the investigation.	
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk however there is an ordinary watercourse on the eastern site boundary. Surface water run-off would increase without appropriate mitigation measures. Overall a slight negative and uncertain effect.	-1/?	A policy requirement in the Local Plan Review seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. A Flood Risk Assessment would be required to determine the impact of the ordinary watercourse. If development avoided areas of flood risk this would mitigate	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			any impact. Overall a neutral and uncertain effect given as the effect of the ordinary watercourse is not yet known.	
D) Safeguarding and minimising resource use	Development is located on a greenfield site which is grade 3 good / moderate agricultural land, a slight negative effect.	-1		-1
E) Promoting economic growth and employment	Site option does not result in the loss or gain of employment land. Development of this scale would be a boost to local construction firms and associated trades who would benefit from being able to undertake contract work on the site. There would therefore be a slight positive impact.	+1		+1
F) Supporting retail	This option proposes a large scale residential development within a town. The policy contains no retail proposals, however the high street would benefit from the custom of residents from this development. There would be a positive effect.	+2		+2
G) Meeting housing needs	Option provides for 184 new dwellings contributing towards future housing needs, a significant positive effect.	+3		+3
H) Ensuring community health and	Tiverton is a designated town under policy S10; it has numerous services as outlined in S10 and is considered appropriate for development. Services/facilities in the town centre are within	+1		+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
wellbeing	walking distance. Overall a slight positive effect.			
I) Delivering the necessary infrastructure	The Mid Devon Community Infrastructure Evidence Report indicates that there are six primary schools located within Tiverton itself and these are largely accepting more students than their planned admission number. The development allocations will result in a need to provide additional primary education facilities. Additional secondary places will be required to accommodate the development proposed to be allocated in the emerging Local Plan Review. Developer contributions will be required to fund these improvements. Access is a concern as the delivery of an appropriate estate road would be difficult given the challenging topography of the site. The site would require a number of accesses from Seven Crosses Road all of which would necessitate significant excavation. Given the constraints to site access and educational capacity an overall negative effect is considered.	-2	Policy S8 would provide some mitigation by setting out that developers would be expected to contribute to, or bear the full cost of new or improved infrastructure and facilities although the impact remains uncertain given the limited capacity for the primary schools to expand within their current sites. Although access is achievable, work would require significant excavation and would constrain the delivery of the expected yield. Overall a slight negative and uncertain effect is considered given the access constraints and the uncertainty around the limited capacity of the school to expand.	-1/?

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site have the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development of this site could lead to overcapacity issues in local schools.
Temporary/permanent effects :Timescale: Short (1-5 years), Medium (6-15 years), Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic along Seven Crosses Road, Tiverton. Once completed the development will be permanent.
Spatial extent: (District wide/local)	This site option will help meet housing needs.

Additional Appraisals for Cullompton allocations

Alternative Option CU1-6: North West Cullompton including Growen Farm full allocation

A site of 106 hectares to the North West of Cullompton is allocated for mixed use development subject to; 1520 dwellings (28% affordable), 5 pitches for gypsies and travellers, extra care housing, 5% of housing to be serviced plots for self-build, 21,000 sqm of commercial floor space including retirement complex, hotel and leisure, 28 hectares of green infrastructure, road linking Tiverton Road to Willand Road, environmental protection, community facilities including primary school, Carbon reduction and air quality improvements, phasing strategy and master planning exercise. Policies CU2-6 provide further detail.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	There are a number of protected trees and hedgerows within the site, along field boundaries. This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. The landscape is undulating, with the higher parts more sensitive to change and development. Developing this area will extend the built up area of the town, from an agricultural landscape, which will be a significant change. However, the visibility from elsewhere varies across the site. The more elevated parts of the site (such as St Andrews Hill and Rull Hill) are more sensitive to development because of their visibility in the landscape (particularly on north and west facing slopes). The Landscape and Visual Appraisal concludes that development	-3	The policy requires 'environmental protection and enhancement' which will help mitigate the impact on this objective however the level of development on the site will still have an impact on the character of the area. CU3 sets out these measures in detail including; the protection and strengthening of trees and other features, maintaining wildlife networks, 28 ha of green infrastructure, providing	-2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	of the land will extend Cullompton into the open countryside beyond Rull Hill which currently acts as a strong threshold in the landscape which will largely separate the site from adjacent proposed development. Opportunities for development are limited on the site, and should development proceed, it should be limited to the eastern part of the southern field, adjacent to the proposed development to the east. The northern four fields are not suitable for development. Given some parts of the Growen Farm site are sensitive to change and development, overall a significant negative effect is anticipated.		public open space and allotments, strategic landscaping and measures to protect the biodiversity. However given the findings of the 2014 Landscape and Visual Appraisal on Strategic Site Options report identified the northern four fields are not suitable for development a negative effect remains.	
B) Protection and promotion of a quality built and historic environment	The site adjoins a roman fort on St Andrew's Hill (a scheduled ancient monument). There are a number of listed buildings within the cemetery and farmyards adjoining the site which would need to be considered when designing the development. The site lies in an area of high archaeological potential to the north of the Roman fort at St Andrew's Hill and contains evidence of prehistoric activity identified through aerial photography and findspots of flint tools. Recent archaeological investigations in this area have demonstrated the presence of extensive and significant prehistoric and Romano-British sites.	-2/?	Criteria within the supporting policy CU3 seek mitigation measures through archaeological investigation, a slight negative effect. The policy requires a public Masterplanning exercise to be undertaken before any planning application is made and which will improve the quality of the final design of the development. Overall a	-1/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			slight negative effect.	
C) Mitigating the effects of climate change	The site is largely located in Flood zone 1 the lowest risk to flooding. However there are unnamed watercourses flowing through parts of the site for which flood zone information is not yet known. The northern edge is adjacent to flood zone 3a, which is associated with a watercourse which runs west-east, a potentially slight negative impact. The layout of the development will need to take this into account with a potential buffer zone. Areas of floodplain should be retained as part of the strategic green infrastructure. The Flood Map for Surface Water shows a low risk of flooding from surface water in most areas. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows and any potential increase in surface runoff a slight negative impact. The site has increased in size, which has led to more of the northern boundary being adjacent to flood zones 2 and 3. Criteria within the policy seek carbon reduction and air quality improvements, this is required to minimise the overall carbon footprint of the development and ensure the impact of the site on air quality is acceptable, a slight positive effect. One Critical Drainage Area is identified at Cullompton. A Flood Risk Assessment will be required at the planning application stage to determine specific recommendations for mitigation. Taking into account flood risk	-1/?	Criteria within the policy seek mitigation measures through environmental protection and enhancement. Built development is entirely in flood zone 1 and CU3 seeks SUDs to deal with surface water run-off. The policy requires carbon reduction and air quality improvements and will help mitigate the effects of climate change. This will help minimise the overall carbon footprint of the development. A Flood Risk Assessment would be required to determine the impact of the unnamed watercourses. If development avoided areas of flood risk this would mitigate any impact. Policy S11 Cullompton supporting text	+1/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	and climate change an overall minor negative and uncertain effect is considered.		acknowledges the Critical Drainage Area at Cullompton which provides mitigation. Taking into account flood risk and mitigation measures for climate change an overall slight positive effect is considered. Uncertainty remains as the impact of the unnamed watercourse is not yet known.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land. Approximately 70% of the site is located on Grade 1 agricultural land of the highest quality, with the remainder located on Grade 4, poor quality agricultural land. Grade 1 agricultural land in Mid Devon amounts to 32.4 square kilometres, only 3.5% of the district. Given the loss of the highest grade agricultural land, a significant negative effect is considered.	-3		-3
E) Promoting economic growth and employment	Policy provides 21,000 sqm of commercial floorspace reflecting helping to diversify the economy and encourage inward investment. Development of this scale would be a boost to local construction firms and associated trades who would benefit from being able to undertake contract work on the site. Providing	+3		+3

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	employment sites near where to people live would provide the opportunity to reduce out-commuting, levels of which are high within the district. There would therefore be a significant positive impact.			
F) Supporting retail	The policy contains no specific retail proposals although these proposals could form part of the Commercial allocation. Though the high street and supermarket are not within easy walking distance of all parts of the site, it is still anticipated that they would benefit from the custom of the residents from this development. Therefore a positive impact has been assumed.	+2		+2
G) Meeting housing needs	The option would provide for a significant proportion of the housing needs within the district, overall a significant positive impact.	+3		+3
H) Ensuring community health and wellbeing	The option will have an impact on Cullompton Air Quality Management area which will require some mitigation. The existing site allocation for North West Cullompton includes the provision of a road linking Tiverton Road to Willand Road. This, along with delivery of the Town Centre Relief Road, is intended to significantly reduce the amount of traffic in the town centre. This should in turn improve the air quality and town centre vitality (as it would direct traffic away from the high street) and is at the heart of the long term development strategy for Cullompton. The Renewable Energy, Carbon Reduction and Air Quality study	+2	CU5 makes note of carbon reduction and air quality improvements which will help minimise pollution and benefit community health and wellbeing including use of low emission strategies. CU3 makes provision for areas of equipped and laid out public open space including	+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	(2014) reiterates that North West Cullompton alongside East Cullompton are likely to result in the largest change in local air quality as both developments are large in size. Development in Cullompton will increase pollution concentrations as a result of additional traffic using the local road network; however the existing allocation for a Town Centre relief road linking Station Road and Meadow Lane in particularly important for air quality. There is a medical centre located adjacent to the east side of the northern element of the site and a number of rights of way/bridleways run through the site.		children's play, sports pitches and allotments as well as strategic green infrastructure including park land, open space and local nature reserve. The policy also promotes the delivery of community facilities to meet local needs arising and transport provision to ensure appropriate accessibility for all modes. This suggests that opportunities for sustainable forms of travel may arise.	
l) Delivering the necessary infrastructure	The policy requires an agreed phasing strategy to bring forward development and infrastructure in step and retain the overall viability of development. There are potential highway capacity issues around this site which would require enhancements, for example, to M5 J28 before this site is developed. The policy requires masterplanning to take place to ensure that the necessary infrastructure is delivered at a rate to support the additional development without placing unacceptable demands on existing capacity. A road link between Tiverton Road and	+2	CU6 includes an agreed phasing strategy to bring forward development and infrastructure in step and retain the overall viability of development. CU3 includes the provision of Green Infrastructure. CU2 sets out agreed transport provision	+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	Willand Road will be delivered as part of bringing the site forward, whilst the site will contribute towards the cost of the Town Centre Relief Road, a key element of local infrastructure. The Mid Devon Community Infrastructure Evidence Report indicates that there is a pressing need for new primary places in Cullompton. The two schools in the town, St Andrews and Willowbank currently accept more pupils than their planned admission number for the size of school and facilities available there. There are two secondary schools located within this Local Learning Community, including Cullompton Community College which currently has 283 places spare capacity and Uffculme School, which currently admits 113 pupils more than its planned admission number. It will therefore be necessary to expand the secondary schools in the Local Learning community to provide roughly 334 places. Part of the site is close to St. Andrew's Primary School; however the quantum of development will require an additional school to be built to meet identified need. Overall, provision of the necessary infrastructure, is considered a positive impact arising from the policy.		including provision of a network of streets linking to the existing highway network, including a through route suitable for buses linking Tiverton Road to Willand Road; bus enhancements and pedestrian routes. CU4 makes provision for a primary school and contributions towards early years and youth support services. The site is therefore likely to deliver the necessary infrastructure for the site which may also benefit the surrounding community.	

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site and the other possible options in the plan within Cullompton have the potential to impact upon traffic, put pressure on services and facilities. Development could contribute towards

	traffic in the town with consequential impact on air quality within the town centre. Additional primary school capacity will be needed to accommodate the developments. This would be most suitably provided through a new school at the North-West Cullompton site and a new primary school or schools within the East of Cullompton allocation. Additional secondary school capacity will need to be undertaken in consideration of the aspirations of the local schools and communities.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic increase within the town. The estimated development time of the site is approximately 15 years. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will significantly help provide housing for the district. Development would be focussed as an extension to the second town in the district.

Alternative Option CU7-12: East Cullompton Aller Barton Farm and land south of Honiton Road

A site of 181 hectares to the east of Cullompton is proposed for mixed use development, subject to; 2,100 dwellings during the plan period and 500 dwellings post 2033 including, 28% affordable, extra care housing, 5% to be serviced plots for self-build, at least 10 gypsy and traveller pitches, 20,000 square metres mixed commercial floor space during the plan period and 12,000sqm post 2033, 40ha of green infrastructure comprising mixed open space, sports pitches, allotments and natural habitats, new or improved access and egress onto the M5 motorway and pedestrian and cycle links to the town centre, environmental protection, assessment of land contamination, community facilities, carbon reduction and air quality improvements, phasing strategy and masterplanning.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site falls within the 'Lowland Plains' landscape character area which is typified as being an open, low lying flat landscape which is agriculturally prosperous. The site is large and predominately flat towards the south west but undulating at the north eastern extent of the site. The landscape of the surrounding area is also largely flat, offering limited views into the site other than towards the south west where there are views out towards the surrounding countryside and agricultural lands. However, given the scale of the site, there may well be variations in topography. The site encompasses part of Allerwood which is lowland mixed deciduous woodland. Much of this wood has been replanted with larch and the ground flora is of particular interest. There is also a rare species designation: Primrose '*Primula vulgaris'* located within the site. Although the site is largely flat offering limited views and fields are of a low wildlife value, the scale of the site is still considered to have a negative effect to wildlife and biodiversity and therefore, a negative effect is considered. This site has not had the benefit of a landscape and visual appraisal as the other strategic site options have, as such an uncertain effect is also considered.	-2/?	The policy requires 'environmental protection and enhancement' which will help mitigate the impact on this objective however the level of development on the site will have an impact on the character of the area. Policy should set out these measures in detail including the protection and strengthening of trees and other features, maintaining wildlife networks, providing public open space and allotments, strategic landscaping and green infrastructure including park land and open space. Overall a slight negative and uncertain effect given that the site has not had the benefit of a landscape and visual appraisal as other strategic site options	-1/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			have.	
B) Protection and promotion of a quality built and historic environment	There are a number of listed buildings located close by but not within the proposed site boundary. These include the Grade II listed Maddock's Farmhouse, the Grade II listed Aller restaurant and the farm buildings arranged around a farmyard 20m south east of Aller restaurant. The site occupies a significant area within a landscape that has evidence of prehistoric and Roman activity recorded in the County Historic Environmental Record. To the west, recent archaeological work has demonstrated the presence of prehistoric and Roman settlement in and around Cullompton. While no such sites are recorded within the area under consideration (though this may just reflect the absence of any formal archaeological work in this area) the Historic Environment Team would regard, due to the area of the proposed allocation and the known prehistoric and Roman activity in the wider landscape, that there is potential for the site to contain archaeological deposits associated with the known prehistoric and Roman activity in the vicinity. The Historic Environment Team would therefore advise the results of an appropriate programme of archaeological work to allow the archaeological potential of the site to be understood along with the impact of any development upon the heritage assets in the site. This would be in accordance with Local and National policy on planning and the	-3/?	Policy should seek detailed archaeological investigation and measures to record and protect archaeological interest. Overall a neutral effect, although this remains uncertain as the effects will depend on the results of the investigation. The policy requires a public masterplanning exercise to be undertaken before any planning application is made to ensure the quality of the final design of the development. The adopted masterplan will help to minimise the impact on the built and historic environment through good design. However given the separation of the site from existing development to	-2/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	historic environment. There is potential for minor negative impacts on heritage until more information is known. Given the potential impact on archaeological potential, a slight negative and uncertain effect is considered. The site option itself is divorced from existing development. The separation of the site from the existing development to the west raises concerns about how well the final design could integrate the existing and proposed development. Furthermore the shape of the proposed site would be an illogical and unusual extension to the built environment. Overall a significant negative effect when combined with the possible impact on archaeological potential, although the archaeological element is uncertain.		the west, and the unusual shape of the development forming an illogical extension to the built environment it is considered that limited mitigation can be provided to ensure the final design is integrated with existing development, therefore overall an overall negative although uncertain effect remains.	
C) Mitigating the effects of climate change	Significant areas to the west of the site are within Flood zones 2 and 3. An array of ordinary watercourses passes through the site, some of which have been culverted. There are significant areas of surface water flooding risk across the site, particularly concentrated around all watercourses. These include concentrated areas of surface water flood risk to the north of Allerwood, extending to the west and along the north-west boundary of the site and high risk regions particularly prevalent to the north-west. There have been two historical fluvial flooding incidents close to the site, just outside of the northerly and southerly boundaries. Reference should be made to Devon	-3/?	Criteria within the policy seek mitigation measures through retention of land in the floodplain as informal amenity open space. The policy requires carbon reduction and air quality improvements and will help mitigate the effects of climate change. Policy S11 Cullompton supporting text acknowledges the Critical	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	County Council's draft SuDS Design Guidance. Surface water from this development will be managed in a way which provides benefits to water quantity, water quality, public amenity and biodiversity. This site will also have an impact on the Cullompton Air Quality Management Area. Given the historical fluvial flooding incidents close to the site and the potential impacts on the Cullompton Air Quality Management Area and the uncertainty associated with the effects of the ordinary watercourses present within the site, a significant negative and uncertain effect is considered.		Drainage Area at Cullompton which provides mitigation. Taking into account flood risk and mitigation measure for climate change an overall neutral effect is considered but this remains uncertain given that the potential effects of the ordinary watercourses remain unknown.	
D) Safeguarding and minimising resource use	Development option is located on grade 3 greenfield land. Given the significant loss of grade 3 agricultural land, a negative effect is considered.	-2		-2
E) Promoting economic growth and employment	There are a number of farms which could be incorporated into the site, or replaced with other employment units as part of a mixed use approach for the whole site. The policy seeks the provision of 20,000 square metres of mixed commercial floor space during the plan period and 12,000 sqm post 2033, bringing with it a large number of jobs into the town. Development of this scale would be a boost to local construction firms and associated trades who would benefit from being able to undertake contract work on the site. There would be a significant positive impact.	+3		+3

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
F) Supporting retail	The scale of residential development in this location near to the town centre is considered a slight positive effect for town centre viability. As the percentage of retail within the sites commercial element is uncertain, an unknown is also considered.	+1/?	Criteria in the policy state that this is subject to impact assessment which demonstrates no adverse impacts on existing retail uses within Cullompton Town Centre, an overall slight positive effect. An unknown is recorded until the retail impact has been assessed.	+1/?
G) Meeting housing needs	Option will provide for a significant proportion of new dwellings during the plan period including an affordable housing contribution towards future housing need, a significant positive effect. The mix of dwellings to be achieved on the site will be tailored to achieve the appropriate balance and will provide gypsy and traveller sites, extra care housing and service plots for self-build. Given the site is of such a scale to generate a critical mass of self-sustaining development and the option significantly contributes towards housing development an overall significant positive effect is considered.	+3		+3
H) Ensuring community health and	The site is located some distance from the town centre and remote from Cullompton town services/facilities. Option will contribute towards light and noise pollution, a slight negative	-3	Policy should make note of carbon reduction and air quality improvements which	-1/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
wellbeing	effect. The Renewable Energy, Carbon Reduction and Air Quality Study (2014) reiterates that North West Cullompton alongside East Cullompton are likely to result in the largest change in local air quality as both developments are large in size. Development in Cullompton will increase pollution concentrations as a result of additional traffic using the local road network; however the existing allocation for a Town Centre relief road linking Station Road and Meadow Land is particularly important for air quality. In balancing the distance of the development from the town centre, the lack of services and the corresponding light, noise and air pollution, an overall significant negative effect is considered.		will help minimise pollution and benefit community health and wellbeing. CU9 makes provision for areas of equipped and laid out public open space including children's play, sports pitches and allotments as well as strategic green infrastructure including park land, open space and local nature reserve. Criteria within the policy seek provision of a dedicated pedestrian and cycle route to the town centre. The policy also promotes the delivery of community facilities to meet local needs arising and transport provision to ensure appropriate accessibility for all modes. This suggests that opportunities for sustainable forms of travel may arise.	

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			However given the unusual shape of the site and separation from existing development with access to Honiton Road only to the east of the site, the provision of accessible forms to travel may not easily be provided. An overall slight negative and uncertain effect.	
I) Delivering the necessary infrastructure	The policy will require an agreed phasing strategy to bring forward development and infrastructure in step and retain the overall viability of development. There are potential highway capacity issues around this site which would require enhancements, for example, to M5 J28 before this site is developed. A development in this location and of the size proposed would have significant implications for the operation of J28 and the M5 mainline. The junction already operates at capacity at times with queues on the off-slips extending back onto the M5 mainline. Consideration would also have to be given to the ability of the M5 mainline to accommodate the forecast traffic flows and measures identified, if necessary, to ensure that demand for traffic movements along the M5 remains within the	-3	The policy will include a phasing strategy to bring forward development and infrastructure in step and retain the overall viability of development. The policy will include the provision of Green Infrastructure. CU8 sets out agreed transport provision including; Provision of mitigation measures to ensure only acceptable impacts occur to J28 of the M5 as a result of	+2/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	capacity of the mainline to accommodate it. The site is of a sufficient scale for infrastructure improvements to be necessary within and outside of the site. Criteria within the policy will seek transport provision to ensure appropriate accessibility for all modes, improvements to Junction 28 of the M5 motorway and provision of a dedicated pedestrian and cycle route to the town centre. Given the capacity limitations for junction 28 of the M5; traffic implications for the Honiton Road and lead in time for delivery of a large urban extension against proposed mitigation measures a significant negative effect is considered until appropriate studies / modelling work can confirm that access can be achieved and suitable junctions designed. The size of the development would also need considerable planning and design works and criteria within the policy should seek a phasing strategy and public masterplanning exercise. The unusual shape of the proposed site would result in access from the main Honiton Road only available to the East of the site, the furthest area of the site to existing development to the West. The primary schools will have limited spare capacity to support future development and are on constrained sites and not easily expanded. A development of this scale is likely to generate approximately 1200 primary age pupils, requiring the provision of new primary provision within the development site. Potentially,		traffic generated from the site; Provision of appropriate highway improvements on roads around the development to ensure an unacceptable traffic impacts are mitigated; Provision of a network of streets linking to the existing highway network, and appropriate mitigation to reduce impacts on the existing road network such as Honiton Road; Sustainable modes of transport are also supported. The policy should make provision for a primary school and contributions towards secondary school places. The site is therefore likely to deliver the necessary infrastructure for the site which may also benefit the surrounding community.	

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	this would require two sites of between 2.ha and 2.9ha each (including nursery provision). The secondary school is at capacity and will need to be expanded to support increased children in an around the area. Overall a significant negative effect.		However this is uncertain given the unusual shape of the site only allowing access from the east of the site which calls into question how well the site will be integrated with existing infrastructure.	

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon the traffic, put pressure on services and facilities and the current provision of infrastructure should be mitigated by the policy and supplementary policies which are promoted in the supporting text. Development could contribute towards traffic in the town with consequential impact on air quality within the town centre and capacity issues at Junction 28 of the M5 however the policy will require mitigation for these impacts. Overall the development of this site will help meet the housing needs of Cullompton and the district as a whole. Additional primary school capacity will be needed to accommodate the developments. This would be most suitably provided through a new primary school at the North-West Cullompton site and a new primary school or schools providing within the East of Cullompton allocation. Additional secondary school capacity will need to be undertaken in consideration of the aspirations of the local schools and communities. The Renewable Energy, Carbon Reduction and Air Quality study (2014) recognises benefits with locating strategic development within a single location in carbon reduction terms.
Temporary/permanent effects: Timescale: Short	Development will occur during the later period of the plan, and then will continue

(1-5 years), Medium (6-15 years), Long (15+ years)	throughout the remaining lifetime, (therefore likely to only be taking place in the long-term). Once developed, the effects will be permanent.
Spatial extent: (District wide/local)	The policy set seeks to meet the development needs of the whole district.

Alternative Option CU21: Land at Colebrook, larger site 19.3ha 400 dwellings

A site of 19.3 ha is proposed for residential development, subject to; 400 dwellings. The development shall not commence until the Town Centre relief road has been provided, upgrading of Colebrook Lane to accommodate additional traffic and two points of access from Siskins Chase, green infrastructure and retention of the land in the flood plain for open space, environmental measures, archaeological investigation, transport assessment and air quality improvements.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The central band of the site falls within the 'Sparsely settled farmed valley floors' landscape character area. This area is typified by the presence of rivers or streams and related flat or gently sloping valley bottoms within the low lying areas of the district. The north and south portions of the site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. The site is reasonably enclosed to Colebrook Lane and is part of a rolling landscape. There is limited wider landscape impact, but a more localised impact if the site is developed. Given the scale of development a negative effect is considered.	-2	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan Review would provide some mitigation. Criteria within the policy seek measures to protect and strengthen environmental features which contribute towards the character and biodiversity of the surrounding countryside and mitigation through the provision of green infrastructure including the	-1

			protection of amenity local space. Given the above mitigation measures, but the potential impacts on landscape, a slight negative effect is considered.	
B) Protection and promotion of a quality built and historic environment	The site occupies a large area in a landscape with evidence of prehistoric and Roman activity in the vicinity. Any planning application for development here will need to be supported by the results of an appropriate level of archaeological works to allow the significance of the heritage asset to be understood along with the impact of the development upon it. An overall slight negative and uncertain effect is considered.	-1/?	Criteria within the policy seek mitigation through archaeological mitigation.	0/?
C) Mitigating the effects of climate change	Kia Ora Farm and fishing lakes to the west of the site. The Cole Brook runs from the east circling the bottom half of the site, and then parallel to boundary (on south east side). Approximately 1.6 ha of the site lies within Flood Zone 2 & 3 and 1 ha of the site lies within the functional floodplain. The remainder of the site (16.7ha) lies within Flood Zone 1. One Critical Drainage Area is identified at Cullompton. A Flood Risk Assessment will be required at the planning application stage to determine specific recommendations for mitigation. However, Cullompton is well served by a local and wider bus service which could help reduce car travel and therefore carbon emissions. Taking into account flood risk but the provision of a regular bus service an overall negative effect is considered.	-2	Criteria within the policy seek mitigation measures through retention of land in the floodplain as informal amenity open space. A policy requirement in the Local Plan Review seeks mitigation through the provision of Sustainable Urban Drainage Systems to deal with surface water run-off and arrangements for future	+1

			maintenance. Policy S11 Cullompton supporting text acknowledges the Critical Drainage Area at Cullompton and provides mitigation. Criteria within the policy seek carbon reduction and air quality improvements, this is required to minimise the overall carbon footprint of the development and ensure the impact of the site on air quality is acceptable, a slight positive effect.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land which would be lost if this site is developed. Policy would result in the loss of 0.2 ha of grade 1 excellent quality agricultural land, 14.8 ha of grade 2 very good quality agricultural land and 4.3ha of good to moderate quality agricultural land. Overall a negative effect is considered.	-2		-2
E) Promoting economic growth and employment	Site does not result in a loss or gain of employment land. Development of this scale may be a boost to local construction firms and associated trades who would benefit from being able to undertake contract work on the site. There would therefore be some positive impact.	+1		+1
F) Supporting	Option is located some distance from the town centre. The policy	+2		+2

retail	contains no retail proposals, however the high street could benefit from the custom of the residents from this development. Given the scale of development within a town, a positive effect is considered.			
G) Meeting housing needs	Option provides for 400 new dwellings of which 28% should be affordable a contribution towards future housing need, a significant positive effect.	+3		+3
H) Ensuring community health and wellbeing	Cullompton is a designated town under policy S11; it has numerous services as outlined in S11 and is considered appropriate for development. The site is located some distance from the town centre. The option will have some impact on Cullompton Air Quality Management area which will require some mitigation. The option could contribute towards light and noise pollution, a slight negative effect. The site includes 1.1ha of informal open space, allowing opportunities for outdoor play. Balancing all factors, a slight negative impact is considered overall.	-1	Criteria in the policy require the implementation of a Transport Plan and other measures to minimise carbon footprints and air quality impacts. Policy S11 seeks to continue providing measures to support the implementation of the Cullompton Air Quality Action Plan including new highways links to relieve the town centre and enhance walking and cycling opportunities around the town. Overall, a neutral effect is considered.	0

I) Delivering the necessary infrastructure	The width of Colebrook Lane from Swallow Way may present difficulties with access and would need to be substantially upgraded. Development in this location would increase traffic on Tiverton Road, so would not be permissible until a new link road linking Tiverton Road to Willand Road has been provided under Policy CU1. The requirements for a transport assessment are an uncertain effect. The Mid Devon Community Infrastructure Evidence Report indicates that there is a pressing need for new primary places in Cullompton. The two schools in the town, St Andrews and Willowbank currently accept more pupils than their planned admission number for the size of the school and facilities available there. There are two secondary schools located within this Local Learning Community, including Cullompton Community College which currently has 283 places spare capacity and Uffculme School, which currently admits 113 pupils more than its planned admission number. It will therefore be necessary to expand the secondary schools in the Local Learning community.	-2	Some mitigation may be provided through seeking appropriate access points and ensuring development does not take place until the Town Centre Relief Road has been required however given the scale of this scenario, the full allocation would be significant enough to affect the wider local road network and therefore a negative effect is considered.	-2

Secondary/cumulative/synergistic effects:	The cumulative impact of the development of this site has the potential to impact upon traffic congestion and associated air quality issues. Development of the site in combination with other development in the local area could cumulatively lead to overcapacity issues in the local schools however other policies in the plan propose additional primary schools within Cullompton.
Temporary/permanent effects :Timescale: Short	Within the short term, construction traffic associated with the development may

(1-5 years), Medium (6-15 years), Long (15+ years)	exacerbate traffic problems in Cullompton however the site will only come forward following the completion of the North West Cullompton through route linking Tiverton Road to Willand Road. Once completed the development will be permanent.
Spatial extent: (District wide/local)	This site option will help meet housing needs.

Alternative Option New Site Cullompton – Tiverton Road

Land with a gross site area of 0.54 ha at Tiverton Road, Cullompton is proposed for 16 dwellings.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site falls within the 'main cities and towns' and the 'lower rolling farmed and settled valley slopes' landscape character areas. Development of the site is unlikely to have any negative impact on biodiversity. The site is located within the existing settlement limit for Cullompton and is screened by surrounding development and therefore there is likely to be no impact on landscape character. Overall a neutral effect.	0	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan Review could potentially provide an improvement given that the site is currently a brownfield site. Therefore, a slight positive effect is considered.	+1
B) Protection and promotion of a quality built and historic environment	There are no listed buildings located in close proximity. This proposed development site lies to the west of an area where previous archaeological work has exposed evidence of Neolithic activity as well as Iron Age and Romano-British activity. Similar heritage assets are likely to extend into the area under consideration here. An overall slight negative and uncertain effect is considered.	-1/?	If the policy requires archaeological investigations and appropriate mitigation measures, overall a neutral effect although this remains uncertain as the impact will depend on the results of the	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			investigation.	
C) Mitigating the effects of climate change	The site falls within the Cullompton Critical Drainage Area as defined by the Environment although it is also in the lowest flood risk zone 1. There could be risk of additional development here increasing the risk of flood risk. Overall a negative effect is considered.	-2	A policy requirement in the Local Plan Review seeks the provision of a sustainable urban drainage scheme to deal with all surface water from the development. Policy S11 Cullompton supporting text acknowledges the Critical Drainage Area at Cullompton which provides mitigation, overall a neutral effect is considered given the mitigation.	0
D) Safeguarding and minimising resource use	This site is located on previously developed land. A positive effect.	+2		+2
E) Promoting economic growth and employment	No impact	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
F) Supporting retail	No impact	0		0
G) Meeting housing needs	Option provides for 16 new dwellings contributing towards future housing needs, a slight positive effect.	+1		+1
H) Ensuring community health and wellbeing	Development of the site would result in the loss of a Place of Public Worship. There could be an impact on Cullompton Air Quality Management Area which will require some mitigation. Considering the loss of community facility and the potential impact on air quality, overall a significant negative effect is considered.	-3	If mitigation is provided for air quality impacts in the policy. If relocation of the local community facility is provided a neutral effect is considered, however this is uncertain as although the promoter suggests the redevelopment would not result in the loss of a local community facility as a new better site is preferable in a better location for congregation, the promoter has not given sufficient detail to be certain of this provision. As such a neutral although uncertain effect is considered.	0/?
I) Delivering the	The site is within St Andrews' designated area. This school has no	0/?		0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
necessary infrastructure	spare capacity and is on a constrained site, limiting potential for expansion. The site is adjacent to a large development site, which would include a primary school. Primary school capacity for this site is likely to be available within the proposed primary school. Cullompton Community College currently has some spare capacity and could be expanded if additional land is secured. The site has two clear potential access routes, one adjacent to the substation and one coming through Olympian Way. Given that there are two suitable access options and that there is likely to be capacity within the new proposed primary school a neutral and uncertain effect is considered as there are various elements to school capacity that are unknown e.g. provision of new primary school on adjacent site, in-sync with the development proposed on this site.			

Secondary/cumulative/synergistic effects:	The cumulative impact of the development of this site has the potential to impact upon traffic congestion and associated air quality issues. Development of the site in combination with other development in the local area could cumulatively lead to overcapacity issues in the local schools however new primary schools are proposed within other allocations for Cullompton.
Temporary/permanent effects :Timescale: Short (1-5 years), Medium (6-15 years), Long (15+ years)	Within the short term, construction traffic associated with the development may exacerbate traffic problems in Cullompton. Once completed the development will be permanent.

Spatial extent: (District wide/local)	This site option will help meet housing needs.

Land at Junction 27

Additional Appraisals for Land at Junction 17

Preferred Option J27 – Policy J27 – Land at Junction 27 of the M5 Motorway: 71ha mixed commercial floorspace

A site of 71 hectares between M5 Junction 27 and Willand is allocated for mixed commercial floorspace including a travel hub, agronomy visitor centre, outdoor adventure zone and outlet shopping village. The policy includes transport provision, environmental protection, a comprehensive phasing programme and public master planning exercise.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	There are some important trees to the north of the site and in close proximity to a number of TPOs. The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. Development of this scale would have a significant impact on existing landscape character, altering the rural quality of the entrance into Mid Devon from the M5 and the rural character around Willand and Sampford Peverell. Landscape sensitivity is higher, primarily because of the lack of a relationship with an existing settlement, and the change to landscape character that would arise as a result. There are views available into the site from the west, as far as the canal in Sampford Peverell, whereas some parts feel isolated, with reduced visibility –	-3/?	The policy requires environmental protection and enhancement including noise mitigation. Furthermore Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan Review provide mitigation for both the impact on the landscape and the natural environment. The policy requires mitigation measures for the Culm	-1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	though some parts are visible from the motorway. There are differences in character/visibility between the north and south, the north being more open and plainly visible, the south less so. The landscape appraisal for this site noted that employment development would potentially be more damaging from residential development owing to the larger scale buildings and infrastructure needed. A Phase I habitat survey for the northern commercial element of the site (Devon Biodiversity Records Centre, June 2014) was undertaken. The site includes a variety of habitat types including Biodiversity Action Plan habitats. The mature trees and hedgerows within the site were also identified as important for biodiversity. Natural England expressed the potential for the proposed leisure and retail development at J27 to impact on the Culm Grasslands SAC due to traffic impacting the air quality. Further information regarding traffic assessments and any consequential air quality assessment on the effects on this SAC will have to be undertaken to rule out any effect. Given the scale of development, impact on the landscape, biodiversity and potential impact on the Culm Grasslands SAC, overall a significant negative impact is considered although this remains uncertain.		Grasslands SAC where appropriate and the allocation will be subject to comprehensive masterplanning. Given the scale of development some landscape and biodiversity impact is likely to remain however mitigation provided helps to minimise the impact. The area considered is less than that appraised in the Proposed Submission SA and the proposal now considers mitigation if there is an impact on the Culm Grasslands SA, as such overall a slight negative effect is considered.	
B) Protection and promotion of	Since the Proposed Submission SA, a Historic Environment Appraisal (HEA) has been carried out including an assessment of the J27 policy in the modifications document and this SA has been updated to	-2/?	The policy requires high quality development as part of the allocation. The policy also	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
a quality built and historic environment	reflect this latest assessment. The HEA identified that there are listed buildings close to the site and there may be some impact the immediate settings of these buildings. To some degree there will be an impact on the registered park and garden at Bridwell which is set on rising land to the east. To a limited degree the landscape settings of Sampford Peverell conservation area and the Grand Western Canal conservation area will also be affected. There is some uncertainty in the exact impact of the allocation given this will be dependent on site layouts, density, scale and design of buildings. This site occupies a substantial area within a landscape that has evidence of prehistoric and Roman activity, overall a negative and uncertain effect.		requires comprehensive masterplanning including at least two stages of public consultation and adoption of the masterplan as a Supplementary Planning Document before any planning application for any part of the site is determined. The HEA identifies opportunities to offset the visual impacts on the settings of various heritage assets. These opportunities are likely to be explored in detail as part of the masterplan which will provide mitigation. The potential archaeological impact at this stage could also be explored along with mitigation. As such a neutral effect is considered however this remains uncertain given the masterplan is not yet	

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			adopted.	
C) Mitigating the effects of climate change	The site contains a number of small streams but is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site may also have some residual flood risk from the Grand Western Canal or Wimbleball Reservoir. The site could also contribute to surface water run off without appropriate mitigation measures. Given the scale of development carbon emissions could be high. Overall a significant negative effect and uncertain effect is considered given the potential but unknown impact of the small streams, the potential contribution to surface water run off and increased carbon emissions. Trips to the allocation are not all considered new journeys with the Mid Devon Tourism Study 2014 identifying a large volume of tourists who pass through Mid Devon on route to other destination. Furthermore, the proposal is for a niche market currently poorly provided for in the South West, arguably this proposal will reduce trip lengths of those currently seeking these services.	-2/?	A policy requirement in the Local Plan Review seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. A flood risk assessment will be required as even though the site is in flood zone 1 it is over 1ha which will determine the impact of the small steams. The proposal promotes an electric car hub and provision of transport improvement to ensure appropriate accessibility for all mods including pedestrian and cycling links across the motorway to Tiverton Parkway Railway Station. The Mid Devon Tourism Study 2014	-1/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			identifies a large volume of tourists who pass through Mid Devon on route to other destination. Trips to the allocation are not all considered new journeys with some of those who would previously pass through Mid Devon anticipated to stop at this destination. Overall a slight negative effect is considered although this remains uncertain.	
D) Safeguarding and minimising resource use	Part of Junction 27 borders the Mineral Consultation Area for Hillhead Quarry. Since the Proposed Submission Sustainability Appraisal, given the smaller site area and updated Devon County Council Minerals Plan (proposed for adoption) it is considered the development of the site will not constrain future working of the remaining permitted reserves within Hillhead Quarry. The site is located on mainly greenfield land with a small portion on brownfield land. The majority of the site is Grade 3 good / moderate quality land with a small section of the site to the west of the M5 grade 4 poor quality land. Given the scale of the development, on Grade 3 agricultural land a	-2		-2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	negative effect is considered.			
E) Promoting economic growth and employment	This option provides a site of 71 ha of commercial floorspace helping to diversify the economy and encourage inward investment, a significant positive effect. The policy states the allocation is for a major high quality regional tourism, leisure and retail attraction. Development in this location and at this scale has the potential to bring major inward investment and job creation for Mid Devon and the wider region.	+3		+3
F) Supporting retail	The option will deliver a 6ha designer outlet shopping centre, which will include up to 14,000 square metres of controlled comparison goods and up to 2,000 square metres of A3 uses. Since the Proposed Submission Sustainability Appraisal a number of town centre uses have been withdrawn from the earlier promoted schemes and a retail impact assessment has been used to determine the impact. This included an assessment of 14 towns and city centres including those outside of Mid Devon District and concluded that all centres would continue to achieve higher future trading turnovers than at the assessment year. The study also sets out how designer outlet villages differ from that in town centres and how they can be controlled by planning. Given the changes proposed to the policy and the findings of the retail impact assessment, the proposal significantly enhances the retail offer of the district a significant positive impact is considered.	+3	Limitations and controls provided in the policy have been provided since the previous assessment of this site. A retail impact assessment has also determined that all centres would continue to achieve higher future trading turnovers than at the assessment year. As such a significant positive impact is considered.	+3

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
G) Meeting housing needs	No additional housing is provided within the site. The Local Plan will provide for the additional housing required in response to the employment opportunity provided by this allocation. Please see Secondary/cumulative/synergistic effects below for additional information. In assessing this site and in considering that the housing needs will be met by the Local Plan a neutral effect is considered.	0		0
H) Ensuring community health and wellbeing	The proposal differs from that assessed in the Proposed Submission Sustainability Appraisal in which it meets a regional need and not an alternative for the housing and commercial needs of the towns as such the findings of this SA differs from that of the proposed submission version. The proposal will provide some benefit to existing and future communities in which it provides leisure and retail opportunities overall a slight positive effect is considered.	+1		+1
I) Delivering the necessary infrastructure	Further assessment work is needed to identify the transport impact, sustainable transport options and strategic infrastructure requirements an uncertain effect. Essential service infrastructure including; water supply, sewage works capacity, gas and electricity will need to be determined as deliverable. Overall a negative and uncertain effect is considered.	-2/?	The policy seeks the provision of supporting access roads, parking, infrastructure and landscaping of 43ha. It requires transport improvements to ensure appropriate accessibility for all modes, including new or improved access and egress onto the M5 motorway and pedestrian and	+2/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			cycling links across the motorway to Tiverton Parkway Railway Station. The proposal also incorporates an electric car hub. Furthermore comprehensive masterplanning is required by policy will provide greater detail on delivering the necessary infrastructure. The policy also requires environmental protection and enhancement with the supporting text referencing the provision of green infrastructure. Overall a positive effect is considered, the uncertainty remains as the detail of providing the necessary infrastructure will be considered at the masterplanning and planning application stage.	

Secondary/cumulative/synergistic effects:	A secondary effect of developing major high quality regional tourism, leisure and retail attraction at Junction 27 is the need for additional housing sites in response to the additional commercial development. This is provided for through the proposed allocation of Blundells School, Tiverton and Higher Town, Sampford Peverell. There will be a cumulative impact of traffic on the surrounding road network. The policy requires transport improvements to ensure appropriate accessibility for all modes. A Habitat Regulations Assessment of the Mid Devon Local Plan Review including Junction 27 has been undertaken which concludes that the J27 site allocation, alone or in combination with the Local Plan proposals, will not have an adverse effect on the integrity of the Culm Grasslands SAC.
Temporary/permanent effects :Timescale: Short (1-5 years), Medium (6-15 years), Long (15+ years)	Development will occur throughout the lifetime of the plan and the effect should be considered permanent.
Spatial extent: (District wide/local)	The policy set seeks to meet the employment needs of the District and wider region.

Rural Areas

Additional Appraisals for Bampton allocations

Preferred Option Bampton – Former School, School Close

Land with a gross site area of 0.7 (ha) at the Former School, School Road, Bampton is proposed for 26 residential dwellings with 38% affordable housing.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site falls within the 'River valley slopes and combes' landscape character area, which is defined as having steep, often wooded sides. An oak tree that sits within the boundary of the site should be retained. There are views over the town to the north and east, hedges and trees along Ball Hill mark the skyline to the south of the site. Wildlife corridors can be established through the site and the adjacent old school to enhance biodiversity. An ecological survey in 2009, note that dormice are known to be present in this part of Devon, rabbit tracks have been found but no badgers. Given the potential impacts on local wildlife, a slight negative effect is considered.	-1	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan Review provides some mitigation. An overall neutral effect is considered.	0
B) Protection and promotion of a quality built and	The development site is not within or near the Bampton Conservation Area and development will not impact upon any Listed Buildings, a neutral effect.	0		0

historic environment				
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures. Bampton has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around surface water runoff but the benefit of a bus service on balance a neutral effect is considered.	0	A policy requirement in the Local Plan review seeks the provision of a sustainable urban drainage scheme to deal with all surface water from the development. Given the mitigation of surface water runoff and flood risk a slight positive effect is considered as there is the benefit of a bus service.	+1
D) Safeguarding and minimising resource use	This is a Greenfield site currently used as pastureland. Approximately a fifth of the site is Grade 3 good / moderate quality agricultural land and the remainder is Grade 4 poor quality agricultural land. Although the loss would be mainly poor quality agricultural land there would be some grade 3 agricultural land loss an overall slight negative effect is considered.	-1		-1
E) Promoting economic growth and employment	Site option does not result in the loss or gain of employment land, a neutral effect.	0		0
F) Supporting retail	The policy contains no retail proposals; a neutral effect is considered.	0		0

G) Meeting housing needs	Option provides for 26 new dwellings a contribution towards future housing need, a positive effect.	+2		+2
H) Ensuring community health and wellbeing	Bampton is a designated village under policy S13 of the Local Plan Review and is considered appropriate for limited development. Bampton has a reasonable range of services and frequent bus services. The school is adjacent the site enabling public to walk, new development supported by existing services Overall a neutral effect is considered.	0		0
I) Delivering the necessary infrastructure	The site would gain vehicular access via West Street which on its approach to the site is narrow and has no pedestrian facilities. It may be possible to provide a footway/cycleway access between the site and School Close passing though the adjacent old school site. The feasibility of the carriageway link to the adjacent site has been considered and is acceptable, a positive effect. Primary school has recently been expanded to support increased numbers in area and existing consents. Given site access is achievable and recent expansion of school a neutral effect is considered.	0		0

Secondary/cumulative/synergistic effects:	The cumulative impact of the development of this site has the potential to impact upon traffic congestion.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within Bampton. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the employment needs of Bampton.

Additional Appraisals for Cheriton Fitzpaine allocations

Alternative Option OCF2: Cheriton Fitzpaine Landboat Farm – Amended SA commentary and scoring

Land with a gross site area of 1.91 (ha) at Landboat Farm, Cheriton Fitzpaine is proposed for 55 dwellings.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	There are several mature trees, mainly horse chestnuts, within the site. The site is classed as being within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is defined as being predominantly open, rolling countryside (and further characterised by a tightly rolling, medium to small scale landform). Upon a further site assessment undertaken in response to a representation at the Proposed Submission stage it has been concluded that the existing development forms a backdrop of the site and therefore a neutral effect is considered in terms of landscape impact. A slight negative impact remains as there may be an impact on the mature trees within the site.	-1	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan Review provide mitigation for the natural environment and a neutral effect is considered.	0
B) Protection and promotion of a quality built and historic environment	There are no listed buildings although there are some undesignated older (C19) farm buildings sited within the site and which may be worthy of retention as local heritage assets. As the buildings at this time are not designated as heritage assets they do not at this time hinder the score of the objective of this site, however if the buildings are to be assessed as heritage assets in future the SA will be amended to reflect this. In response to a representation made at the Proposed	+1		+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	Submission stage a further site assessment was undertaken and it is agreed that the development of the site would impact the connectivity between White Cross and the village resulting in a slight positive score overall.			
C) Mitigating the effects of climate change	A stream runs along the southern part of the site. The southwest of the site is within flood zone 2 and 3 (17%) with the remaining (83%) in flood zone 1. The site could contribute to surface water run off without appropriate mitigation measures. Overall a negative effect is considered. Cheriton Fitzpane has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around flooding but the benefit of a bus service, on balance a slight negative effect is considered. This remains uncertain as the impact of the stream is unknown.	-1/?	A policy requirement in the Local Plan Review seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. If development avoided areas in flood zone 2 and 3 and a flood risk assessment is undertaken to determine the impact of the stream that runs through the centre of the southern part of the site a neutral effect is considered. Given the mitigation of flood risk a slight positive effect is considered as there is the benefit of a bus	+1/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			service. This remains uncertain as the impact of the stream is unknown.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land. Site is located on Grade 3 good / moderate agricultural land with some of the site forming agricultural buildings. Given the relatively small size of the site a slight negative impact is considered.	-1		-1
E) Promoting economic growth and employment	In the south western part of the site, there is a group of buildings which are modern, open agricultural storage buildings and other storage facilities. Also contained within the site are a group of three traditional stone barns which link together to form a central yard. In response to a representation made at the Proposed Submission stage a further site assessment was undertaken and it is agreed that the buildings identified above are vacant with no evidence of recent use, therefore there would be no loss of employment land and the pre-mitigation score is proposed to be amended to 0.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 55 new dwellings a contribution towards future housing need, a positive effect.	+2		+2
H) Ensuring	Cheriton Fitzpaine is a designated village under policy S13, it has the	0	Retention of the land used for	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
community health and wellbeing	three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect. Some of the land (the strip to the south of Cherry Meadow) already forms some form of informal recreational use with at least one resident having an opening from private gardens onto this land. Under previous planning policy this piece of land was designated as 'Important land for sport and recreation'. In response to a representation made at the Proposed Submission stage it is recognised that development of this site would link the village with White Cross and as such could improve both the built environment and community health and wellbeing. Given the provision of services and facilities, and potential for improvement of community cohesion but potential loss of some important although undesignated recreational land, a neutral effect is considered.		informal recreation and the benefit of improving community cohesion through the development of this site would result in a slight positive effect overall.	
l) Delivering the necessary infrastructure	Access into the site is via a farm track, formed within the past 10 years located approx. mid way along its northern boundary and with a large visibility splay with the Class lll road, and has new Devon banks either side; this access has replaced the original farm access road along the western edge, which has been partially blocked at its egress onto the Class lll road to only now allow for direct pedestrian access on this side. The local highway network of narrow roads has restrictive alignments and the existing access has inadequate visibility however an adequate access is considered achievable. In response to a	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	representation made at the Proposed Submission stage a further site visit was undertaken which identified that an access could be accommodated without significant works. There is existing capacity in the local schools to accommodate development from this individual site. Overall a neutral effect is considered.			

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Cheriton Fitzpaine. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing needs.

Alternative Option New Site Cheriton Fitzpaine – Bramble Orchard

Land with a gross site area of 2.44ha at Bramble Orchard, Cheriton Fitzpaine is proposed for 58 dwellings.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural	This site lies outside of the existing settlement boundary of Cheriton Fitzpaine. The site falls within the 'Lower rolling farmed	-2	Policy S9 'Environment' and DM1 'High Quality Design' in	-2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
environment	and settled valley' landscape character areas which is typified as having a gently rolling and strongly undulating landscape which is intensively farmed. The landscape is undulating, with the higher parts more sensitive to change and development. The site is located at the top of a hill and would therefore be highly sensitive to development. There are no European wildlife sites or SSSIs located in close proximity to the site and there are no designations located within the site itself. However, the site borders Arthur's Wood which is probably a priority habitat. Given that the site is located outside of the existing settlement limit, and would have a significant negative impact on landscape character, a negative effect is considered.		the Local Plan Review would provide some mitigation. Overall a negative effect remains as the development is located outside of the existing settlement limit and would negatively impact landscape character.	
B) Protection and promotion of a quality built and historic environment	There are no listed buildings located in close proximity. Additionally, based on the information available to the Historic Environmental Record to date it is unlikely that any development will have an impact upon any heritage assets with archaeological interest. However the separation of the site from the main element of the village raises concerns about how well the final design could integrate the existing and proposed development, overall a slight negative effect is considered.	-1	Design could help provide some mitigation in integrating the development with the existing settlement, however due to the divorced nature of the site with the main settlement a slight negative effect would remain.	-1
C) Mitigating the effects of climate	There are no flood risk issues within the site boundary to be aware of. Cheriton Fitzpaine has access to a bus service which could help reduce car travel and therefore carbon emissions.	+1		+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
change	Overall a slight positive effect is considered.			
D) Safeguarding and minimising resource use	Development is located on a greenfield site which is grade 3 good / moderate agricultural land. Given the size and agricultural quality of the site, a slight negative effect is considered.	-1		-1
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No Impact.	0		0
G) Meeting housing needs	Option provides for 58 new dwellings contributing towards future housing needs, a positive effect.	+2		+2
H) Ensuring community health and wellbeing	Cheriton Fitzpaine is a designated village under policy S13 and is considered suitable for limited development. The site is divorced from the settlement which may affect community cohesion, a slight negative effect.	-1	A slight negative effect would remain as the site is divorced from the settlement.	-1
I) Delivering the necessary infrastructure	Cheriton Fitzpaine primary school has the capacity to expand through the provision of an additional classroom. The school is located on the edge of the village, so would need to consider whether a safe walking route to the school can be provided. The site is very remote from Cheriton Fitzpaine and would be reliant	-2	Policy S8 could provide some mitigation by setting out that developers would be expected to contribute to, or bear the full cost of new or improved	-2/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	on private motor vehicles as there are no footways and no lighting. There are also concerns relating to the topography of the site and road widths which result in a poor forward visibility from the site. Overall a negative effect is considered.		infrastructure and facilities although the impact remains uncertain given that it is unclear how improved access could be provided and suitable pedestrian access. A negative although uncertain effect remains.	

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure of services and facilities and impact landscape character.
Temporary/permanent effects :Timescale: Short (1-5 years), Medium (6-15 years), Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Cheriton Fitzpaine. Once completed the development will be permanent.
Spatial extent: (District wide/local)	This site option will help meet housing needs.

Additional Appraisals for Halberton allocations

Alternative Option New Site Halberton – The Pethers

Land with a gross site area of 0.51ha at The Pethers, Halberton is proposed for 16 dwellings.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site lies adjacent to the designated village of Halberton. The site falls within the 'Lowland Plains' landscape character area which is typified as being an open, low lying flat landscape which is agriculturally prosperous. The Great Western Canal Conservation Area and local nature reserve lies to the west of the site but there are no European wildlife sites or SSSI designations in close proximity. The site would be relatively enclosed within the landscape due to its location between 'The Pethers' and 'Lagunas' and its position directly opposite the new housing development Cordwents View. Given the sites location in relation to existing settlement but its proximity to the Great Western Canal Conservation Area and local nature reserve, a slight negative effect is considered.	-1	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan Review would provide some mitigation therefore a neutral effect is considered.	0
B) Protection and promotion of a quality built and historic environment	There are no heritage assets located in close proximity overall a neutral effect is considered.	0		0
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk. Based on evidence set out in the SFRA there may be some residual flood risk from the Grand Western Canal. The site could contribute to surface water run off without appropriate	-1	Mitigation is provided by a policy requirement in the Local Plan Review which seeks the provision of a Sustainable	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	mitigation measures. Halberton has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around flooding but the benefit of a bus service, on balance a slight negative effect is considered.		Urban Drainage Scheme to deal with all surface water from development and arrangements for future maintenance. Appropriate mitigation measures should be incorporated into the design of development to respond to flood risk from the Grand Western Canal. Given the mitigation of flood risk a slight positive effect is considered as there is the benefit of a bus service in Halberton.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land. The site is located on grade 1 excellent quality agricultural land. Given the loss of Grade 1 excellent quality agricultural land but the relatively small scale of the site, a negative effect is considered.	-2		-2
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting	No Impact.	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
retail				
G) Meeting housing needs	Option provides for 16 new dwellings contributing towards future housing needs, a slight positive effect is considered.	+1		+1
H) Ensuring community health and wellbeing	Halberton is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect.	0		0
I) Delivering the necessary infrastructure	Halberton Primary School currently has some spare capacity. This site would generate an additional 5 primary school pupils, which can be accommodated at the primary school. Given the small scale of development it is anticipated that this development will not as an individual site put pressure on the local secondary schools. The site would need an estate road to serve the development which may restrict the yield of housing. Given the current capacity within the local schools and that access to the site is achievable a neutral effect is considered.	0		0

Secondary/cumulative/synergistic effects:	The cumulative impact of the development of this site has the potential to impact upon traffic, put pressure on services and faciltiies and the current provision of infrastructure. Development of this site in combination with other development in the local area could cumulatively lead to over-capacity issues in the local schools.
Temporary/permanent effects :Timescale: Short	Within the short term, construction traffic associated with the development will increase

(1-5 years), Medium (6-15 years), Long (15+ years)	traffic along Crown Hill Road, Halberton. Once completed the development will be permanent.
Spatial extent: (District wide/local)	This site option will help meet housing needs.

Additional Appraisals for Newton St Cyres allocations

Alternative Option New Site Newton St Cyres – New Estate Site A

Land with a gross site area of 1.4ha at New Estate, Newton St Cyres is proposed for 44 dwellings.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site falls within the 'Lowland Plains' which is typified as being an open, low lying flat landscape and the 'sparsely settled farmed valley floors' landscape character area which is typified by the presence of rivers and streams and related flat or gently sloping valley bottoms within the low lying areas of the district. The site is relatively open and flat with the surrounding landscape consisting of agricultural land, trees and occasional isolated dwellings. There are no European wildlife sites or SSSI designations located in close proximity. Overall the site has a slight negative score as the site is highly visible but there is existing development forming a backdrop.	-1	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan Review would provide some mitigation therefore a neutral effect is considered.	0
B) Protection and promotion of	There are no listed buildings located in close proximity. This proposed development site lies within a landscape where there is a concentration of prehistoric and Romano-British sites recorded	-1/?	Local Plan Review policy DM25 would provide some mitigation by requiring that any planning	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
a quality built and historic environment	on the County Historic Environment Record. Given the possibility of potential for archaeological assets, a slight negative and uncertain effect is considered.		application include sufficient information to enable a description of a heritage asset affected and a consideration of the impact of development upon it. Based on information from Devon County Council this may take the form a programme of intrusive archaeological investigations of areas that will be affected by development here. Overall a neutral effect although this remains uncertain as the impact will depend on the results of the investigation.	
C) Mitigating the effects of climate change	The site is located outside in flood zone 1. However, an ordinary watercourse is within the site boundary. The site could contribute to surface water run off without appropriate mitigation measures. Newton St Cyres has access to a bus and train service which could help reduce car travel and therefore carbon emissions. Given the potential issue around flooding with the presence of an ordinary watercourse and risk of surface water	0/?	Some mitigation would be provided through policy S9 'Environment' in the Local Plan Review which seeks the provision of sustainable drainage systems to deal with all surface water from the	+2/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	flooding but the benefit of a bus and train service overall a neutral and uncertain effect is considered as the impact of the watercourse is unknown.		development. Based on the recommendations provided by Devon County Council, this may require that any development should be accompanied by a suitable drainage strategy to deal with existing surface water flows and any potential increase in surface runoff. Given the mitigation of flood risk using SuDS, and the availability of bus and train service, a positive effect is considered although uncertain given the presence of the ordinary watercourse within the site boundary.	
D) Safeguarding and minimising resource use	Development is located on a greenfield site which is partly (1.11ha) grade 3 good / moderate agricultural land and partly (0.29 ha) grade 1 agricultural land, a negative effect, given the size of the site.	-2		-2
E) Promoting	No impact.	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
economic growth and employment				
F) Supporting retail	No Impact.	0		0
G) Meeting housing needs	Option provides for 44 new dwellings contributing towards future housing needs, a positive effect.	+2		+2
H) Ensuring community health and wellbeing	Newton St Cyres is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect.	0		0
I) Delivering the necessary infrastructure	There is existing capacity in the local schools to accommodate development from this individual site. Access to the site option is quite constrained; the junction at Station Road adjacent to the entrance is substandard in terms of visibility and is unlikely to be suitable for increased traffic. The road is narrow with substandard alignments and there are no footways. Highways have raised their concerns over pedestrian safety and have recommended the rejection of this allocation. Given the concerns of the highways agency a significant negative effect is considered.	-3	Policy S8 would provide some mitigation by setting out that developers would be expected to contribute to, or bear the full cost of new or improved infrastructure and facilities. Overall a negative and uncertain effect is considered given the concerns of the highway authority with the solution uncertain without	-2/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			further evidence.	

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development of this site in combination with other development in the local area could cumulatively lead to overcapacity issues in the local schools.
Temporary/permanent effects :Timescale: Short (1-5 years), Medium (6-15 years), Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Newton St Cyres. Once completed the development will be permanent.
Spatial extent: (District wide/local)	This site option will help meet housing needs.

Alternative Option New Site Newton St Cyres – New Estate Site B

Land with a gross site area of 1.3ha at New Estate, Newton St Cyres is proposed for 41 dwellings.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site falls within the 'Lowland Plains' and 'Sparsely settled farmed valley floors' landscape character areas. The site itself is relatively open and is surrounded by agricultural land, trees and the occasional isolated dwellings. There are no European wildlife sites or SSSI designations in close proximity and no specific designations within the site that would impact on biodiversity. Given that development here would impact landscape character	-2	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan Review would provide some mitigation therefore a slight negative effect is considered.	-1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	with limited development backdrop, a negative effect is considered.			
B) Protection and promotion of a quality built and historic environment	There are no listed buildings located in close proximity. The site lies within a landscape where there is a concentration of prehistoric and Romano-British sites recorded on the County Historic Environment Record. Given the potential for archaeological assets to be discovered here, a slight negative and uncertain effect is considered.	-1/?	Local Plan Review policy DM25 would provide some mitigation by requiring that any planning application include sufficient information to enable a description of a heritage asset affected and a consideration of the impact of development upon it. Based on information from Devon County Council this archaeological information should consist of the results of a programme of intrusive archaeological investigation of areas that will eb affected by development here. Overall a neutral effect although this remains uncertain as the impact will depend on the results of the investigation.	0/?
C) Mitigating	The site is located outside in flood zone 1. However, an ordinary	0/?	Some mitigation would be	+2/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
the effects of climate change	watercourse is within the site boundary. The site could contribute to surface water run off without appropriate mitigation measures. Newton St Cyres has access to a bus and train service which could help reduce car travel and therefore carbon emissions. Given the potential issue around flooding with the presence of an ordinary watercourse and risk of surface water flooding but the benefit of a bus and train service overall a neutral and uncertain effect is considered as the impact of the watercourse is unknown.		provided through policy S9 'Environment' in the Local Plan Review which seeks the provision of sustainable drainage systems to deal with all surface water from the development. Based on the recommendations provided by Devon County Council, this may require that any development should be accompanied by a suitable drainage strategy to deal with existing surface water flows and any potential increase in surface runoff. Given the mitigation of flood risk using SuDS, and the availability of bus and train service, a positive effect is considered although uncertain given the presence of the ordinary watercourse within the site	

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			boundary.	
D) Safeguarding and minimising resource use	This site option is located on a greenfield site which is comprised of two grades of agricultural land. 0.3ha of which is grade 1 excellent quality agricultural land and the remaining 1ha is grade 3 good / moderate agricultural land. A negative effect is considered.	-2		-2
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No Impact.	0		0
G) Meeting housing needs	Option provides for 41 new dwellings contributing towards future housing needs, a positive effect.	+2		+2
H) Ensuring community health and wellbeing	Newton St Cyres is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect.	0		0
I) Delivering the necessary infrastructure	There is existing capacity in the local schools to accommodate development from this individual site. Access to the site option is quite constrained; the junction at Station Road adjacent to the entrance is substandard in terms of visibility and is unlikely to be	-3	Policy S8 would provide some mitigation by setting out that developers would be expected to contribute to, or bear the	-2/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	suitable for increased traffic. The road is narrow with substandard alignments and there are no footways. Highways have raised their concerns over pedestrian safety and have recommended the rejection of this allocation. Given the concerns of the highways agency a significant negative effect is considered.		full cost of new or improved infrastructure and facilities. Overall a negative and uncertain effect is considered given the concerns of the highway authority with the solution uncertain without further evidence.	

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development of this site in combination with other development in the local area could cumulatively lead to overcapacity issues in the local schools.
Temporary/permanent effects :Timescale: Short (1-5 years), Medium (6-15 years), Long (15+ years)	Within the short term, construction traffic associated with the development will increase the traffic within Newton St Cyres. Once complete the development will be permanent.
Spatial extent: (District wide/local)	This site option will help meet housing needs.

Additional Appraisals for Sampford Peverell allocations

Preferred Option SP2 – Higher Town, Sampford Peverell: 6ha, 60 dwellings

Land with a gross site area of 6 (ha) at Higher Town, Sampford Peverell is proposed for 60 dwellings with 30% affordable housing.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. The overall rise above Turnpike is significant and there are far-reaching views to and from the site. If suitable access could be achieved, given the steep gradients, it is likely that a substantial length of hedgerow would need to be removed. Visually the character of the area is agricultural and divorced from the village, with only a few low density detached dwellings on the opposite side of Turnpike. Given the impact on the landscape but limited mitigation provided by existing development and potential loss of a substantial length of hedgerow a negative effect is considered.	-2	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan Review provide mitigation for both the impact on the landscape and the natural environment. Furthermore the policy requires landscaping and design which respects the setting and character of the area. The policy also requires mitigation of any wildlife impact including the protection of hedgerows and provides 2 hectares of Green Infrastructure. Overall a neutral effect is considered.	0
B) Protection and	The site is adjacent to Sampford Peverell Conservation Area to	-2/?	The policy includes green	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
promotion of a quality built and historic environment	North East. The site occupies an area enclosed in the medieval period and archaeological remains associated with the earlier field system and archaeological remnants may be affected by development here. Given the potential impact on the Conservation Area and archaeology a negative and uncertain effect is considered.		infrastructure, landscaping and design which respect the setting and character of the area, conservation area and listed building. It also requires archaeological investigation and appropriate mitigation. Overall a neutral effect is considered although this remains uncertain as the impact on archaeology will depend on the results of the investigation.	
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures. Evidence in the SFRA suggests that the site may also have some residual flood risk from the Grand Western Canal or Wimbleball Reservoir. Sampford Peverell has access to a bus and train service which could help reduce car travel and therefore carbon emissions. Given the potential issues around surface water run off and flood risk but the benefit of a bus and train service on balance a neutral effect is considered.	0	A policy requirement in the Local Plan Review seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. The surface water run off and flood risk can be mitigated and there is a	+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			benefit of a bus and train service, overall a positive effect is considered.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land. The site is located on Grade 2 very good quality agricultural land. Given the loss of very good quality agricultural land but the relatively small site area an overall negative effect is considered.	-2		-2
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 60 new dwellings with 30% affordable housing a contribution towards future housing need, a positive effect.	+2		+2
H) Ensuring community health and wellbeing	Sampford Peverell is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect.	0		0
I) Delivering the necessary infrastructure	Since the Proposed Submission Sustainability Appraisal, there has been confirmation that access is achievable and therefore the uncertainty has been removed. The Highway Authority has advised that any development of the site should only commence	-1	Improvement of the site access would improve visibility. Policy requires no development until the	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	once improvements to the A361 junction at Sampford Peverell have been implemented. There is a footpath on Turnpike from the south east corner of the site which leads into the village. There are no footpaths on Higher Town or on Turnpike to the west. Within the village, pedestrian and cycle links are good, with access to the Grand Western Canal and the cycle path connecting the train station to Tiverton and Willand. Access onto Turnpike would require substantial hedgerow and earth removal. There is existing capacity in the local schools to accommodate development from this individual site. Given that access is achievable but would require additional works a slight negative effect is considered.		completion of improved access works to the A361. Overall a neutral effect is considered.	

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site may have an impact on traffic. The policy requires no development until the completion of improved access works to the A361 to ensure the cumulative effect on the A361 is mitigated for.
Temporary/permanent effects :Timescale: Short (1-5 years), Medium (6-15 years), Long (15+ years)	Within the short term, construction traffic associated with the development will increase the traffic within Sampford Peverell. Once complete the development will be permanent.
Spatial extent: (District wide/local)	This site option will help meet housing needs associated with the Junction 27 option.

Additional Appraisals for Thorverton allocations

Alternative Option TH1: South of Broadlands – extended site 1.15ha, 20 dwellings

Land with a gross site area of 1.15 (ha) at South of Broadlands, Thorverton is proposed for 20 dwellings with 30% affordable housing.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. The site is partially screened by the topography of the land adjacent to the east, known as Peter's Hill. There are distant views of the site from the west, but this could be limited through the use of screening. The site itself is fairly level and there would be limited visual impact on the character of Thorverton. As there are distant views of the site from the west a slight negative effect is considered.	-1	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan Review would provide mitigation and therefore, and overall neutral effect is considered.	0
B) Protection and promotion of a quality built and historic environment	The site lies just to the north of a large, probably prehistoric enclosure site, a slight negative and uncertain effect.	-1/?	The policy will require archaeological investigation and appropriate mitigation, a neutral effect is considered overall although this remains uncertain as the impact will depend on the results of the investigation.	0/?

C) Mitigating the effects of climate change	Part of the site (south eastern) is within Zone 3 Source Protection Zone. The site is located in flood zone 1, the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures. Thoverton has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around flooding but the benefit of a bus service on balance a slight negative effect is considered.	-1	A policy requirement in the Local Plan seeks the provision of a sustainable urban drainage scheme to deal with all surface water from the development. As the site is within a Source Protection Zone, appropriate forms of sustainable urban drainage should be used, overall a neutral effect.	0
D) Safeguarding and minimising resource use	Development option is located on greenfield land. The site is located on Grade 1 agricultural land. As the site is small scale but is on excellent quality agricultural land a negative impact is considered.	-2		-2
E) Promoting economic growth and employment	Site option does not result in the loss or gain of employment land, a neutral effect.	0		0
F) Supporting retail	Site option does not contain any retail proposals, a neutral effect.	0		0
G) Meeting housing needs	Option provides for 20 new dwellings with 30% affordable a contribution towards future housing need, a positive effect.	+2		+2
H) Ensuring community	Thorverton is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered	-2	If the allotments were provided elsewhere of similar	+1/?

health and wellbeing	appropriate for a limited level of development, a neutral effect. Development of the site would result in the loss of allotments overall a negative effect is considered.		accessibility the loss of allotments would be mitigated and therefore this impact would be neutral. The policy requires a road widening and provision of a footpath along site frontage which in this case will be beneficial for the wider community as well as the development. Overall a slight positive effect is considered although this is uncertain given an alternative location for the allotments has not been indicated.	
I) Delivering the necessary infrastructure	Access is achievable but would require road widening and footway link. The size of this alternative would require the road to be built to an adoptable standard with a carriageway width of 4.8m and 2x2m footways either side in order to provide adequate visibility to and from oncoming traffic. The access road would need to go through the garages currently near the site. The Mid Devon Community Infrastructure Evidence Report indicates that the local secondary school has capacity however; Thorverton primary school is at overcapacity. The school is popular and has historically admitted pupils from outside its catchment area. Despite the forecast	-3	Policy S8 provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new improved infrastructure and facilities. Overall a neutral effect is considered. If the policy requires road widening built to an adoptable standard with a carriageway width of	0/?

	showing the school to be overcapacity, it is likely that children within the small development will be able to secure a place at the school but developer contributions will be required. Given the need for significant road improvements and footway link and the requirement for developer contributions to provide capacity at the school a significant negative effect is considered.		4.8m and 2x2m footways either side in order to provide adequate visibility this would mitigate any impact and a neutral score is considered. However this would require the garages to be in control of the applicant in order to meet this standard, given the garages are not in control of the applicant an uncertain effect remains.	

Secondary/cumulative/synergistic effects:	Development of this site in combination with other development in the local area could cumulatively lead to overcapacity issues in the other schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Thorverton. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing needs.

Alternative Option New Site Thorverton – Land North East of Silver St

Land with a gross site area of 0.35 ha at the North East of Silver Street, Thorverton is proposed for 13 dwellings.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site falls within the 'Lowland Plains' landscape character area which is typified as being an open, low lying flat landscape. Most parts of the site are well enclosed within the landscape with no far reaching views other than towards the south whereby views consist of agricultural fields and trees. The site is enclosed by a hill towards the south and existing housing development towards the east and west. Given that development of this site would have a good relationship with existing development a neutral effect is considered.	0		0
B) Protection and promotion of a quality built and historic environment	There are no listed buildings located in close proximity. In addition, based on the information available to the Historic Environment Record to date, any development here will have no impact upon any heritage assets with archaeological interest. Therefore, a neutral effect is considered.	0		0
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk. There are a no flood risk issues within the site boundary to be aware of. Thorverton has access to a bus service which could help reduce car travel and therefore carbon emissions. Overall a slight positive effect is considered.	+1		+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
D) Safeguarding and minimising resource use	The site is located on a greenfield site which is grade 2 good quality agricultural land. A negative effect.	-2		-2
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 13 new dwellings contributing towards future housing needs, a slight positive effect.	+1		+1
H) Ensuring community health and wellbeing	Thorverton is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect.	0		0
I) Delivering the necessary infrastructure	The Mid Devon Community Infrastructure Evidence Report indicates that the local secondary school has capacity however Thorverton primary school is at overcapacity. The school is popular and has historically admitted pupils from outside its catchment area. Despite the forecast showing the school to be overcapacity, given the scale of the development it is likely that	-1	Policy S8 would provide some mitigation by setting out that developers would be expected to contribute to, or bear the full cost of new or improved infrastructure and facilities.	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	children within this individual small development could secure a place at the school but developer contributions will be required. There are no significant constraints in terms of access, subject to an appropriate estate road. Given suitable access route, but limited capacity in the local Primary School, a slight negative effect is considered.		Overall a neutral effect is considered.	

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development of this site could lead to overcapacity issues in the local schools.
Temporary/permanent effects :Timescale: Short (1-5 years), Medium (6-15 years), Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Thorverton. Once completed the development will be permanent.
Spatial extent: (District wide/local)	This site option will help meet housing needs.

Alternative Option New Site Thorverton – Land to the West of Lynch Close and Cleaves Close

Land with a gross site area of 1.32 ha at the West of Lynch Close and Cleaves Close, Thorverton is proposed for 41 dwellings.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site falls within the 'Lowland Plains' landscape character area. The site is relatively enclosed by housing on the eastern side and hedgerows and trees surrounding the remainder. Given the	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	minimal impact on landscape character and the sites relationship to existing settlement, a neutral effect is considered.			
B) Protection and promotion of a quality built and historic environment	There is a grade II listed building (Higher Dunsaller) located adjacent to the southern boundary of the site. Furthermore, the site occupies a position in the landscape where prehistoric activity is recorded in the County Historic Environment Record. Given the sites close proximity to a listed building and the potential for archaeological assets, a negative and uncertain effect is considered.	-2/?	Local Plan Review policy DM25 would provide some mitigation by requiring that development proposals consider the significance, character, setting and local distinctiveness of heritage assets and any opportunities to enhance them. In addition, policy requires that any planning application include sufficient information to enable a description of a heritage asset affected and a consideration of the impact of development upon it. Based on information from Devon County Council this may take the form of 1) an archaeological geophysical	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			survey and 2) a programme of intrusive archaeological investigation of areas that will be affected by development here. Overall a neutral effect although this remains uncertain as the impact will depend on the results of the investigation.	
C) Mitigating the effects of climate change	The site is located in flood zone 1. There are a no flood risk issues within the site boundary to be aware of. Thorverton has access to a bus service which could help reduce car travel and therefore carbon emissions. Overall a slight positive effect is considered.	+1		+1
D) Safeguarding and minimising resource use	The site is located on a greenfield site which is grade 1 excellent quality agricultural land. A negative effect, given the size and scale of the site.	-2		-2
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
G) Meeting housing needs	Option provides for 41 new dwellings contributing towards future housing needs, a positive effect is considered.	+2		+2
H) Ensuring community health and wellbeing	Thorverton is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect.	0		0
I) Delivering the necessary infrastructure	The Mid Devon Community Infrastructure Evidence Report indicates that the local secondary school has capacity however Thorverton primary school is at overcapacity. The school is popular and has historically admitted pupils from outside its catchment area. There may also be opportunities for expansion if required. There are no significant constraints in terms of access; there are possible access junctions from both north and south. The southern road presents greater opportunity to provide footway and road widening. Given suitable access route, but limited capacity in the local Primary School, a slight negative effect is considered.	-1	Policy S8 would provide some mitigation by setting out that developers would be expected to contribute to, or bear the full cost of new or improved infrastructure and facilities although the impact remains uncertain given the limited capacity to expand the school. Overall a neutral effect is considered given that there is limited capacity to expand the school.	0

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon

	traffic, put pressure on services and facilities and the current provision of infrastructure. Development of this site could lead to overcapacity issues in the local schools.
Temporary/permanent effects :Timescale: Short (1-5 years), Medium (6-15 years), Long (15+ years)	Within the short term, construction traffic associated with the development will increase within Thorverton. Once completed the development will be permanent.
Spatial extent: (District wide/local)	This site option will help meet housing needs.

Additional Appraisals for Uffculme allocations

Alternative Site Option - Land west of Uffculme, Uffculme

Land with a gross site area of 3.49 (ha) at Uffculme is proposed for 60 dwellings. Following an appeal decision in February 2016 allowing outline planning permission for a site of 3.49ha with 60 dwellings, the site has been reappraised taking into account the revised proposal and inspectors comments.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site is within the 'Lowland plains' landscape character area. This area is characterised by having an open, low lying flat agricultural landscape. The fields to the north of the B3340 are partially screened from views by the existing field boundaries. The southern field is more open, and offers wider and more distant views to the south, therefore potential landscape impacts. A large number of protected trees adjoin the site on the eastern boundary. As there are distant views to the south and a number of protected trees adjoining the site overall a negative impact is considered.	-2	The appeal decision applies a condition for the submission of an arboricultural method statement and tree protection plan which will ensure the retention of existing trees in the interest of public amenity and the character and appearance of the area. Policy	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			S9 'Environment' and DM1 'High Quality Design' in the Local Plan Review provide mitigation for both the impact on the landscape and the natural environment a neutral effect is considered.	
B) Protection and promotion of a quality built and historic environment	This site occupies a substantial area where prehistoric activity is recorded in the wider landscape. The site is located opposite from the boundary of Bridwell Park, a nationally important grade I listed historic park and garden. However there is little intervisibility between the site and the nearest boundary point, there is an intervening parcel of land and there is screening by hedgebanks and trees along the boundaries of this intervening land, the Historic Environment Appraisal considers there to be no significant impact. An appeal was dismissed in 2007 in Uffculme on the basis that the woodland to the east of this site provides and important and attractive feature defining the end of the village and functioning as an appropriate settlement boundary. However in the more recent appeal decision in 2016. The inspector makes reference to the 2007 appeal decision and although does not disagree with the above observation states that the reference was made in a different context and for the proposal in question considered by this appraisal there	-1/?	The appeal decision applies a condition to secure a scheme of archaeological work with the aim of recording of any features of heritage interest. Overall with mitigation the site scores a neutral effect although the score remains uncertain given the impact on the prehistoric activity is unknown.	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	would be no material harm to the character or appearance of the area. A slight negative effect overall is considered given the potential impact on the area of prehistoric activity. Uncertainty is also considered as the impact on the prehistoric activity is unknown.			
C) Mitigating the effects of climate change	The site area includes some flood zone 2 and 3 with the majority of the site located in flood zone 1 the lowest level of flood risk. The site could contribute to surface water run off without appropriate mitigation measures, a negative effect overall. Uffculme has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around flooding but the benefit of a bus service on balance a slight negative effect is considered.	-1	The 2016 appeal decision notes that development can be confined to Flood Zone 1 and the Environment Agency does not object to the development. A condition is applied to require the details of materials, boundary treatments, finished floor levels, existing and proposed site levels and proposed road and footpath levels to be included within the reserved matters which will help address flood risk. A condition is also secured to ensure that a surface water drainage scheme is required for the Council's approval and this should be based on SUDs	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			principles and that dwellings are not occupied until sufficient capacity exists within the public sewerage network. With mitigation and the benefit of a bus service a slight positive effect is considered.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land. The site is located on Grade 3 and 4 agricultural land and is relatively small therefore an overall a slight negative impact.	-1		-1
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 60 new dwellings with 35% affordable housing. A contribution towards future housing need, a positive effect.	+2		+2
H) Ensuring community	Uffculme is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
health and wellbeing	appropriate for a limited level of development, a neutral effect. The previous SA noted that the location of this site would result in long walking distances to village facilities, with particular reference to the site being 1 mile from the primary school which could restrict young children walking to school however in the 2016 appeal decision the inspector states that in his view the appeal site is within an acceptable and safe walking distance of the village services and facilities. As such overall a neutral effect is considered.			
I) Delivering the necessary infrastructure	Site access is achievable subject to any development requiring the extension of the 30 mph limit. The footway at Culm Valley Way would need to be extended to the site. The Mid Devon Community Infrastructure Evidence Report indicates that the primary school can accommodate additional pupils arising from this development without expansion. Given an adequate site access is achievable but the need for footways an overall slight negative effect is considered.	-1	In the interests of highway and pedestrian safety, the appeal decision in 2016 applies a condition to ensure that vehicular access and footway linking the site to the village is provided prior to occupation of the dwellings. Overall a neutral effect is considered.	0

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development of this site in combination with other development in the local area could cumulatively lead to over-capacity issues in the local schools.

Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Uffculme. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help provide housing in Uffculme.

Additional Appraisals for Willand allocations

Alternative Option WI1: Land east of M5, extended area 14.8ha, 174 dwellings

Land with a gross site area of 14.8 (ha) at land east of M5, Willand is proposed for 174 dwellings with 30% affordable housing.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site lies within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. The site is generally flat in nature, and is well screened from views from the west into the site. The existing adjacent housing to the east is well screened by the high trees, and therefore any new developments would only represent an impact when viewed from the west. There is evidence of otters within one of the fields. The site adjoins two areas of deciduous woodland priority habitats, one in the north east and one in the south west. The site is surrounded by hedgerows which can be a haven for wildlife. Given the scale of development which may have an impact on the landscape but the proximity of the site to existing development and the M5 an overall negative impact is considered.	-2	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan Review would provide some mitigation however given the scale of the site a slight negative effect is considered to remain.	-1

B) Protection and promotion of a quality built and historic environment	No anticipated impact on any known heritage assets, a neutral effect is considered.	0		0
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect. There is a 25-50% chance of groundwater emergence within the site boundary. Evidence in the SFRA suggests that the site may also have some residual flood risk from the Grand Western Canal or Wimbleball Reservoir. Willand has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issue around surface water runoff and flood risk and the potential for large scale impacts on groundwater, a negative effect is considered.	-2	A policy requirement in the Local Plan Review seeks the provision of a sustainable urban drainage scheme to deal with all surface water from the development. Appropriate mitigation measures should be incorporated into the design of development to respond to the flood risk from the Grand Western Canal or Wimbleball Reservoir. Given the mitigation of surface water runoff and flood risk a slight positive effect is considered as there is the benefit of a bus service.	+1
D) Safeguarding and minimising	Development option is located on greenfield land. Approximately 7 ha of the site lies within grade 1 excellent quality agricultural land and 6.4 ha lies within grade 3 good / moderate agricultural land.	-2		-2

resource use	Overall a negative effect is considered as development of the site would result in the loss of grade 1 agricultural land.			
E) Promoting economic growth and employment	Option provides approximately 174 new dwellings. Development of this scale would be a boost to local construction firms and associated trades who would benefit from being able to undertake contract work on the site. There would therefore be some positive impact.	+1		+1
F) Supporting retail	This option proposes a large scale residential development within a village. The policy contains no retail proposals, a neutral effect.	0		0
G) Meeting housing needs	Option provides for 174 new dwellings with 30% affordable housing a contribution towards future housing need, a significant positive effect.	+3		+3
H) Ensuring community health and wellbeing	Willand is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development. The site is located within Cullompton catchment area and therefore has possible off-site air quality impact within Cullompton AQMA. There are also possible concerns regarding developing new housing in close proximity to the M5 whereby noise impact may negatively affect residential amenity. A Public Right of Way runs through the site. The scale of development may also impact community facilities therefore on balance a significant negative effect is considered overall.	-3	The policy should require the provision of a buffer zone and appropriate planting to mitigate noise from the adjacent motorway. It should also require the retention and enhancement of the Public Right of Way. DM4 'Pollution' also provides some mitigation. As the policy requires 'enhancement' of the public right of way which is a slight positive impact but the scale	0

			of development may affect community facilities on balance a neutral effect is considered.	
I) Delivering the necessary infrastructure	An adequate access is achievable and numbers would be dependent on Transport Assessment of the junction with Silver St. Given the scale of development the site may need to deliver a large amount of road infrastructure. The Mid Devon Community Infrastructure Evidence Report indicates that the primary school can accommodate additional pupils arising from this development without expansion. Overall a negative and uncertain effect is considered given the potential for impact on highways and the need for a transport assessment.	-2	Policy S8 provides some mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities. The policy requires a transport assessment of capacity at the junction of Silver Street and Meadow. As mitigation is dependent on the outcome of the transport assessment a neutral although uncertain effect is considered.	0/?

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development of this site in combination with other development in the local area could cumulatively lead to overcapacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years),	Within the short term, construction traffic associated with the development will

Medium (6-15 years) Long (15+ years)	increase traffic within Willand. Once completed, the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing needs.

Alternative Option WI2: Willand Industrial Estate full site area option

Land with a gross site area of 9.2 (ha) at Willand Industrial Estate, Willand is proposed for 22,000 sqm commercial floorspace.

Sustainability objective	**Commentary**	**Impact**	Mitigation	Post Mitigation
A) Protection of the natural environment	There are a number of protected trees in the site near the south eastern boundary. The site is hidden from the settlement by vegetation. The site area abuts the M5 and may be seen from the M5 if it is developed. The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. Given the loss of protected trees and potential visual impact of the site, a negative effect is considered.	-2	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan Review provide mitigation for both the impact on the landscape and the natural environment a neutral effect. As the site may be visible from the M5 is developed a slight negative effect is considered.	-1
B) Protection and promotion of a quality built and historic environment	Previous archaeological work undertaken on this site demonstrated the presence of prehistoric activity within this site, a slight negative and uncertain effect. The location of the site, on the edge of the settlement adjoining existing commercial development is considered a sustainable location for employment growth. On balance a neutral effect is considered although there is some	-1	Archaeological investigation and mitigation is required by this policy, which improves the impact score, although this remains uncertain as the impact will depend on the	+1/?

	uncertainty remaining due to the potential impact on the area of prehistoric activity within the site.		results of the investigation. As the site is on the edge of the settlement adjoining existing commercial development and is considered a sustainable location for employment growth a slight positive effect is considered.	
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect. Willand has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issue around surface water run off but the benefit of a bus service on balance a neutral effect is considered.	0	A policy requirement in the Local Plan Review seeks the provision of a sustainable urban drainage scheme to deal with all surface water from the development. Given the mitigation of surface water run off a slight positive effect is considered as there is the benefit of a bus service.	+1
D) Safeguarding and minimising resource use	The site is located on part greenfield and part brownfield land, a neutral effect.	0		0
E) Promoting economic growth and employment	Option provides 22,000 sqm of commercial floorspace helping to diversify the economy, provide opportunities for local employees, reduce out-commuting and encourage inward investment, a positive effect.	+3		+3

F) Supporting retail	No impact.	0		0
G) Meeting housing needs	No impact.	0		0
H) Ensuring community health and wellbeing	Willand is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development. The allocation of commercial land within Willand could decrease air quality within the settlement through increased traffic movement and in particular HGV movements, a slight negative effect.	-1	DM4 Pollution provides mitigation, a neutral effect overall.	0
I) Delivering the necessary infrastructure	Much of the site infrastructure is already in place and there is existing access into the site which could be improved to cover the whole of the site, a neutral effect.	0		0

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic congestion.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic congestion within Willand. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet the employment needs of Willand.

Alternative Option WI2: Willand Industrial Estate residential 2.2ha, 53 dwellings

Land with a gross site area of 2.2 (ha) at Willand Industrial Estate, Willand is proposed for 53 dwellings.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	There are a number of protected trees in the site near the south eastern boundary. The site is hidden from the settlement by vegetation. The original site area abutted the M5 and may be seen from the M5 if it is developed. The site falls within the 'Lowland Plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. Given the loss of protected trees and potential visual impact of the site, a negative effect is considered.	-2	The site area has been redrawn to only include the south east section and therefore the visual impact of the development to be seen from the M5 has been minimised. Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan Review provide mitigation for both the impact on the landscape and the natural environment, overall a neutral effect is considered.	0
B) Protection and promotion of a quality built and historic environment	Previous archaeological work undertaken on this site demonstrated the presence of prehistoric activity within the site. The location of the site, on the edge of the settlement adjoining existing commercial development is considered a sustainable location for employment growth and subsequently, this is an unsuitable location for housing, being surrounded on three sides	-3/?	Archaeological investigation and mitigation should be required by this policy, which improves the impact score, although this remains uncertain as the impact will	-2/?

	by existing and forthcoming employment development. Overall the combined potential effect on the area of prehistoric activity within the site and the negative effect of the site being an unsuitable location for housing would lead to a significant negative and uncertain effect.		depend on the results of the investigation. However, as the site is an unsuitable location for housing, being surrounded on three sides by existing and forthcoming employment development, a negative and uncertain effect remains.	
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water runoff without appropriate mitigation measures, a slight negative effect. Willand has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issue around surface water runoff but the benefit of a bus service on balance, a neutral effect is considered.	0	A policy requirement in the Local Plan Review seeks the provision of a sustainable urban drainage scheme to deal with all surface water from the development. Given the mitigation of surface water runoff a slight positive effect is considered as there is the benefit of a bus service.	+1
D) Safeguarding and minimising resource use	The site is located on part greenfield and part brownfield land, a neutral effect.	0		0
E) Promoting economic growth and	Option does not result in the loss or gain of employment land. A neutral effect.	0		0

employment				
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for approximately 53 dwellings, a contribution towards future housing needs, a positive effect.	+2		+2
H) Ensuring community health and wellbeing	Willand is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development. The allocation of housing land in Willand could decrease air quality within the settlement through increased traffic movement. The site is unsuitable for housing development as it is surrounded on three sides by existing and forthcoming employment development which would result in a negative impact on community cohesion and living environment. This would result in a combined significant negative effect.	-3	Policy DM4 'Pollution' in the Local Plan Review provides mitigation, however the location of the development cannot be mitigated as such a negative effect remains.	--2
I) Delivering the necessary infrastructure	Much of the site infrastructure is already in place and there is existing access into the site which could be improved to cover the whole of the site, a neutral effect. There is existing capacity in the local schools to accommodate development from this individual site. Overall a neutral effect is considered.	0		0

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site have the potential to impact upon traffic congestion.

Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic in Willand. Once completed, the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing needs.

Annex 4 – Revised Sustainability Appraisal of Plan

The development of the Local Plan Review has been an on-going and iterative process with key pieces of evidence influencing the selection and rejection of options. Through the Local Plan Review Proposed Submission Consultation (2015) a number of alternatives were proposed, along with the presentation of new information. As a result a number of modifications to the proposed policies and supporting text of the plan are proposed. The full details of these proposed alternatives and new information are provided in annex 2 and 3. Annex 2 also sets out the reasons for selecting/rejecting the alternatives proposed. This annex summarises the main changes to the Local Plan Review following the appraisal of alternatives set out in annex 2, and assesses the overall sustainability of the Local Plan Review.

Strategic Policies

Policy S2: Amount and Distribution of development

An alternative to amend the dwelling target to 7,860 to meet the objectively assessed housing need (OAN) with the additional housing requirements of Junction 27 is preferred due to new information presented in the finalised Strategic Housing Market Area report which became available during the consultation on the Local Plan Review Proposed Submission (2015) and following the Council decision on 22nd September 2016 to propose to allocate land at Junction 27 for a strategic scale employment site. Similarly the higher commercial growth scenario including the Junction 27 option is proposed as a modification to the plan.

Policy S3: Meeting housing needs

Updates to the policy are proposed given the change to the OAN suggested in policy S2.

Policy S4: Ensuring housing delivery

Updates to the policy are proposed given the change to the OAN suggested in policy S2.

Policy S5: Public open space

A change to the wording is proposed to clarify that the policy refers to the parish boundaries of the settlements noted.

Policy S12: Crediton

An additional criterion is proposed in the policy which is as follows 'community and education facilities and other infrastructure to support the development proposed' to reflect the need for a new primary school in Crediton.

Policy S14: Countryside

The removal of reference to the provision of gypsy and traveller accommodation in this policy is proposed to ensure the Plan is in conformity with national policy in which the 'Planning Policy for Traveller Sites' (2015) which requires that new sites for travellers should be very strictly limited in open countryside that is away from existing settlements or outside areas allocated in the development plan.

Site Allocations

Tiverton

TIV1-TIV5 Eastern Urban Extension

The policy is proposed to be amended to consider a housing range of 1580-1830 which reflects the permissions granted on area A and the potential for increased density in area B.

TIV14 Wynnards Mead

The policy is proposed to be deleted to reflect new information regarding the historic environment and flood risk.

OTIV4 Blundells School (Proposed for allocation TIV16)

This site is proposed to be allocated following the Council decision on the 22nd September to allocate land at Blundells School for residential development. New information provided includes the support of developing the site from the Environment Agency which has resulted in this proposed policy scoring more positively than the option considered in the Local Plan Review Proposed Submission consultation (2015).

Cullompton

CU1-CU6 North West Cullompton

Contributions from development to the Town Centre relief road and Junction 28 are proposed as modifications to the policy. In line with the adopted North West Cullompton masterplan a change to the total commercial floorspace is proposed. The re-allocation of land to the south west of the site is also proposed.

CU7-CU12 East Cullompton

An additional criterion is proposed to ensure the setting of listed buildings adjoining the site is respected.

CU19 Town Centre Relief Road

~~Two additional criteria are proposed to ensure the protection of the setting of listed buildings and conservation area, and the provision of archaeological investigation and mitigation.~~

~~CU20 Cullompton Infrastructure~~

~~An additional criterion to state 'provision of works to reduce flood risk' has proposed as a modification to the plan.~~

~~Crediton~~

~~CRE2 Red Hill Cross, Exhibition Road~~

~~Additional supporting text is proposed to reflect the recommendation in the HEA to provide appropriate mitigation for Shobrooke Park to the east.~~

~~CRE3 Cromwells Meadow~~

~~Additional supporting text is proposed to reflect the recommendation in the HEA to provide appropriate mitigation for Shobrooke Park to the east. An additional criterion is also proposed to ensure archaeological investigation and mitigation.~~

~~CRE4 Woods Group~~

~~Additional supporting text is recommended which identifies non-listed heritages within the site.~~

~~CRE5 Pedlerspool~~

~~Amendment to the policy is made which includes the provision of a new school but removes the extra care scheme element in the policy.~~

~~CRE7 Stonewall Lane~~

~~A change to the supporting text of the Plan is recommended to ensure that adequate landscaping is provided to protect the heritage assets associated with the adjoining Creedy Park.~~

~~CRE10 Land south of A377~~

~~A change to the policy is proposed to include a small area to the south of the allocation up to the edge of the swale, covered by recent consent sought by Mole Avon. Although the scoring is lower for the pre-mitigation score of objective c) mitigating the effects of climate change, it is considered appropriate and reasonable to allocate the original site area which has outline consent. Detailed design to mitigate flood risk will be considered at the reserved matters planning application stage. Mitigation through sensitive design with appropriate~~

choice of materials and landscaping is also recommended for inclusion within the policy. An amendment to the supporting text is further proposed to make reference to the latest flood data and implications from redevelopment with mitigation measures such as layout, site and flood levels.

CRE11 Crediton Infrastructure

The following criterion is proposed for inclusion 'provision of works to reduce flood risk'.

Junction 27

Junction 27, M5 Motorway

An additional policy is proposed to reflect the Council decision on 22nd September 2016 to allocate land for tourism, leisure and retail at Junction 27 of the M5 motorway. Changes to the policy are reflected in the sustainability appraisal.

Rural Areas

School Close, Bampton

An allocation for 0.54(ha) 26 dwellings is proposed as a modification to the Plan. The site is currently allocated and was omitted in error as some of the site has been built out. For consistency, similar to other sites in the plan, the remaining area of the allocation which has not yet been built is proposed to remain as an allocation in the Plan.

CH1 Barton, Chawleigh

An additional criterion to state 'design solutions which respects the setting of the conservation area and listed building' is proposed. An amendment to the supporting text is also proposed to ensure appropriate landscaping to mitigate any potential impact on the conservation area and listed buildings.

CF1 Barnshill Close, Cheriton Fitzpaine

An additional criterion to minimise the impact on the conservation area and listed building is proposed.

HA1 Land adjacent Fishers Way, Halberton

An amendment to policy HA1 is proposed to delete reference to the need to 'archaeological investigations and appropriate mitigation measures' given the new information provided by the Devon County Council Archaeology Team that the proposed allocation will not impact on any known heritage assets and state that they would not need to be consulted should an application come forward. The addition of a criterion to ensure mitigation through

appropriate design, materials and landscaping is proposed to protect the setting of Halberton conservation area is also proposed.

HE1 Depot, Hemyock

This site is proposed for deletion given the representations made during the Local Plan Review Proposed Submission (2015) consultation raises an issue with the deliverability of the site during the plan period and is therefore no longer considered a reasonable alternative. The site will have a limited impact on the Local Plan as a whole given its size of 10 dwellings and may still come forward as a windfall site as it falls within the settlement limit.

NE1 Court Orchard, Newton St Cyres

A change to the policy and supporting text is proposed to ensure design which respects the setting of the conservation area.

OSP1 Higher Town, Sampford Peverell (Proposed for allocation SP2)

This site is proposed to be allocated following the Council decision on the 22nd September to allocate land at Higher Town for residential development. Since the proposed submission SA there has been confirmation that access is achievable and therefore the uncertainty has been removed.

OUF3 Land west of Uffculme (Proposed for allocation UF1)

A change to the plan is proposed to allocate this site given a 2016 appeal decision (APP/Y1138/W/15/3025120) allowing outline planning permission for a site of 3.49ha with 60 dwellings. Conclusions in the inspectors report have fed into the sustainability appraisal in which objectives b) built and historic environment and h) ensuring community health and wellbeing score more positively.

WI2 Willand Industrial Estate

The full allocation of 9.2ha, 22,000sqm of commercial floorspace is proposed to be allocated given that the Council's original reasons for not allocating the full site have been addressed as the remainder of the site is now deliverable.

Managing Development

DM28 Other protected sites

The inclusion of reference to compensatory measures is proposed as a change to the policy to raise that in some cases where mitigation measures are not possible then compensatory measures may be appropriate.

Secondary/Cumulative/Synergistic impacts

Tiverton

Additional detail has been provided in the supporting text of S10 to reflect the cumulative traffic impacts on Junction 27 to be considered.

Cullompton

Additional criterion and supporting text has been included under a number of Cullompton allocation policies to reflect the cumulative impact on the road network.

Crediton

Additional text is provided in CRE7 is recognise the need for a Transport Assessment that will comprehensively assess the transport issues related to the development of the site, taking into account the potential cumulative impact of nearby allocations.

J27 Commercial Development

Additional evidence since the previous SA was commissioned specifically to examine the potential related housing implications of the proposed strategic scale employment site at Junction 27 on the M5 motorway. The results suggest a need of an additional 260 dwellings within Mid Devon District Council over the plan period. A Habitat Regulations Assessment of the Mid Devon Local Plan Review including Junction 27 has been undertaken which concludes that the J27 site allocation, alone or in combination with the Local Plan proposals, will not have an adverse effect on the integrity of the Culm Grasslands SAC.

Overall Sustainability of the Local Plan Review

In this latest update to the SA, changes to the Plan are proposed to take into account comments from representations, additional reasonable alternatives considered and new information presented including the latest national policy changes. Updates from the latest appeal decisions and planning applications have also been taken to account to ensure policies proposed are as up-to-date as possible.

Of the changes, the majority propose minor alterations to the proposed policies or supporting text. The main amendments to the Plan include the proposed allocation of land at Junction 27 of the M5 motorway and associated housing and an amended housing total to reflect the most recent evidence on the housing needs in the area. OSP1, Sampford Peverell (proposed as SP4 within the plan) and OTIV4, Blundells School (proposed as TIV16 within the plan) are proposed for allocation in response to the housing implications of allocating the strategic scale employment site at Junction 27 of the M5 motorway. The option to include Junction 27 presents a significant positive impact on promoting economic

~~growth and employment. Controls are set in policy to ensure aspects such as retail development is supported, necessary infrastructure is delivered and housing need is met. As such overall it is considered to result in a positive impact on the plan.~~

~~Wynnards Mead, Tiverton (contingency site) is proposed for deletion due to new evidence provided in relation to issues around flooding and the historic environment. School Close, Bampton (proposed as BA4 within the plan) has been included, which was previously omitted in error. HE1 Deport, Hemyock is proposed for deletion due to an issue of its deliverability within the plan period. OUF3 Land West of Uffculme is also included as an allocation following a 2016 appeal decision (APP/Y1138/W/15/3025120), allowing outline planning permission for a site of 3.49ha with 60 dwellings. Also the full allocation of 9.2ha, 22,000sqm of commercial floorspace is proposed at Willand Industrial Estate given that the Council's original reasons for not allocating the full site have been addressed as the remainder of the site is now deliverable.~~

~~In general, the emerging Local Plan Review has been found to have a wide range of positive and significant positive effects on the objectives both cumulatively and through individual policies, although a number of potentially adverse impacts still remain. Recommendations made in previous iterations of the SA report and this updated SA report as well as controls through policy has provided mitigation for potential adverse effects. Of the main changes proposed in this iteration of the SA, the main negative impact on the Local Plan Review as a whole is the deletion of a contingency site (Wynnards Mead, Tiverton). The deletion of this policy reduces the flexibility of the Plan as a whole given the role of contingency sites in ensuring housing delivery during the Plan period. However on balance the sustainability issues of the site outweigh the benefit of the inclusion of the contingency site. Two other contingency sites in the plan remain and therefore flexibility still remains in the Plan. The other changes to the Plan are considered largely beneficial with the new information and therefore amount to an overall positive effect.~~

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Sustainability Appraisal (SA) of the implications of the Council's proposed draft Main Modifications in relation to the housing trajectory and the remedies suggested by the Inspector

July 2019

1.0 Introduction

1.1 Main hearings for the examination of the Mid Devon Local Plan Review 2013 – 2033 were held in February 2019.

1.2 The Inspector issued his post hearing advice note on 21st May 2019. In this advice note he expressed concern about the housing trajectory in the early years of the Plan in particular, and he suggested remedies to maintain a five-year supply of deliverable housing sites (that may require potential Main Modifications to the Plan).

1.3 The Council has prepared in draft a Housing Land Supply Update (June 2019) indicating its proposed response to the Inspector's post hearings advice note. This sets out proposed draft Main Modifications that follow the Inspector's suggested remedies to address his concerns about the housing trajectory.

1.4 This Sustainability Appraisal report assesses the Sustainability Appraisal (SA) implications of the Council's proposed draft Main Modifications in relation to the housing trajectory and the remedies suggested by the Inspector.

1.5 All of the sites assessed in this Sustainability Appraisal report have previously been assessed as part of the Council's Sustainability Appraisal (SA) of the Mid Devon Local Plan Review 2013 -2033[1] (i.e. they are not new sites that have not previously assessed by the Sustainability Appraisal). The purpose of this Sustainability Appraisal report is to assess whether the proposed draft Main Modifications affecting those previously assessed sites have significant implications for the Sustainability Appraisal.

1.6 In summary, the findings of this Sustainability Appraisal report are that the Council's proposed draft Main Modifications will not have a material change on the previous assessment of those sites in the Sustainability Appraisal. Additionally, the findings of this Sustainability Appraisal report are that the assessment of further "reasonable alternatives" is not necessary.

1.7 In particular, the Council's proposed draft Main Modifications seek to expedite development on two sites at Colebrook, Cullompton (Policy CU21) and at Higher Town, Sampford Peverell (Policy SP2). These two sites, have previously been assessed in the Council's Sustainability Appraisal for the Mid Devon Local Plan Review 2013 - 2033. The proposed draft Main Modifications affecting these two sites do not result in environmental or other effects that are of significance in relation to the objectives of the Sustainability Appraisal. However,

[1] The Procedure Guide for Local Plan Examinations (June 2019) advises at paragraph 6.10 that if MMs are likely to involve the allocation of additional sites that did not appear in the submitted plan, the Inspector may ask the LPA to undertake SA and consultation on the additional sites as a separate process, before the schedule of MMs is agreed. (https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/813316/Procedure_Guide_for_Local_Plan_Examinations_June_2019_-_Final.pdf

some factual updating to the Sustainability Appraisal is needed, particularly to reflect new information provided at the examination hearings from Highways England and Devon County Council in relation road improvements to the A361 and also at Cullompton.

1.8 For completeness, this Sustainability Appraisal report assesses Sustainability Appraisal implications of the suggested options for remedy from the Inspector to maintain a five-year supply of deliverable housing sites that the Council has not proposed as draft Main Modifications to the Plan. These suggested options for remedy that the Council does not propose to make includes bringing forward the contingency site at Tidcombe Hall, Tiverton (TIV13) and extending the site allocation WI1 at Willand. There are no significant implications for the Sustainability Appraisal in terms of not proposing Main Modifications in relation to these two sites.

1.9 It is noted that the Inspector's advice seeks to bring forward *deliverable* sites to boost the delivery of housing in the early years of the Plan, and it does not seek to increase the overall housing requirement for the district. In this specific context, sites that do not have a realistic prospect of yielding completions within five years cannot be considered as reasonable alternatives to the measures proposed.

1.10 In the case of the site at Tidcombe Hall (TIV13), the Council has reason to believe that there may be land assembly issues. Planning permission has been refused for increased housing numbers at Willand (WI1), which is currently the subject of a planning appeal (19/000019/WR). Larger urban extensions, or additions to allocated urban extensions, are not considered by the Council to be deliverable in five years.

2.0 Proposed Draft Main Modifications

2.1 The Inspector's post hearings advice note identifies where Main Modifications are necessary or will be required to the Mid Devon Local Plan Review 2013 – 2033 that is under examination. The Council is currently preparing its response to this advice note on matters the Inspector has identified in addition to the housing trajectory. Reference numbers given to proposed draft Main Modifications referred to in this Sustainability Appraisal Report reflect the Council's preparatory work.

2.2 All proposed draft Main Modifications and a further Sustainability Appraisal update will be subject to a future public consultation.

Sustainability Appraisal (SA) of the implications of the Council's proposed draft Main Modifications in relation to the housing trajectory and the remedies suggested by the Inspector					
Inspector's suggested remedies to housing land supply	**Proposed draft MM (provisional draft MM reference)**	**Justification**	**Outcome of proposed draft MM**	**SA implications**	**Amendment(s) needed to the SA**
"Bringing forward other allocated sites that are currently restricted in terms of timing with no good reason" SP2 Higher Town, Sampford Peverell	Yes **Draft MM01** – Replace Table 6: Housing forecast 2013 – 2033 **Draft MM41** - Remove tie to the M5 Junction 27 allocation from Policy SP2 **Draft MM42** - Remove need for improvements to A361 form Policy SP2 through the deletion of criterion b) and deletion of paragraph 3.224c	In response to the Inspector's post hearings advice note: "…Given that the Policy SP2 allocation is designed to address part of that overall housing requirement, the tie serves no purpose. Reference to it should be removed." In response to the Inspector's post hearings advice note: "It was clear from the helpful submissions of the Highway Authority, that the limitation on	Bring site allocation SP2 Higher Town, Sampford Peverell forward into years 2018/2019 – 2022/2023 of the Table 6: Housing forecast 2013 - 2033 The proposed commencement and build out for the Higher Town site has therefore been amended to take account of the removal of any restriction on the timing of its delivery and align with the HELAA market conditions model assumptions. The	The site allocation SP2 Higher Town, Sampford Peverell has previously been assessed through the SA Update 2017, Document SD03 (pp144-146 and pp 309-312). These are consolidated into the SA Update 2018 (incorporating proposed amendments) - Document SA-02 (pages 201-203 and 366–369). The assessment scoring for the site allocation SP2 Higher Town, Sampford Peverell against the Sustainability	Modify SA Update 2018: SA-02 P52. Amend text as follows: "The Highway Authority ~~has~~ previously advised that any development of the site should be phased until after improved access to the A361. However it has subsequently advised that development of the site at Higher Town is not dependent upon improved access works to the A361." Amend text at pp368-9 i) Delivering the necessary infrastructure as follows: p368-9 "The Highway Authority ~~has~~ previously advised that any development of the site should only commence once Improvements to the A361 junction at Sampford Peverell have been implemented. It has subsequently advised that these junction improvements are not necessary in order for the development to proceed. There is a footpath…."

		development until the completion of improved access works to the A361 is unnecessary. Criterion b) needs to be removed." This site is currently subject to an outline planning application for 60 dwellings (17/01359/MOUT).	site is therefore anticipated to fully built out within the initial five year period rather than commencing delivery in 2022/23. This results in 60 dwellings in the five year supply for 2018/19 – 2022/23, a net increase of 48 compared with the position set out in the January 2019 HLS update (Hearing statement MH-MDDC-1-5).	objectives is not affected through proposed draft main modifications MM01, MM41 and MM42 However, amendments will be necessary to SA02 SA Update 2018 (incorporating proposed amendments) at pages 368 and 369 to reflect that Devon County Council has advised that the limitation on development until the completion of improved access works to the A361 is unnecessary.	Amend mitigation column at PP368/9 "Improvement of the site access would improve visibility. ~~Policy requires no development until the completion of improved access works to the A361.~~ Overall a neutral effect is considered." P369.Secondary/Cumulative/synergistic effects. Amend text as follows: "The cumulative impacts of the development of this site may have an impact on traffic. ~~The policy requires no development until the completion of improved access works to the A361 to ensure the cumulative effect on the A361 is mitigated for~~. <u>However, DCC as the Highway Authority has advised that development of the site at Higher Town can come forward without access improvements to the A361."</u>
"Bringing forward the contingency sites" CU21 Colebrook, Cullompton	Yes **Draft MM01** – Replace Table 6: Housing forecast 2013 – 2033 **Draft MM34** - Remove contingency	Devon County Council's Hearing Statement, has recommended that the supporting paragraph (3.149) to Policy CU21 be amended to include additional text	Bring site allocation CU21 Colebrook forward into years 2018/2019 – 2022/2023 of the Table 6: Housing forecast 2013 – 2033	The contingency site CU21 Colebrook, Cullompton has previously been assessed through the SA (pages 298 – 302 of the SA 2015 SD04b Appendix 2 (Part 1 Strategic Policies and	Modify 2015 SD04b Appendix 2 (Part 1 Strategic Policies and Town Allocations) at pages 298 to 302: P298. Amend title: "Policy CU21 Land at Colebrook (<u>Former</u> Contingency <u>site</u>)" P301. Amend I) Delivering the

	status	(italicised) after the words "Site commencement will also need to be deferred until after the completion of the through route linking Willand Road to Tiverton Road, which is being provided as part of the North West Cullompton allocation *unless satisfactory evidence or mitigation to address air quality and highway capacity can be sustained*". Devon County Council has advised in its hearing statement that 100 dwellings at Colebrook can come forward without the Town Centre Relief Road (TCRR) This site is currently subject to an outline	The proposed build out for the Colebrook allocation follows HELAA market conditions model assumptions. This results in an additional 62 dwellings in the supply for the years 2018/2019 – 2022/2023	Town Allocations). A more extensive site comprising 400 dwellings was considered but rejected at PP147-9 of the 2018 Update (SA-02). The 2015 SA assessment scoring for the contingency site at CU21 Colebrook, Cullompton against the Sustainability objectives is not affected through proposed draft Main Modifications MM01 and MM34 However, amendments will be necessary to SA 2015 SD04b Appendix 2 (Part 1 Strategic Policies and Town Allocations) at pages 298 to 302 to reflect that the contingency status of the site has been removed following advice provided by Devon	necessary infrastructure 'Commentary': "The width of Colebrook Lane from Swallow Way may present difficulties with access and would need to be substantially upgraded. Development in this location would increase traffic on Tiverton Road~~, so would not be permissible until a new road linking Tiverton Road to Willand Road has been provided under Policy CU1~~. However, DCC has indicated that 100 dwellings can come forward without the Town Centre Relief Road. ~~The requirements for a transport assessment is an uncertain effect.~~ A planning application will need to be supported by a transport assessment demonstrating that highway impact is acceptable." P301. Amend I) Delivering the necessary infrastructure 'Mitigation': "Criteria within the policy seeks provision of two points of access from Siskins Close. ~~Further mitigation criteria within the policy state that no development should occur until the Town Centre Relief Road has been provided.~~ Given the mitigation measures set out in criteria within the

		planning application (19/00118/MOUT) for 105 dwellings.		County Council that the site is not dependent upon significant additional highways infrastructure. The text at 'temporary / permanent effects: Timescale…' will need to be updated through the deletion of reference to the need for the Town Centre Relief Road to be completed before the development of the site at CU21 Colebrook.	policy ~~and the fact that infrastructure would need to be in place prior to development beginning~~ and revised advice from DCC about the Town Centre Relief Road, an overall neutral impact has been assumed. Page301 I) Delivering the necessary infrastructure –'Mitigation'. Add to end of section: "Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities; overall a neutral effect is considered. Because s106 contributions will be sought towards increasing education capacity, removing the contingency site status from Colebrook to bring development forward is not considered to materially change the SA scoring." P302 'Temporary/permanent effects'. Amend the text: "Within the short term, construction traffic associated with the development will contribute towards traffic increase in the town. ~~However, as the site could only come forward once the Town Centre Relief Road is in place,~~

					~~development is only likely to take place in the medium-long term.~~ Once completed the development will be permanent."
"Bringing forward the contingency sites" TIV13 Tidcombe Hall, Tiverton	No	No new evidence or advice has been provided by participants at the examination hearings in relation to this contingency site as part of their submissions made for the examination hearings The Council's HLS update June 2019 can demonstrate that a five year supply of deliverable sites will be maintained over the initial five years and subsequent periods with the proposed draft Main Modifications, without the need to bring forward the TIV13 Tidcombe Hall contingency site	Retain the contingency status of TIV13 Tidcombe Hall to provide flexibility within the Local Plan Review	The contingency site TIV13 Tidcombe Hall has previously been assessed through the SA (pages 222 – 226 of the SA 2015 SD04b Appendix 2 (Part 1 Strategic Policies and Town Allocations) and P116-9 and 289-293 of the 2018 Update (SA-02) No amendment is needed to the SA	N/A

CU7 – 12 Cullompton East	Yes **Draft MM01** – Replace Table 6: Housing forecast 2013 – 2033	Advice has been provided to the examination hearings in the Statement of Common Ground between Mid Devon District Council, Devon County Council and Highways England (SCG10). This makes clear that based on technical modelling reports provided (in Devon County Council's hearing statement), Devon County Council and Highways England conclude the first 500 dwellings at East Cullompton (part of CU7 – CU12 Cullompton East) require the delivery of the proposed Town Centre Relief Road (TCRR) A planning application for the TCRR is expected in autumn	The amended trajectory for the East Cullompton allocation sees completions from the initial phase beginning in 2023/24. This is outside the initial five year period so it is not anticipated that the East Cullompton allocation will contribute to the initial five year housing land supply	Policies CU7 -12 Cullompton East have previously been assessed through the SA (pages 264 – 271 of the SA 2015 SD04b Appendix 2 (Part 1 Strategic Policies and Town Allocations) No amendment is needed to the SA	N/A

		2019. The Council is currently working on the precautionary assumption, for Local Plan Review housing trajectory purposes, that the TCRR will be delivered by the very latest in 2023			
"Extending existing allocations to accommodate more dwellings (the policy WI1 Willand for example)"	No	The Council's HLS update June 2019 can demonstrate that a five year supply of deliverable sites will be maintained over the initial five years and subsequent periods with the proposed draft Main Modifications, without the need to extend existing allocations to accommodate more dwellings	Not applicable	There are no SA implications since no draft Main Modifications are proposed to extend existing allocations. Willand has been considered as part of the SA process (p385 of the January 2018 SA Update (SA-02) Planning application reference 18/00175/MOUT was refused on 9th October 2018 for 125 dwellings at Meadow Park, Silver Street, Willand as being out of scale and size to the settlement and	N/A

				available facilities in the settlement. It is therefore inconsistent with the Local Plan's strategy for the distribution of development. It is noted that this application is currently the subject of appeal. Pending the outcome of the appeal, the site is not a reasonable alternative.	
"Increasing densities to allow for more dwellings on allocated sites that are less constrained"	No	The Council's HLS update June 2019 can demonstrate that a five year supply of deliverable sites will be maintained over the initial five years and subsequent periods with the proposed draft Main Modifications, without the need to increase densities for more dwellings on allocated sites that are less constrained	Not applicable	There are no SA implications since no draft Main Modifications are proposed to increase densities on allocated sites that are less constrained It would be difficult to assess the overall impact of increased densities at Plan level, as the impact will be different on a site to site basis. Seeking a blanket increase across	N/A

		Site allocation densities have been assessed at an average of 30-50 dwellings per hectare for the net developable area, allowing for internal roads, landscaping . Strategic urban extensions have been subject to masterplanning that has provided a more detailed assessment of potential development capacity. Higher density ranges were considered in urban areas (see pp5-6 of the Exeter HMA SHLAA Methodology HOU01a). The most appropriate density within these ranges is considered on a site by site basis (see HOU01b-h)		the Plan could not rule out harmful impacts. Density is probably more appropriately considered on a site by site basis at planning application stage.	

		Eventual densities achieved will be dependent on detailed planning proposals stage			
"Allocating a new, large site not constrained by the link road (or motorway junctions) that can come on stream quickly and bolster supply in the early years of the Plan while infrastructure is provided elsewhere"	No	The Council's HLS update June 2019 can demonstrate that a five year supply of deliverable sites will be maintained over the initial five years and subsequent periods with the proposed draft Main Modifications, without the need to allocate a new, large site Large sites are unlikely to contribute to the housing land supply in the first five years of the Plan due to the need for infrastructure provision, site preparation. They would also need	Not applicable	There are no SA implications since no draft Main Modifications are proposed to allocate a new, large site	N/A

		masterplanning and potential land assembly. Reasonable alternative site options have previously been assessed through the preparation of the Local Plan Review and tested through the Sustainability Appraisal			

ED25

Appendix 6.12

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Mid Devon Local Plan Review: Proposed Main Modifications

Sustainability Appraisal Addendum

Prepared by LUC
October 2019

Project Title: Sustainability Appraisal of the Proposed Main Modifications to the Mid Devon Local Plan Review

Client: Mid Devon District Council

Version	Date	Version Details	Prepared by	Checked by	Approved by
1	24/10/19	Draft Sustainability Appraisal Addendum for the Proposed Main Modifications to the Mid Devon Local Plan Review	Kate Nicholls	Taran Livingston	Taran Livingston
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3	31/10/19	Final Sustainability Appraisal Addendum for the Proposed Main Modifications to the Mid Devon Local Plan Review	Kate Nicholls	Taran Livingston	Taran Livingston

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Mid Devon Local Plan Review: Proposed Main Modifications

Sustainability Appraisal Addendum

Prepared by LUC
October 2019

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Introduction

1.1 In March 2017, Mid Devon District Council submitted the Mid Devon Local Plan Review for independent examination by a Planning Inspector appointed by the Secretary of State. An integrated Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) Report relating to the Proposed Submission Consultation version of the Local Plan Review (February 2015[1]) was submitted alongside the Plan, along with an SA Update document (January 2017)[2], which Mid Devon District Council had prepared to take into account comments made during the 2015 Proposed Submission consultation and the proposed modifications to the Local Plan Review.

1.2 In January 2018, LUC prepared an independent review[3] of Mid Devon District Council's SA Update (2017) and as a result of that review the Council undertook some further work on the SA Update and published a revised version in January 2018[4].

1.3 Preliminary public examination hearings were held in September 2018, followed by the main hearings which took place between 14th and 20th February 2019. Following the hearings the Inspector issued a post-hearing advice note (Examination document ID12[5]) in May 2019.

1.4 In that note the Inspector suggested a number of potential remedies to maintain a five-year supply of deliverable housing sites. The Council then prepared a document entitled 'Sustainability Appraisal of the implications of the Council's proposed draft Main Modifications in relation to the housing trajectory and the remedies suggested by the Inspector' (Examination document ED21[6]). That document (ED21) set out some proposed Main Modifications based on the Inspector's suggested remedies for the housing supply issue and considered their SA implications.

1.5 Mid Devon District Council has now prepared a full Schedule of Proposed Main Modifications to the Local Plan Review which will be published for a six-week consultation period in early 2020. The proposed modifications take into account matters raised during the examination by the Inspector and participating representors. These include modifications relating to the housing supply which were previously considered in document ED21. A number of the other proposed modifications had been previously published in the March 2017 schedule of Proposed Minor Modifications which was submitted with the Local Plan Review (see document SD14[7]). On the advice of the Inspector, some of these have now been reclassified as Main Modifications and so are included in the current schedule which this SA Addendum relates to.

1.6 This SA Addendum presents an appraisal of the Proposed Main Modifications and considers their implications for the SA findings reported previously. In relation to the housing supply issue, it builds on and supersedes the appraisal work previously presented in document ED21. In combination with the SA Report that was submitted alongside the Local Plan Review for examination and the SA Update, this SA Addendum represents an appraisal of the Local Plan Review as proposed to be modified, updating the findings presented in the February 2015 SA Report and the January 2018 SA Update. It should be noted that this is an addendum to those SA documents and that they should therefore be read together.

1.7 This SA Addendum focusses on the 'Main Modifications' to the Local Plan Review only. Additional Modifications have also been prepared to address non-substantive matters such as typographical,

[1] Local Plan Review: Proposed Submission Consultation – Sustainability Appraisal (Mid Devon District Council, February 2015) https://www.middevon.gov.uk/media/342890/1_sustainability_appraisal.pdf

[2] Local Plan Review: Proposed Submission Consultation (Incorporating Proposed Modifications) – Sustainability Appraisal Update (Mid Devon District Council, January 2017) https://www.middevon.gov.uk/media/342723/sustainability-appraisal-update-2017.pdf

[3] Review of Sustainability Appraisal Update in relation to the main Modifications made to the Mid Devon Local Plan Review - Review of Legal Compliance (LUC, January 2018) https://www.middevon.gov.uk/media/345035/luc-sa-update-review-2018.pdf

[4] Local Plan Review: Proposed Submission Consultation (Incorporating Proposed Modifications) – Sustainability Appraisal Update (Incorporating Consultant LUC Recommendations) (Mid Devon District Council, January 2018) https://www.middevon.gov.uk/media/345036/sa-update-2018.pdf

[5] https://www.middevon.gov.uk/media/347312/id12-inspectors-mdlpr-post-hearings-advice-note.pdf

[6] Sustainability Appraisal (SA) of the implications of the Council's proposed draft Main Modifications in relation to the housing trajectory and the remedies suggested by the Inspector (Mid Devon District Council, July 2019) https://www.middevon.gov.uk/media/347814/ed21-mddc-sa-implications-of-mddc-proposed-draft-mms-in-the-hls-update-june-2019.pdf

[7] Mid Devon Local Plan Review 2013-33: Schedule of Minor Modifications following 2017 modifications consultation (Mid Devon District Council, March 2017) https://www.middevon.gov.uk/media/343278/sd14-schedule-of-proposed-minor-modifications-march-2017-v2.pdf

factual and grammatical errors. These additional modifications are not subject to SA as they do not have the potential to lead to significant sustainability effects.

Sustainability Appraisal and Strategic Environmental Assessment

1.8 The purpose of Sustainability Appraisal is to promote sustainable development by integrating sustainability considerations into the preparation and adoption of plans. Sustainability Appraisal (SA) is a statutory requirement of the Planning and Compulsory Purchase Act 2004. It is designed to ensure that the Plan-making process maximises the contribution that a plan makes to sustainable development and minimises any potential adverse impacts. The SA process appraises the likely social, environmental and economic effects of the strategies and policies within a Development Plan Document (DPD) - in this case the Mid Devon Local Plan Review - from the outset of its development.

1.9 Strategic Environmental Assessment (SEA) is also a statutory assessment process, required under the SEA Directive[8], transposed in the UK by the SEA Regulations[9] . The SEA Regulations require the formal assessment of plans and programmes which are likely to have significant effects on the environment, and set the framework for future consent of projects requiring Environmental Impact Assessment (EIA)[10]. The purpose of SEA, as defined in Article 1 of the SEA Directive is '*to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans….with a view to promoting sustainable development*'.

1.10 SEA and SA are separate processes but have similar aims and objectives. Simply put, SEA focuses only on the likely environmental effects of a plan whilst SA includes a wider range of sustainability considerations, extending to social and economic impacts. The Government's Sustainability Appraisal guidance[11] outlines how it is possible to satisfy both requirements by undertaking a joint SA/SEA process, and to present an SA report that incorporates the requirements of the SEA Regulations. This integrated approach has been taken to the SA/SEA of the Mid Devon Local Plan Review and throughout the SA documents, the term 'SA' should be taken to mean 'SA incorporating the requirements of the SEA Regulations'.

1.11 Details about how the SA process has informed the preparation of the Local Plan Review at each stage can be found in the February 2015 SA Report which accompanied the examined Local Plan Review and in the January 2018 SA Update.

Reasonable Alternatives and reasons for selecting the proposed Main Modifications

1.12 The February 2015 SA Report which accompanied the examined Local Plan Review, along with the January 2018 Update document, set out how reasonable alternatives were considered and selected as part of the SA and plan-making processes up until Submission, as required by the Environmental Assessment of Plans and Programmes Regulations (2004).

Alternative options for maintaining the housing supply

1.13 As described above, following the Examination hearings the Inspector issued a post hearing advice note (Examination document ID12) in which he proposed four alternative options for maintaining a five-year supply of deliverable housing sites, as follows:

1 Bringing forward other allocated sites that are currently restricted in terms of timing with no good reason, the Policy SP2 site for example.

[8] SEA Directive 2001/42/EC

[9] Statutory Instrument 2004, No 1633

[10] Under EU Directives 85/337/EEC and 97/11/EC concerning EIA.

[11] DCLG (2014) Planning Practice Guidance. Available at: http://planningguidance.planningportal.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/strategic-environmental-assessment-and-sustainability-appraisal-and-how-does-it-relate-to-strategic-environmental-assessment/

2 Bringing forward the contingency sites.

3 Extending existing allocations to accommodate more dwellings (the Policy WI1 site for example) or increasing densities to allow for more dwellings on allocated sites that are less constrained.

4 Allocating a new, large site not constrained by the link road (or motorway junctions) that can come on stream quickly and bolster supply in the early years of the Plan while infrastructure is provided elsewhere.

1.14 Mid Devon District Council identified some proposed draft Main Modifications based on its preferred options from these suggested remedies and prepared an SA document relating to these proposed modifications (document ED21) in July 2019. The Council's preferred approach involved:

- Bringing forward the delivery of the allocated site SP2 (Higher Town, Sampford Peverell) which was restricted in the submitted Local Plan Review in terms of timing. As detailed in **Table 1** this delay is no longer necessary.
- Bringing forward the delivery of the site at Colebrook, Cullompton (policy CU21) and removing its contingency status.
- Bringing forward the delivery of the allocated Cullompton East site (policies CU7-12).

1.15 For completeness, the Council's July 2019 SA document (ED21) also sought to assess the SA implications of the Inspector's four suggested options that were not proposed as draft modifications at the time, i.e. the options that the Council had rejected.

1.16 LUC has reviewed the July 2019 SA document as part of the preparation of this SA Addendum and it has been concluded that some supplementary work on the SA of the Inspector's options is required, in order to ensure that the appraisal adequately considers the likely significant sustainability effects of each option were it to be taken forward. In document ED21, the sustainability implications of implementing the preferred options were described, but the implications of the rejected options were only considered in terms of the likely effects of rejecting the options, i.e. that there would not be any sustainability implications. The likely significant sustainability effects of taking those options forward, had they not been rejected, were not clearly described.

1.17 Therefore, **Table 1** below presents a summary of the SA implications of each of the Inspector's four suggested remedies, including variations within them:

- 1. Bringing forward other allocated sites that are currently restricted in terms of timing with no good reason: SP2 Higher Town, Sampford Peverell.
- 2. Bringing forward the contingency site: CU21 Colebrook, Cullompton.
- 2. Bringing forward the contingency sites: TIV13 Tidcombe Hall, Tiverton.
- 2. Bringing forward the contingency site: CU7–12 Cullompton East.
- 3. Extending existing allocations to accommodate more dwellings (the policy WI1 Willand for example).
- 3. Increasing densities to allow for more dwellings on allocated sites that are less constrained.
- 4. Allocating a new, large site not constrained by the link road (or motorway junctions) that can come on stream quickly and bolster supply in the early years of the Plan while infrastructure is provided elsewhere.

1.18 **Table 1** builds on the appraisal work set out in ED21, expanding and revising it where appropriate. There is some uncertainty around whether all of these options are in fact 'reasonable' for the purposes of SA; however, in line with the precautionary approach all have been considered in terms of their SA implications.

1.19 The Council's proposed modifications relating to the housing supply are now included in the complete schedule of Proposed Main Modifications to the Local Plan Review (see **Table 2** further ahead in this document), and their implications for the SA findings reported previously (in the

February 2015 SA Report and in the January 2018 SA Update) are also detailed there along with those of the other Proposed Main Modifications.

1.20 No further reasonable alternatives to the Proposed Main Modifications have been identified, given that reasonable alternatives were appraised up to the submission of the Local Plan, and that preparation of the Proposed Main Modifications was led by the Inspector. Where the Inspector identified alternative options, these have been appraised in document ED21 and in **Table 1** below.

Table 1: SA of the Inspector's alternative remedies for maintaining a five-year supply of deliverable housing sites

Inspector's suggested remedies to housing land supply	SA implications	Included as a Proposed Main Modification?	Mid Devon District Council's reasons for decision making
1. Bringing forward other allocated sites that are currently restricted in terms of timing with no good reason: SP2 Higher Town, Sampford Peverell	The site allocation SP2 Higher Town, Sampford Peverell has previously been assessed in the SA Update 2017 (Document SD03 pp144-146 and pp 309-312). See also the SA Update 2018 (incorporating proposed amendments) - Document SA-02 (pages 201-203 and 366–369). The likely effects of this site on the SA objectives are not affected by the proposal to bring forward its delivery. However, bringing forward the delivery of the site would mean that the effects previously identified would occur earlier in the Plan period. As this option has been taken forward into the Proposed Main Modifications, the SA implications of this proposed modification are considered further in **Table 2** (see MM01, MM42 and MM43).	Yes (see MM01, MM42 and MM43 in **Table 2**)	In response to the Inspector's post hearings advice note: "…Given that the Policy SP2 allocation is designed to address part of that overall housing requirement, the tie serves no purpose. Reference to it should be removed." In response to the Inspector's post hearings advice note: "It was clear from the helpful submissions of the Highway Authority, that the limitation on development until the completion of improved access works to the A361 is unnecessary. Criterion b) needs to be removed." At the time of decision making, this site was subject to an outline planning application for 60 dwellings (17/01359/MOUT).
2. Bringing forward the contingency site: CU21 Colebrook, Cullompton	The contingency site CU21 Colebrook, Cullompton has previously been assessed through the SA (see pages 298 – 302 of the SA 2015 SD04b Appendix 2 (Part 1 Strategic Policies and Town Allocations). A more extensive site comprising 400 dwellings was considered but rejected at pp147-9 of the 2018 Update (SA-02). The likely effects of this site on the SA objectives are not affected by the proposal to bring forward its delivery and remove its contingency status. However, bringing	Yes (see MM01 and MM35 in **Table 2**)	Devon County Council's Hearing Statement has recommended that the supporting paragraph (3.149) to Policy CU21 be amended to include additional text (italicised) after the words "Site commencement will also need to be deferred until after the completion of the through route linking Willand Road to Tiverton Road, which is being provided

Inspector's suggested remedies to housing land supply	SA implications	Included as a Proposed Main Modification?	Mid Devon District Council's reasons for decision making
	forward the delivery of the site would mean that the effects previously identified would occur earlier in the Plan period and the removal of the contingency status means that the effects are more certain to occur. As this option has been taken forward into the Proposed Main Modifications, the SA implications of the proposed modification are considered further in **Table 2** (see MM01 and MM35).		as part of the North West Cullompton allocation *unless satisfactory evidence or mitigation to address air quality and highway capacity can be sustained*". Devon County Council has advised in its hearing statement that 100 dwellings at Colebrook can come forward without the Town Centre Relief Road (TCRR). At the time of decision making this site was subject to an outline planning application (19/00118/MOUT) for 105 dwellings.
Bringing forward the contingency sites: TIV13 Tidcombe Hall, Tiverton	The contingency site TIV13 Tidcombe Hall has previously been assessed through the SA (pages 222 – 226 of the SA 2015 SD04b Appendix 2 (Part 1 Strategic Policies and Town Allocations) and P116-9 and 289-293 of the 2018 Update (SA02). The likely effects of this site on the SA objectives are not affected by the option of bringing forward its delivery and removing its contingency status. However, bringing forward the delivery of the site would mean that the effects previously identified would occur earlier in the Plan period and the removal of the contingency status would mean that the effects would be more certain to occur. A likely significant positive effect was previously identified in relation to SA objective G (meeting housing needs) and a significant negative effect was previously identified in relation to SA objective D (resource use). As this option has not been included as a Main Modification the likely effects of TIV13 remain as presented in the 2015 SA Report and	No	No new evidence or advice has been provided by participants at the examination hearings in relation to this contingency site as part of their submissions made for the examination hearings. The Council's HLS update June 2019 can demonstrate that a five year supply of deliverable sites will be maintained over the initial five years and subsequent periods with the proposed draft Main Modifications, without the need to bring forward the TIV13 Tidcombe Hall contingency site. It is noted that the Inspector's advice seeks to bring forward *deliverable* sites to boost the delivery of housing in the early years of the Plan, and it does not seek to increase the overall housing

Inspector's suggested remedies to housing land supply	SA implications	Included as a Proposed Main Modification?	Mid Devon District Council's reasons for decision making
	2018 Update.		requirement for the district. In this specific context, sites that do not have a realistic prospect of yielding completions within five years cannot be considered as reasonable alternatives to the measures proposed. In the case of the site at Tidcombe Hall (TIV 13), the Council has reason to believe that there may be land assembly issues.
2. Bringing forward the contingency site: CU7–12 Cullompton East	Policies CU7 -12 Cullompton East have previously been assessed through the SA (pages 264 – 271 of the SA 2015 SD04b Appendix 2 (Part 1 Strategic Policies and Town Allocations). The likely effects of this site on the SA objectives are not affected by the proposal to bring forward its delivery. However, bringing forward the delivery of the site means that the effects previously identified would occur earlier in the Plan period (although not within the initial five years, see next column). As this option has been taken forward into the Proposed Main Modifications, the SA implications of the proposed modification are considered further in **Table 2** (see MM01).	Yes (see MM01 in **Table 2**)	The amended trajectory for the East Cullompton allocation sees completions from the initial phase beginning in 2023/24. This is outside the initial five-year period so it is not anticipated that the East Cullompton allocation will contribute to the initial five year housing land supply. Advice has been provided to the examination hearings in the Statement of Common Ground between Mid Devon District Council, Devon County Council and Highways England (SCG10). This makes clear that based on technical modelling reports provided (in Devon County Council's hearing statement), Devon County Council and Highways England conclude the first 500 dwellings at East Cullompton (part of CU7 – CU12 Cullompton East) require the delivery of the proposed Town Centre Relief Road (TCRR). At the time of decision making, a planning application for the TCRR was

Inspector's suggested remedies to housing land supply	SA implications	Included as a Proposed Main Modification?	Mid Devon District Council's reasons for decision making
			expected to come forward in autumn 2019. The Council is currently working on the precautionary assumption, for Local Plan Review housing trajectory purposes, that the TCRR will be delivered by the very latest in 2023.
3. Extending existing allocations to accommodate more dwellings (the policy WI1 Willand for example).	The Willand site has been considered as part of the SA process (p385 of the January 2018 SA Update (SA-02). The likely sustainability effects of extending existing allocations would depend largely on which allocations are extended and in which direction, as the effects will be determined by factors such as the proximity of the extended development area to areas of high landscape sensitivity or designated biodiversity sites for example. Many of the effects of this approach are therefore uncertain at this stage. However, it is likely that extending the existing allocations would result in more negative effects on SA objectives A (natural environment) and B (historic environment). However, it may be that increasing the size of allocations could stimulate the provision of a wider range of services and facilities and infrastructure, which could result in positive effects on SA objectives H (community health and wellbeing) and I (infrastructure). There may also be positive effects on SA objective C (climate change) if increasing the size of allocations means that it becomes viable to provide more employment land, services and facilities within the sites, enabling them to develop as more self-sufficient communities and reducing the need to drive day-to-day.	No	Planning application reference 18/00175/MOUT was refused on 9th October 2018 for 125 dwellings at Meadow Park, Silver Street, Willand as being out of scale and size to the settlement and available facilities in the settlement. It is therefore inconsistent with the Local Plan's strategy for the distribution of development. It is noted that, at the time of decision making, this application was the subject of appeal. Pending the outcome of the appeal, the site was not a reasonable alternative.

Inspector's suggested remedies to housing land supply	SA implications	Included as a Proposed Main Modification?	Mid Devon District Council's reasons for decision making
3. Increasing densities to allow for more dwellings on allocated sites that are less constrained.	Increasing densities on allocated sites could have positive effects on SA objectives A (natural environment) and D (minimising resource use) as it may be possible to deliver more homes without increasing land take, thereby reducing the loss of greenfield land and the potential impacts on the landscape, biodiversity etc. However, increasing densities may reduce the quality of the housing and the wider built environment within those sites, having negative effects on SA objectives B (built environment) and G (meeting housing needs). There may also be a negative effect on SA objective H (community health and wellbeing) if housing density is increased to the detriment of the overall quality of the living environment within the sites.	No	The Council's HLS update June 2019 can demonstrate that a five-year supply of deliverable sites will be maintained over the initial five years and subsequent periods with the proposed draft Main Modifications, without the need to increase densities for more dwellings on allocated sites that are less constrained. Site allocation densities have been assessed at an average of 30-50 dwellings per hectare for the net developable area, allowing for internal roads, landscaping etc. Strategic urban extensions have been subject to masterplanning that has provided a more detailed assessment of potential development capacity. Higher density ranges were considered in urban areas (see pp5-6 of the Exeter HMA SHLAA Methodology HOU01a). The most appropriate density within these ranges is considered on a site by site basis (see HOU01b-h). Eventual densities achieved will be dependent on detailed planning proposals stage. It is noted that the Inspector's advice seeks to bring forward *deliverable* sites to boost the delivery of housing in the early years of the Plan, and it does not seek to increase the overall housing requirement for the district. In this specific context, sites that do not have a

Inspector's suggested remedies to housing land supply	SA implications	Included as a Proposed Main Modification?	Mid Devon District Council's reasons for decision making
			realistic prospect of yielding completions within five years cannot be considered as reasonable alternatives to the measures proposed. Larger urban extensions, or additions to allocated urban extensions, are not considered by the Council to be deliverable in five years. Seeking a blanket increase across the Plan could not rule out harmful impacts. Density would be more appropriately considered on a site by site basis at planning application stage.
7. Allocating a new, large site not constrained by the link road (or motorway junctions) that can come on stream quickly and bolster supply in the early years of the Plan while infrastructure is provided elsewhere.	The likely sustainability effects of a new large site allocation are largely uncertain at this stage as they would depend on its location and its proximity to sensitive receptors such as biodiversity sites. However, allocating a new large, presumably greenfield site is likely to result in more negative effects on SA objectives A (natural environment) and B (historic environment). However, it may be that providing a new large site allocation could stimulate the provision of a wider range of services and facilities and infrastructure within the site, which could result in positive effects on SA objectives H (community health and wellbeing) and I (infrastructure). There may also be positive effects on SA objective C (climate change) if the larger size of the allocation means that it becomes viable to provide more employment land, services and facilities within the site, enabling it to develop as a more self-sufficient community and reducing the need to drive day-to-day. Finally, allocating a site that is unconstrained in terms of	No	Large sites are unlikely to contribute to the housing land supply in the first five years of the Plan due to the need for infrastructure provision, site preparation. They would also need masterplanning and potential land assembly. Reasonable alternative site options have previously been assessed through the preparation of the Local Plan Review and tested through the Sustainability Appraisal.

Inspector's suggested remedies to housing land supply	SA implications	Included as a Proposed Main Modification?	Mid Devon District Council's reasons for decision making
	the road infrastructure could have a positive effect on SA objective G (meeting housing needs) as this approach would mean the housing is more likely to be able to be delivered within the early years of the Plan.		

Appraisal Process

Sustainability Objectives

1.21 Each policy and site allocation has been assessed against a framework of SA objectives throughout the preparation of the Local Plan Review. Development of an SA framework is not a requirement of the SEA Regulations; however it provides a recognised way in which the likely sustainability effects of a plan can be predicted, described, analysed and compared in a consistent way. The SA framework sets out a series of sustainability objectives and associated questions which can be used to 'interrogate' options and policies drafted during the plan-making process. These SA objectives define the long-term aspirations of the District with regard to social, economic and environmental considerations. During the SA, the performance of the plan options (and later, policies) are assessed against these SA objectives and appraisal questions.

1.22 Mid Devon's SA framework is presented in **Appendix 1** and covers all of the topics required in the SEA Regulations. The same SA framework that was used to appraise previous iterations of the Local Plan Review has been used in the appraisal of the Proposed Main Modifications.

1.23 Throughout the SA process, judgements and symbols showing the likely effect that each element of the Local Plan Review would have on each SA objective have been presented in matrices. **Figure 1** below sets out the symbols used to illustrate each type of effect.

Figure 1 Key to symbols and colour coding used in the SA of the Mid Devon Local Plan Review

+3	The policy/proposal will have a significant positive contribution towards achieving the objective.
+2	The policy/proposal will have a positive impact in contributing towards achieving the objective.
+1	The policy/proposal will have a minor positive impact in contributing towards achieving the objective.
0	The policy/proposal will have no impact or will have some positive and some negative impacts thereby having a balanced effect in contributing towards achieving the objective.
-1	The policy/proposal will have a minor negative impact in contributing towards achieving the objective.
-2	The policy/proposal will have a negative impact in contributing towards achieving the objective.
-3	The policy/proposal will have a significant negative contribution towards achieving the objective.

1.24 **Appendix 2** presents an update to the baseline information and review of plans, policies and programmes that was previously set out in the February 2015 SA Report.

SA conclusions for the examined Local Plan Review

SA Report for the Proposed Submission Consultation Local Plan Review (February 2015)

1.25 The policies and site allocations in the Local Plan Review and the reasonable alternatives considered during its preparation were subject to a detailed appraisal against the SA objectives which were developed at the scoping stage of the SA process. It was concluded that the SA has played an integral role in the development of the Local Plan Review. It has been used to consider

the various strategic options and inform the most sustainable approach for the District. The SA has led to the refinement of policies to minimise adverse impacts and has ensured that sustainability issues for the District are addressed. The wording of the specific site policies seeks to ensure that potential negative effects resulting from the development of sites are addressed at masterplanning and/or planning application stage.

1.26 In general, the emerging Local Plan Review was found to have a wide range of positive and significant positive effects on the objectives, both cumulatively and through individual policies, although a number of potentially adverse impacts still remain. Recommendations made in previous iterations of the SA report and the proposed submission SA report have generally been thoroughly addressed, which has provided mitigation for potential adverse effects for both individual policies/proposals and the Local Plan Review as a whole.

SA Update (January 2018)

1.27 The SA Update document (originally published in January 2017 and updated in January 2018) was prepared to take into account comments made during the 2015 Proposed Submission consultation and some proposed modifications to the Local Plan Review. The SA Update document considered additional reasonable alternatives and new information. The majority of proposed changes comprised minor amendments to the policies or supporting text, although more significant amendments to the Plan included the proposed allocation of land at Junction 27 of the M5 and associated housing, as well as an amended housing total to reflect up-to-date evidence on housing needs. The allocation of land at the M5 was found to have broadly positive impacts because it will promote economic growth and employment and because controls are set out to ensure the necessary infrastructure is in place and the resulting housing need is met. While potential negative effects were identified in relation to SA objectives A (natural environment), C (climate change) and D (resource use), these were not found to be significant.

1.28 Recommendations made in previous iterations of the SA report and in the SA Update, as well as controls through policy, have provided mitigation for potential adverse effects. Of the main changes proposed in this iteration of the SA, the main negative impact on the Local Plan Review as a whole was from the deletion of a contingency site (Wynnards Mead, Tiverton). The deletion of this policy reduced the flexibility of the Plan as a whole, given the role of contingency sites in ensuring housing delivery during the Plan period. However, on balance, the sustainability issues of the site were found by the Council to outweigh the benefit of the inclusion of the contingency site. Two other contingency sites in the plan remained and therefore flexibility was still found to remain in the Plan. The other changes to the Plan were considered largely beneficial.

Appraisal of the Main Modifications

1.29 **Table 2** overleaf presents the schedule of Proposed Main Modifications and the Council's reasons for proposing each change, with a final column added to record the implications of each Main Modification for the SA conclusions reported previously. The SA implications have been considered based on whether each Main Modification changes the conclusions of the February 2015 SA Report for the Proposed Submission Consultation version of the Local Plan Review, as updated in the January 2018 SA Update where relevant.

Table 2: Assessment of proposed Main Modifications in relation to the SA conclusions reported previously

No.	Policy/ Paragraph	Local Plan Page	Proposed Changes	Reason	Implications for SA findings reported previously
MM01	Overall Provision of housing and employment	26-27	Replace Table 6: Housing forecast 2013 – 2033 with the following update:	To update the housing trajectory following the Inspector's post hearings advice note. A detailed explanation of the replacement Table 6: Housing Forecast 2013 – 2033 is provided in the Council's "Housing Land Supply Update – Addendum to January 2019 update in response to the Inspector's Post Hearings Advice Note (June 2019)" which is appended to this schedule of Proposed Main Modifications.	**No change to SA findings:** This proposed modification comprises an updated housing forecast table which provides context for Policy S2 and certain site allocations policies, proposed modifications to which are considered separately below.
MM02	S1: Sustainable		Amend criterion i) as follows:	Taken from Submission Document SD14.	**No change to SA findings:** The

Location/Site	Policy	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2031/33	Total
Tiverton																						
Eastern Urban Extension	TIV1-TIV5														25	100	100	100	100	100	25	550
Howden Court	TIV9										10											10
Roundhill	TIV10									12	8											20
Phoenix Lane	TIV12								4			25	31									60
Tidcombe Hall (contingency)	TIV13																					0
Blundells School	TIV16								12	25	25	50	50	38								200
Commitments							107	149	136	143	135	108	100	100	100	100	97					1275
Completions		93	70	98	89	128																478
Tiverton Total		93	70	98	89	128	107	149	152	180	178	183	181	138	125	200	197	100	100	100	25	2593
Cullompton																						
NW Cullompton	CU1-CU6								49	100	100	150	150	176	100	100	100	100	100	100	25	1350
East Cullompton	CU7-CU12											50	125	175	200	200	200	200	200	200	200	1750
Ware Park and Footlands	CU14													25	13							38
Colebrook	CU21								12	25	25	38										100
Commitments							91	71	53	25	12											252
Completions		87	78	44	98	238																545
Cullompton Total		87	78	44	98	238	91	71	114	150	137	238	275	376	313	300	300	300	300	300	225	4035
Crediton																						
Red Hill Cross	CRE2										12	50	50	23								135
Woods Group	CRE4											8										8
Pedlerspool	CRE5								12	25	25	50	50	38								200
Sports Fields	CRE6										12	50	50	8								120
Stonewall Lane	CRE7											25	25									50
Land at Barn Park	CRE8								12	8												20
Alexandra Close	CRE9								12	3												15
Commitments							103	99	54	29	10											295
Completions		58	31	18	17	12																136
Crediton Total		58	31	18	17	12	103	99	90	65	59	183	175	69	0	0	0	0	0	0	0	979
Rural sites																						
Newton Square	BA1										5											5
Hollywell	BO1									12	8											20
Hele Road	BR1								7													7
Barton	CH1									12	8											20
Land off Church Lane	CB1									12	8											20
Barnshill Close	CF1								7													7
Linhay Close	CL1								6													6
Land adj Fishers Way	HA1								10													10
Greenaway	MO1									12	8											20
Former Tiverton Parkway Hotel	SP1								10													10
Higher Town	SP2								12	25	23											60
Fannys Lane	SA1								8													8
Old Butterleigh Road	SI1							8														8
The Garage	SI2							5														5
South of Broadlands	TH1								12													12
Land east of M5	WI1								12	25	5											42
Commitments							273	242	255	26												796
Completions		82	137	128	100	124																571
Rural Sites Total		82	137	128	100	124	273	255	339	124	65	0	0	0	0	0	0	0	0	0	0	1627
Total (Mid Devon - all areas)		320	316	288	304	502	574	574	695	519	439	604	631	583	438	500	497	400	400	400	250	**9234**
Five year totals			1730					2801					2756					1947				
Cumulative five year totals			1730					4531					7287					9234				

No.	Policy/ Paragraph	Local Plan Page	Proposed Changes	Reason	Implications for SA findings reported previously
	Development Priorities		"…recreational trails, ~~**and**~~ accessible land, **and other green infrastructure,** and opportunities…."	Included as a main modification in accordance with the Inspector's post hearing advice note. Modification proposed to reflect representation made by Natural England during the 2017 modifications consultation.	additional wording relating to green infrastructure reinforces the already significant positive (+3) effects identified in relation to SA objectives A (natural environment), B (built environment), C (climate change) and H (health and wellbeing) for policy S1.
MM03	S2: Amount and Distribution of Development	32	"The diverse needs of the community will be met through the provision of **a minimum of** ~~**approximately**~~ 7,860 ~~7,200~~ dwellings and 147,000 ~~154,000~~ square metres of commercial floorspace between 1st April 2013 and 31st March 2033."	In response to the Inspector's post hearings advice note: "…content that the OAN figure of 78 (393pa) is soundly derived, as is the extent of commercial development envisaged. That said, while I appreciated the headroom allowed for, to comply with the (2012 version of) the Framework, these figures must be expressed as a minima in Policy S2."	**No change to SA findings:** The presentation of the total housing figure for the Local Plan Review as a minimum rather than as an approximate figure is not expected to have a significant effect on the eventual number of homes to be provided. The already significant positive (+3) effect identified for this policy in relation to SA objective G (meeting housing needs) is unchanged.
MM04	S3: Meeting Housing Needs	34	Amend criterion a) as follows: "The diverse needs of Mid Devon will be met through the provision of **a minimum of** ~~**approximately**~~ 7,860 ~~7,200~~ dwellings between 1st April 2013 and 31st March 2033."	In response to the Inspector's advice note: "…content that the OAN figure of 78 (393pa) is soundly derived, as is the extent of commercial development envisaged. That said, while I appreciated the headroom allowed for, to comply with the (2012 version of) the Framework, these figures must be expressed as a minima in Policy S2"	**No change to SA findings:** The presentation of the total housing figure for the Local Plan Review as a minimum rather than as an approximate figure is not expected to have a significant effect on the eventual number of homes to be provided. The already significant positive (+3) effect identified for this policy in relation to SA objective G (meeting housing needs) is unchanged.

No.	Policy/ Paragraph	Local Plan Page	Proposed Changes	Reason	Implications for SA findings reported previously
MM05	2.31	36	Amend paragraph 2.31 of the supporting text as follows: "….The need for gypsy and traveller pitches will be accommodated by pitches within larger housing sites, for example at Tiverton Eastern Urban Extension, North West Cullompton, East Cullompton and Pedlerspool in Crediton. **The Council's preferred approach is for on-site provision as part of larger housing proposals TIV1, CU1, CU7 and CRE5. Provision off-site will only be accepted where it is demonstrated that provision on a different site would achieve a more favourable outcome for Gypsies and Travellers as described in Policy DM7. Where such a more favourable outcome can be demonstrated, off-site provision must meet the requirements of Policy DM7, and a mechanism must be put in place to ensure that the pitches are delivered. This will usually be through a s106 agreement requiring the developer to identify and obtain planning permission (which will not be unreasonably withheld by the Council) for the required number and standard of pitches. The pitches will be provided by the development itself or where the land is transferred for a nominal value, by an agreed third party Registered Provider or other agreed private provider, for the sole purpose of occupation and ancillary business by**	In response to the Inspector's post hearings advice note and to ensure consistency with MM proposed for Policy DM7.	**No change to SA findings:** The proposed amendment to the supporting text of policy S3 reflects the proposed changes to the wording of policy DM7, which are considered separately below in terms of their implications for the SA findings.

No.	Policy/ Paragraph	Local Plan Page	Proposed Changes	Reason	Implications for SA findings reported previously
Page 1896			**Gypsies and Travellers. The off-site provision of pitches must be provided and made available for occupation before the occupation of a specified proportion of the provision of on-site open market dwellings as part of the larger housing proposal at TIV1, CU1, CU7 or CRE5. Where the off-site provision of pitches generates additional infrastructure needs, developers of the larger housing proposal at TIV1, CU1, CU7 or CRE5 will be expected to contribute fairly towards the cost in accordance with Policies S8 and DM7 of this Plan.** ~~**The Council is working with the travelling showpeople community to approve a large site near Cullompton which would meet the need requirements set out in the GTAA. Policy DM7 (gypsy and traveller accommodation) manages the development of specific sites"**~~		
MM06	S8: Infrastructure	46	Modification to include following text at the end of the policy text: **"Planning permission will be granted only where the impact of development is not considered to be severe. Where severe impacts that are attributable to the development are considered likely, including as a consequence of cumulative impacts, they must be subject to satisfactory mitigation having regard to the latest**	Amendment agreed within Statement of Common Ground (SCG-10) between MDDC, Devon County Council and Highways England.	**No change to SA findings:** The proposed amendment to the policy text does not affect the overall meaning of policy S8, and does not affect the significant positive (+3) effect that has already been identified in relation to SA objective I (infrastructure). While the proposed additional text could provide some additional mitigation for any negative effects from infrastructure development that may arise in

No.	Policy/ Paragraph	Local Plan Page	Proposed Changes	Reason	Implications for SA findings reported previously
			infrastructure plan".		relation to SA objectives A (natural environment) and B (built environment), this is not considered to affect the minor negative (-1) and negligible (0) effects already identified for these objectives respectively.
MM07	S9: Environment	48	Amend criterion e) as follows: "The preservation and enhancement of the distinctive qualities of Mid Devon's natural landscape, supporting opportunities identified within the landscape character areas. Within **~~or adjoining~~** the Blackdown Hills Area of Outstanding Natural Beauty, **and within the setting of the Blackdown Hills Area of Outstanding Natural Beauty**, and Exmoor and Dartmoor National Parks, the primary objective will be to protect the special ~~environmental~~ qualities of that landscape and its setting."	Taken from Submission Document SD14. Included as a main modification in accordance with the Inspector's post hearing advice note. Modification proposed in response to the representation made by Natural England during the 2017 modifications consultation.	**No change to SA findings:** The additional policy wording relating to protected landscapes reinforces the significant positive (+3) effect already identified in relation to SA objective A (natural environment) for policy S9.
MM08	S9: Environment	48	Amend criterion f) as follows: "The protection and enhancement of designated sites of international, national and local biodiversity and geodiversity importance. On both designated and undesignated sites, development will support opportunities for protecting and enhancing species populations and linking habitats. **If significant harm resulting from development cannot be avoided ~~providing~~ impacts should be adequately**	Taken from Submission Document SD14. Included as a main modification in accordance with the Inspector's post hearing advice note. Modification proposed in response to the representation made by Natural England during the 2017 modifications consultation and to reflect the hierarchy in NPPF para 118.	**No change to SA findings:** The proposed amendments to the wording of the policy criterion do not affect the overall meaning of policy S9. While the proposed change provides stronger mitigation in relation to the protection and enhancement of designated biodiversity sites, a significant positive (+3) effect on SA objective A (natural environment) has already been identified for this policy.

No.	Policy/ Paragraph	Local Plan Page	Proposed Changes	Reason	Implications for SA findings reported previously
			mitigated ~~**mitigation and .**~~ Compensation measures **will only be considered** where appropriate **as a last resort;** and"		
MM09	S11: Cullompton	52	Amend criterion a) as follows: "Make any necessary ~~**improvements to the M5 motorway including junction 28**~~ **strategic mitigations** to maintain highway capacity**,** ~~**and**~~ safety**, integrity, and sustainability including the M5 and local highway network in conjunction with current and relevant infrastructure plans;**"	Amendment agreed within Statement of Common Ground (SCG-10) between MDDC, Devon County Council and Highways England.	**No change to SA findings:** The proposed amendment to the wording of the policy criterion does not affect the overall meaning of policy S11 or its likely effects on the SA objectives.
MM10	S12: Crediton	55	Add to the end of clause e) "~~.~~ , **including green infrastructure"**	Taken from Submission Document SD14. Included as a main modification in accordance with the Inspector's post hearing advice note. Modification proposed in response to the representation made by Natural England during the 2017 modifications consultation.	**No change to SA findings:** The additional reference to green infrastructure will strengthen the mitigation which has already been identified to reduce the original significant negative (-3) effect on SA objective A (natural environment) to minor negative (-1).
MM11	S14: Countryside and paragraph 2.82	59	Amend criterion a) as follows: "a) Affordable and low cost housing to meet local needs, **gypsy and traveller accommodation,** ~~gypsy and traveller accommodation,~~ residential conversion of appropriate existing buildings…" Amend the last two sentences of supporting text in para 2.82 as follows: "National policy requires that new sites for	In response to the Inspector's post hearing advice note: "Make Policy S14 permissive of G&T sites in the countryside while decoupling allocated G&T sites from general housing allocations and deleting the stipulation in relation to need in Policy DM7"	**No change to SA findings:** The proposed modification to policy S14 could mean that Gypsy and Traveller sites are more likely to come forward in the countryside; however the policy already sets out criteria against which all proposals in the countryside will be assessed, and which should help to ensure that they are appropriate and do not have negative sustainability effects, i.e. as a result

No.	Policy/ Paragraph	Local Plan Page	Proposed Changes	Reason	Implications for SA findings reported previously
			travellers should be ~~**very strictly**~~ limited in open countryside that is away from existing settlements or outside areas allocated in the development plan. In certain circumstances the development of such sites outside of settlement limits will be appropriate, providing it can meet the criteria set out within Policy DM7 (gypsy and traveller accommodation)**.**"		of adverse impacts on biodiversity, the landscape or cultural heritage. It is also noted that policy DM7 sets out criteria against which proposals for Gypsy and Traveller sites will be assessed and the implications of proposed modifications to that policy are considered separately below (see MM48). The number of Gypsy and Traveller sites that could come forward in the countryside would be very small; therefore the overall neutral (0) effect already identified for policy S14 in relation to SA objective G (meeting housing needs) is unchanged.
MM12	TIV3: Eastern Urban Extension Environmental Protection and Green Infrastructure	70	Amend criterion e) as follows: "Appropriate provision of sewerage system to serve the development ~~**and a Sustainable Urban Drainage Scheme to deal with all surface water from the development and arrangements for future maintenance**~~ ;"	Taken from Submission Document SD14. Included as a main modification in accordance with the Inspector's post hearing advice note. Modification proposed following the 2015 Proposed Submission consultation in response to request by the Environment Agency. Reference to Sustainable Urban Drainage is now included in criterion f).	**No change to SA findings:** The proposed amendment to the wording of policy criterion e does not affect the overall meaning of policy TIV3, as reference to SuDS remains included in the policy within criterion f. Therefore, the mitigation which was previously found to change the originally significant negative (-3) effect on SA objective C (climate change) to minor positive (+1), is unaffected.
MM13	TIV4: Eastern Urban Extension Community Facilities	72	Add additional policy criterion as follows: "**f) Contributions towards a new recycling centre to serve Tiverton**"	Modification proposed following Devon County Council's hearing statement, and MDDC's acceptance of Devon County Council's position at the hearings.	**No change to SA findings:** The proposed additional policy criterion will help to facilitate recycling, which will benefit SA objective D

No.	Policy/ Paragraph	Local Plan Page	Proposed Changes	Reason	Implications for SA findings reported previously
					(safeguarding and minimising resource use). A significant negative (-3) effect was previously identified for the Tiverton Eastern Urban Extension policies (TIV1-5); however this is mainly due to the fact that the large new site would be built on high quality agricultural land within the greenfield site. The potential benefits of the additional policy criterion relating to waste management do not affect this overall significant negative effect. A positive (+2) effect was already identified in relation to SA objective I (infrastructure) which is also unchanged. The likely effects of any new recycling centre on the rest of the SA objectives cannot be assessed at this stage as they would depend on its location and design. However, in general the effects of a new recycling facility may include potential negative impacts on SA objectives A (natural environment) and B (built environment depending on the location of the site in relation to biodiversity features; heritage features and areas of high landscape sensitivity. There may also be an increase in traffic movements, with associated negative effects on SA objective C (climate change), although the amount of vehicle traffic

No.	Policy/ Paragraph	Local Plan Page	Proposed Changes	Reason	Implications for SA findings reported previously
					generated is unlikely to be significant from a single facility. It is assumed that any proposal would be subject to detailed assessment at the planning application stage, and would be subject to relevant development management policies within the Local Plan Review, which would help to mitigate any adverse effects.
MM14	TIV4: Eastern Urban Extension Community Facilities	72	Replace criterion b) as follows: "~~**Construction cost for one primary school of 410 places and early years provision**~~ **Provision of a 420-place primary school with early years provision and a children's centre service delivery base funded by appropriate contributions from developers;**"	Modification proposed following Devon County Council's hearing statement, and MDDC's acceptance of Devon County Council's position at the hearings.	**No change to SA findings:** The proposed amendment to the wording of the policy criterion reinforces the already positive (+2) effects that were identified in relation to SA objective H (community health and wellbeing) and I (infrastructure).
MM15	TIV15: Tiverton Infrastructure	83	Add additional policy criterion as follows: **"l) Provision of a replacement recycling centre facility".**	Modification proposed following Devon County Council's hearing statement, and MDDC's acceptance of Devon County Council's position at the hearings.	**No change to SA findings:** The proposed additional policy criterion will help to facilitate recycling, which will benefit SA objective D (safeguarding and minimising resource use). A significant negative (-3) effect was previously identified for the Tiverton Eastern Urban Extension policies (TIV1-5); however this is mainly due to the fact that the large new site would be built on high quality agricultural land within the greenfield site. The potential benefits of the additional policy criterion

No.	Policy/ Paragraph	Local Plan Page	Proposed Changes	Reason	Implications for SA findings reported previously
Page 1902					relating to waste management do not affect this overall significant negative effect. A positive (+2) effect was already identified in relation to SA objective I (infrastructure) which is also unchanged. The likely effects of any new recycling centre on the rest of the SA objectives cannot be assessed at this stage as they would depend on its location and design. However, in general the effects of a new recycling facility may include potential negative impacts on SA objectives A (natural environment) and B (built environment depending on the location of the site in relation to biodiversity features; heritage features and areas of high landscape sensitivity. There may also be an increase in traffic movements, with associated negative effects on SA objective C (climate change), although the amount of vehicle traffic generated is unlikely to be significant from a single facility. It is assumed that any proposal would be subject to detailed assessment at the planning application stage, and would be subject to relevant development management policies within the Local Plan Review, which would help to mitigate any adverse effects.

No.	Policy/ Paragraph	Local Plan Page	Proposed Changes	Reason	Implications for SA findings reported previously
MM16	TIV16: Blundells School	84	Add additional criterion as follows: **"k) The creation of additional/compensatory floodplain should secure wider environmental and sustainability benefits."** Amend paragraph 3.60c to insert at the end of the sentence "**subject to the provision of wider environmental and sustainability benefits".**	Taken from Submission Document SD14. Included as a main modification in accordance with the Inspector's post hearing advice note. Modification proposed to reflect the representation made by the Environment Agency (6734) which notes that this is a key consideration of the Environment Agency when consulted on development within the floodplain.	**No change to SA findings:** The additional policy criterion will reinforce the positive (+2) effects already identified in relation to SA objectives A (natural environment) and C (climate change) for policy TIV16.
MM17	Paragraph 3.70	89	Amendment to proposed modified text within paragraph 3.70 as follows: "Traffic management measures on Willand Road and Tiverton Road will also be required. Devon County Council queue length monitoring at junction 28 of the M5 motorway indicates congestion at the AM peak. The development will need to mitigate its impact on the junction's capacity through implementation of ~~**an improvement scheme, either to the existing junction or in the form of more extensive junction improvement works involving a second overbridge required in connection with development east of Cullompton under policy CU7**~~ **of the Cullompton Town Centre Relief Road**."	Amendment agreed within Statement of Common Ground (SCG-10) between MDDC, Devon County Council and Highways England.	**No change to SA findings:** The proposed amendment to the supporting text does not affect the overall meaning of policy CU1 or its likely effects on the SA objectives.
MM18	CU2: North West Cullompton Transport Provision	90	Amendment to criterion (h) as follows: ~~**"Financial contributions towards C**~~**e**apacity improvements at Junction 28 of the M5**, to deliver a strategic highway**	Amendment agreed within Statement of Common Ground (SCG-10) between MDDC, Devon County Council and Highways England.	**No change to SA findings:** The proposed amendment to the wording of the policy criterion does not affect the overall meaning of policy CU2 or

No.	Policy/ Paragraph	Local Plan Page	Proposed Changes	Reason	Implications for SA findings reported previously
			improvement as demonstrated by capacity studies completed to assess the impact of the traffic generated from the site."		its likely effects on the SA objectives.
MM19	Paragraph 3.75	90	Amendment to proposed modified text within paragraph 3.75 as follows: "The Development will need to mitigate its impact upon capacity at junction 28 of the M5 ~~**by financial contributions towards junction improvements**~~."	Amendment agreed within Statement of Common Ground (SCG-10) between MDDC, Devon County Council and Highways England.	**No change to SA findings:** The proposed amendment to the wording of the supporting text does not affect the overall meaning of policy CU2 or its likely effects on SA objectives.
MM20	CU4: North West Cullompton Community Facilities	93	Replace criterion b) as follows: "~~**Construction costs for 300 places that arise from the development to contribute to a 420 place primary school with provision for early years**~~**; Provision of a 420-place school with early years provision and a children's centre service delivery base funded by appropriate contributions from developers."**	Modification proposed following Devon County Council's hearing statement, and MDDC's acceptance of Devon County Council's position at the hearings.	**No change to SA findings:** The proposed amendment to the wording of the policy criterion does not affect the positive (+2) effect already identified in relation to SA objective I (infrastructure). While the policy now makes reference to the provision of a children's centre service delivery base, a positive (+2) effect was already identified in relation to SA objective H (community health and wellbeing).
MM21	CU4: North West Cullompton Community Facilities	93	Add additional policy criterion as follows: "**e) Contributions towards a new recycling centre to serve Cullompton**"	Modification proposed following Devon County Council's hearing statement, and MDDC's acceptance of Devon County Council's position at the hearings.	**No change to SA findings:** The proposed additional policy criterion will help to facilitate recycling, which will benefit SA objective D (safeguarding and minimising resource use). A significant negative (-3) effect was previously identified for the Cullompton North West policies (CU1-6); however this is

No.	Policy/ Paragraph	Local Plan Page	Proposed Changes	Reason	Implications for SA findings reported previously
					mainly due to the fact that the large new site would be built on high quality agricultural land within the greenfield site. The potential benefits of the additional policy criterion relating to waste management do not affect this overall significant negative effect. A positive (+2) effect was already identified in relation to SA objective I (infrastructure) which is also unchanged. The likely effects of any new recycling centre on the rest of the SA objectives cannot be assessed at this stage as they would depend on its location and design. However, in general the effects of a new recycling facility may include potential negative impacts on SA objectives A (natural environment) and B (built environment depending on the location of the site in relation to biodiversity features; heritage features and areas of high landscape sensitivity. There may also be an increase in traffic movements, with associated negative effects on SA objective C (climate change), although the amount of vehicle traffic generated is unlikely to be significant from a single facility. It is assumed that any proposal would be subject to detailed assessment at the planning application stage, and would be

No.	Policy/ Paragraph	Local Plan Page	Proposed Changes	Reason	Implications for SA findings reported previously
					subject to relevant development management policies within the Local Plan Review, which would help to mitigate any adverse effects.
MM22	CU6: North West Cullompton Phasing	95	Replacement policy text for criterion (i) of the policy as follows: ~~**Provision of M5 access improvements before any dwellings are occupied and thereafter broadly in step with development.**~~ **Occupation of no more than 600 dwellings prior to the completion of the Cullompton Town Centre Relief Road**	Amendment agreed within Statement of Common Ground (SCG-10) between MDDC, Devon County Council and Highways England.	**No change to SA findings:** The proposed amendment to the wording of the policy criterion does not affect the positive (+2) effect already identified in relation to SA objective I (infrastructure) as the policy will still require housing delivery to be phased in line with the delivery of road infrastructure.
MM23	Paragraph 3.94	96	Amendment to proposed modified text within paragraph 3.94 as follows: "Devon County Council queue length monitoring at junction 28 of the M5 motorway indicates congestion at the AM peak. ~~**The development will need to mitigate its impact upon the junction's capacity through implementation of an improvement scheme, either to the existing junction or in the form of more extensive junction improvement works involving a second overbridge required in connection with development east of Cullompton under Policy CU7.**~~ **No more than 600 dwellings should be occupied before the Cullompton Town Centre Relief Road is completed and open to traffic. The provision of the Town**	Amendment agreed within Statement of Common Ground (SCG-10) between MDDC, Devon County Council and Highways England.	**No change to SA findings:** The proposed amendments to the supporting text reflect the changes that are proposed to policy CU6, which are considered separately above in terms of their implications for the SA findings.

No.	Policy/ Paragraph	Local Plan Page	Proposed Changes	Reason	Implications for SA findings reported previously
			Centre Relief Road provides increased capacity at J28 M5.”		
MM24	CU7: East Cullompton	97	Amendment to criterion (f) as follows: “f) ~~**Transport provision to ensure appropriate accessibility for all modes, including a new or improved access and egress onto the M5 motorway**~~ **Provision of transport improvements to ensure safe and suitable access for all modes, including necessary capacity improvements to M5 Junction 28** and pedestrian and cycle links across the motorway to the existing town;”	Amendment agreed within Statement of Common Ground (SCG-10) between MDDC, Devon County Council and Highways England.	**No change to SA findings:** The proposed amendment to the wording of the policy criterion does not affect the overall meaning of policy CU7 or its likely effects on the SA objectives.
MM25	CU8: East Cullompton Transport Provision	99	Replacement policy text for criterion (a) of the policy as follows: ~~**Provision of mitigation measures to ensure only acceptable impacts occur to J28 of the M5 as a result of traffic generated from the site**~~ **Capacity improvements at junction 28 M5 to deliver a strategic highway improvement as demonstrated by capacity studies completed to assess the impact of the traffic generated from the site;**	Amendment agreed within Statement of Common Ground (SCG-10) between MDDC, Devon County Council and Highways England.	**No change to SA findings:** The proposed amendment to the wording of the policy criterion does not affect the overall meaning of policy CU8. The positive (+2) effect previously identified in relation to SA objective I (infrastructure) is unchanged.
MM26	CU10: East Cullompton Community Facilities	102	Amend criterion a) as follows: a) ~~**A site of 2.5 hectares for a new primary school at no cost to the Local Education Authority**~~ **A serviced site of 2.5ha for a new**	Modification proposed following Devon County Council’s hearing statement, and MDDC’s acceptance of Devon County Council’s position at the hearings.	**No change to SA findings:** The proposed amendment to the wording of the policy criterion does not affect the overall meaning of policy CU10. The already positive (+2) effect

No.	Policy/ Paragraph	Local Plan Page	Proposed Changes	Reason	Implications for SA findings reported previously
			630 place primary school, or alternatively 3ha of serviced land in two parcels of 1.1ha and 1.9ha appropriately located for the delivery of two new primary schools, at no cost to the Local Education Authority; Amend criterion c) as follows: "~~Construction costs for a 650 place primary school or two 325 place primary schools, including provision for early years education.~~ Construction costs for a primary school **capacity of** ~~**for**~~ at least 630 places plus additional early years provision**, including the requisite land to deliver these facilities**. The required primary school capacity should be delivered through the provision of either one or two schools;"		identified in relation to SA objective I (infrastructure) is unchanged.
MM27	CU10: East Cullompton Community Facilities	102	Add additional policy criterion as follows: "**g) Contributions towards a new recycling centre to serve Cullompton**"	Modification proposed following Devon County Council's hearing statement, and MDDC's acceptance of Devon County Council's position at the hearings.	**No change to SA findings:** The proposed additional policy criterion will help to facilitate recycling, which will benefit SA objective D (safeguarding and minimising resource use). A significant negative (-3) effect was previously identified for the East Cullompton policies (CUL7-12); however this is mainly due to the fact that the large new site would be built on greenfield land, some of which is of the highest agricultural quality. The potential benefits of the additional policy criterion relating to waste

No.	Policy/ Paragraph	Local Plan Page	Proposed Changes	Reason	Implications for SA findings reported previously
					management do not affect this overall significant negative effect. A positive (+2) effect was already identified in relation to SA objective I (infrastructure) which is also unchanged. The likely effects of any new recycling centre on the rest of the SA objectives cannot be assessed at this stage as they would depend on its location and design. However, in general the effects of a new recycling facility may include potential negative impacts on SA objectives A (natural environment) and B (built environment depending on the location of the site in relation to biodiversity features; heritage features and areas of high landscape sensitivity. There may also be an increase in traffic movements, with associated negative effects on SA objective C (climate change), although the amount of vehicle traffic generated is unlikely to be significant from a single facility. It is assumed that any proposal would be subject to detailed assessment at the planning application stage, and would be subject to relevant development management policies within the Local Plan Review, which would help to mitigate any adverse effects.

No.	Policy/ Paragraph	Local Plan Page	Proposed Changes	Reason	Implications for SA findings reported previously
MM28	CU12: East Cullompton Phasing	104	Replacement policy text for criterion (f) as follows: f) **~~Provision of the first phase of comprehensive M5 access improvements before any dwellings are occupied, followed by strategic highways infrastructure broadly in step with development~~** **Capacity improvements at junction 28 M5 to deliver a strategic highway improvement as demonstrated by capacity studies completed to assess the impact of the traffic generated from the site;** and	Amendment agreed within Statement of Common Ground (SCG-10) between MDDC, Devon County Council and Highways England.	**No change to SA findings:** The proposed amendment to the wording of the policy criterion does not affect the overall meaning of policy CU12. The positive (+2) effect previously identified in relation to SA objective I (infrastructure) is unchanged.
MM29	Paragraph 3.116	105	Delete penultimate sentence within paragraph 3.116 of the supporting text as follows: **~~"The first phase referred to in criterion (f) above therefore only relates to the subsequent highway works set out in the Devon County Council Report."~~**	Amendment agreed within Statement of Common Ground (SCG-10) between MDDC, Devon County Council and Highways England.	**No change to SA findings:** The proposed amendment to the wording of the supporting text does not affect the overall meaning of policy CU12, changes to which are considered separately above and below in terms of their implications for the SA findings.
MM30	CU12: East Cullompton Phasing	106	Paragraph 3.120, amend as follows: "Subject to viability, affordable housing will be provided at a rate of approximately **~~25%~~** **28%**, in step with the market housing".	Taken from Submission Document SD14. Included as a main modification in accordance with the Inspector's post hearing advice note. Modification proposed to correct typographical error and to ensure supporting text is consistent with policy.	**No change to SA findings:** The proposed amendment to the wording of the policy criterion is to correct a typographical error and does not affect the significant positive (+3) effect already identified in relation to SA objective G (meeting housing needs).

No.	Policy/ Paragraph	Local Plan Page	Proposed Changes	Reason	Implications for SA findings reported previously
MM31	CU17: Week Farm	110	Replacement policy text for proposed criterion (g) as follows: (g) "~~**Provision of M5 access improvements before any commercial floorspace is brought into use**~~ **Capacity improvements at junction 28 M5 to deliver a strategic highway improvement as demonstrated by capacity studies completed to assess the impact of the traffic generated from the site**;"	Amendment agreed within Statement of Common Ground (SCG-10) between MDDC, Devon County Council and Highways England.	**No change to SA findings:** The proposed amendment to the wording of the policy criterion does not affect the overall meaning of policy CU17 and is made to reflect the latest evidence regarding infrastructure requirements for the site. The neutral (0) post-mitigation effect previously identified in relation to SA objective I (infrastructure) is therefore unchanged.
MM32	CU18: Venn Farm	111	Replacement policy text for proposed criterion (g) as follows: (g) "~~**Provision of M5 access improvements before any commercial floorspace is brought into use**~~ **Capacity improvements at junction 28 M5 to deliver a strategic highway improvement as demonstrated by capacity studies completed to assess the impact of the traffic generated from the site;**"	Amendment agreed within Statement of Common Ground (SCG-10) between MDDC, Devon County Council and Highways England.	**No change to SA findings:** The proposed amendment to the wording of the policy criterion does not affect the overall meaning of policy CU18 and is made to reflect the latest evidence regarding infrastructure requirements for the site. The neutral (0) post-mitigation effect previously identified in relation to SA objective I (infrastructure) is therefore unchanged.
MM33	Paragraph 3.143a	114	Amend paragraph 3.143a as follows: "…the final scheme will need to incorporate design solutions which mitigate such impacts. **Any loss of floodplain at this location should be mitigated by the creation of additional/compensatory floodplain which should secure wider environmental and sustainability**	Taken from Submission Document SD14. Included as a main modification in accordance with the Inspector's post hearing advice note. Modification proposed in response to the representation made by the Environment Agency during the 2017 modifications consultation.	**No change to SA findings:** The proposed amendment to the wording of the supporting text does not affect the overall meaning of policy CU19. It will provide some additional mitigation for the effects of the policy in relation to SA objective C (climate change) but is not considered to change the positive (+2) effect that

No.	Policy/ Paragraph	Local Plan Page	Proposed Changes	Reason	Implications for SA findings reported previously
			benefits including the provision of appropriate ecological and biodiversity enhancements."		has already been identified post-mitigation. The modification could also provide some additional mitigation for the impacts of policy CU19 on SA objective A (natural environment) although the reference to ecological and biodiversity enhancements is not considered to change the overall negative (-2) score identified previously.
MM34	CU20: Cullompton Infrastructure	114	Add additional policy criterion as follows: **"n) Provision of a replacement recycling centre facility".**	Modification proposed following Devon County Council's hearing statement, and MDDC's acceptance of Devon County Council's position at the hearings.	**Change to SA findings:** The proposed additional policy criterion will help to facilitate recycling, which will benefit SA objective D (safeguarding and minimising resource use). A minor positive (+1) effect was previously identified on SA objective D for policy CU20 as the site identified for the railway station is on brownfield land. **The addition of a new policy criterion relating to a replacement recycling facility would increase this to a positive (+2) effect.** The already significant positive (+3) effect on SA objective I (infrastructure) is unchanged. The likely effects of any replacement recycling centre on the rest of the SA objectives cannot be assessed at this stage as they would depend on its location and design. However, in general the effects of a new recycling facility may include potential negative

No.	Policy/ Paragraph	Local Plan Page	Proposed Changes	Reason	Implications for SA findings reported previously
					impacts on SA objectives A (natural environment) and B (built environment depending on the location of the site in relation to biodiversity features; heritage features and areas of high landscape sensitivity. There may also be an increase in traffic movements, with associated negative effects on SA objective C (climate change), although the amount of vehicle traffic generated is unlikely to be significant from a single facility. It is assumed that any proposal would be subject to detailed assessment at the planning application stage, and would be subject to relevant development management policies within the Local Plan Review, which would help to mitigate any adverse effects.
MM35	CU21: Land at Colebrook	115	Remove contingency status. Modifications proposed as follows: Land at Colebrook **~~CONTINGENCY SITE~~** A site of 4.8 hectares at Colebrook **~~is identified as a contingency site~~ allocated** for residential development **~~to be released in accordance with Policy S4,~~** subject to the following: a) 100 dwellings with 28% affordable housing; b) **~~The development shall not commence until~~** ~~the Town Centre~~	Contingency status removed in response to the Inspector's post hearing advice note. Devon County Council has advised the timing of the development of the site is not dependent on the Cullompton Town Centre Relief Road coming forward as long as financial contributions are made towards the delivery of the relief road. Please refer to the updated housing land supply statement. Criterion b) deleted following Devon County Council's highway consultation	**Change to SA findings:** The removal of the contingency status of this site does not change its likely effects on the SA objectives; however, **the effects previously identified would be more certain to occur. Effects may also occur earlier in the Plan period** now that the allocation of the site is no longer dependent on the relief road. A likely significant positive (+3) effect was identified in relation to SA objective G (meeting housing needs) but no likely significant negative effects were

No.	Policy/ Paragraph	Local Plan Page	Proposed Changes	Reason	Implications for SA findings reported previously
			~~Relief Road has been provided~~**~~; completion of the North West Cullompton through route linking Tiverton Road to Willand Road and provision of the first phase of comprehensive M5 access improvements~~**; c) Provision of two points of access from Siskins Chase; d) Provisions of 1.1 hectares of green infrastructure, to include the retention of land in the floodplain as informal amenity open space and for Sustainable Urban Drainage provision; e) Measures to protect and enhance trees, hedgerows and other environmental features which contribute to the character and biodiversity, maintaining a wildlife network within the site and linking to the surrounding countryside; f) Archaeological investigation and appropriate mitigation; and g) Transport assessment and implementation of travel plans and other measures to minimise carbon footprint and air quality impacts. Delete paragraph 3.148 from the supporting text. Delete penultimate sentence from paragraph 3.149 as follows: "**~~Site commencement will also need to be deferred unitl after the completion of the through route linking Willand Road to Tiverton Road, which is being~~**	response to MDDC in March 2019, to the current planning application reference 19/00118/MOUT (outline application for up to 105 dwellings on land at Colebrook Lane). Devon County Council has updated its previous highways advice and there is no longer a requirement for the prior completion of the North West Cullompton distributor road (Tiverton Road to Willand Road link).	identified. The removal of the criterion relating to the timing of the development in relation to road infrastructure does not affect the SA findings. The removal of this criterion reflects the latest evidence regarding the requirements for infrastructure to support the development.

No.	Policy/ Paragraph	Local Plan Page	Proposed Changes	Reason	Implications for SA findings reported previously
			~~**provided as part of the North West Cullompton allocation.**~~ *Modify the Policies Map as shown on Plan MM35.*		
MM36	Paragraph 3.149	116	Amend paragraph 3.149 of the supporting text as follows: 3.149 ~~If this site comes forward for development, it must contribute to the provision of offsite highways infrastructure.~~ Development in this location has the potential to place pressure on the capacity of both the strategic and local road network. ~~**Devon County Council has therefore stipulated that development should only take place providing there is sufficient network capacity. If released, the site will need to be phased to come forward after further M5 access improvements are implemented.**~~ Any application for development must undertake an assessment of the impact of the proposal on both the capacity of the local road network and Junction 28 of the M5 and permission will only be granted where there are no significant adverse impacts ~~**which cannot be mitigated**~~. Site commencement will also need to be deferred until after the completion of the through route linking Willand Road to Tiverton Road, which is being provided as part of the North West Cullompton allocation. The site is expected to contribute to the provision of off-**site** highways infrastructure. ~~Development in~~	Amendment agreed within Statement of Common Ground (SCG-10) between MDDC, Devon County Council and Highways England. Further amendment to remove the words "…which cannot be mitigated" to improve clarity.	**No change to SA findings:** The proposed amendments to the supporting text reflect the changes to policy CU21, which are considered separately above in terms of their implications for the SA findings.

No.	Policy/ Paragraph	Local Plan Page	Proposed Changes	Reason	Implications for SA findings reported previously
			~~this location would increase traffic through the town centre, so would not be permissible until the Town Centre Relief Road has been provided, offering an alternative route.~~ The development would also be expected to provide two points of access from Siskin~~s~~ Chase.		
MM37	CRE5: Pedlerspool, Exhibition Road	121	Amendment to criterion (b) to include reference to "**with early years provision and children's centre service delivery base**".	Modification proposed following Devon County Council's hearing statement, and MDDC's acceptance of Devon County Council's position at the hearings.	**No change to SA findings:** The fact that the new primary school is to include early years provision and a children's centre service delivery base will have a positive effect on local health and wellbeing as such centres will provide services such as baby clinics and other family support. A positive (+2) effect was already identified for this policy in relation to SA objective H (community health and wellbeing). It is assumed that any additional trip generation is likely to be minimal and is not considered to affect the SA objectives.
MM38	J27: Land at Junction 27 of the M5 Motorway	128	Replace criterion b) as follows: "~~**Provision of transport improvements to ensure appropriate accessibility for all modes, including new or improved access and egress onto the M5 motorway and pedestrian and cycling link across the motorway to Tiverton Parkway Railway Station.**~~ **Provision of transport improvements to ensure safe and suitable access for all modes,**	Amendment agreed within Statement of Common Ground (SCG-10) between MDDC, Devon County Council and Highways England.	**No change to SA findings:** The proposed amendment to the wording of the policy criterion does not affect the overall meaning of policy J27 and is made to reflect the latest evidence regarding infrastructure requirements for the site.

No.	Policy/ Paragraph	Local Plan Page	Proposed Changes	Reason	Implications for SA findings reported previously
			including necessary capacity improvements to M5 Junction 27 and pedestrian and cycling link across the motorway to Tiverton Parkway Railway Station"		
MM39	J27: Land at Junction 27 of the M5 Motorway and paragraph 3.184d	128	Delete criterion e): "**~~Prior to the approval of any planning permission for the site any required mitigation measures for the Culm Grasslands Special Area of Conservation shall be identified and agreed together with a time scale for their provision and a mechanism for their maintenance.~~**" Para3.184d, amend as follows: "The proposals for a major facility of this nature neds to be considered carefully in terms of its impacts and the policy makes provision for detailed transport assessments, environmental protection and green infrastructure, energy conservation, provision of improved public transport, pollution and drainage considerations, phasing and importantly, master planning with full public consultation prior to any planning applications being approved. **Any loss of floodplain at this location should be mitigated by the creation of additional/compensatory floodplain which should secure wider environmental and sustainability benefits including provision of**	Taken from Submission Document SD14. Included as a main modification in accordance with the Inspector's post hearing advice note. Deletion of the reference to mitigation measures with regard to the Culm Grasslands Special Area of Conservation to reflect the latest evidence in the J27 proposals: Habitat Regulations Assessment Appropriate Assessment Report (2016) and representation made by Natural England (6242). Reference to floodplain in response to representation made by the Environment Agency (6734) to the 2017 modifications consultation.	**No change to SA findings:** The deletion of criterion 'e' is proposed to reflect the latest evidence regarding the likely impacts of the J27 development on the Culm Grasslands SAC. The HRA for the Local Plan Review has concluded that the J27 proposal would not have an adverse effect on the integrity of the SAC and therefore reference to mitigation is no longer required. The minor negative (-1) effect previously identified for this policy in relation to SA objective A (natural environment) is unchanged as the score was based on other factors as well as potential impacts on the SAC, i.e. potential landscape impacts from a development of this scale.

No.	Policy/ Paragraph	Local Plan Page	Proposed Changes	Reason	Implications for SA findings reported previously
			appropriate ecological and biodiversity enhancement. Section 106 planning obligations will also make provision for any necessary infrastructure and public transport improvements ~~**and would need to ensure appropriate mechanisms are in place to ensure that the integrity of the Culm Grasslands SAC will not be adversely affected."**~~		
MM40	J27: Land at Junction 27 of the M5 Motorway	128	Include additional criterion in policy as follows: "**a) Any planning application which includes a 'designer outlet shopping centre' should be accompanied by a full Retail and Leisure Impact Assessment".**	Taken from Submission Document SD14. Included as a main modification in accordance with the Inspector's post hearing advice note. Modification proposed to ensure the potential impact is appropriately and adequately assessed at the planning application stage. Amendment also reflects comments made by The Crown Estate and TH Real Estate c/o Montagu Evans (6234).	**No change to SA findings:** The requirement for a retail and leisure impact assessment to accompany any application for a designer outlet shopping centre will reinforce the already significant positive (+3) effect previously identified for this policy in relation to SA objective E (economic growth and employment).
MM41	J27: Land at Junction 27 of the M5 Motorway Paragraph 3.184d	129	Include the following text at the end of the paragraph 3.184d: "**Priority habitats exist within the site and in line with criterion c) of Policy J27 should be protected and enhanced**."	Amendment as agreed with Natural England (see Statement of Common Ground SCG-6 MDDC and Natural England)	**No change to SA findings:** The proposed amendment to the supporting text involves cross referring to criterion c within policy J27 itself, which is unchanged.
MM42	SP2: Higher Town Sampford Peverell	146	Amend Policy SP2 as follows: "A site of 6 hectares at Higher Town, Sampford Peverell is allocated for a low density residential development, ~~**to come forward following the commencement of development of the M5 Junction 27**~~	In response to the Inspector's post hearings advice note: "…Given that the Policy SP2 allocation is designed to address part of that overall housing requirement, the tie serves no purpose. Reference to it should be	**Change to SA findings:** The proposed amendment to policy SP2 does not change the likely effects of this site on the SA objectives; however, bringing forward the delivery of the site would mean that **the effects previously identified**

No.	Policy/ Paragraph	Local Plan Page	Proposed Changes	Reason	Implications for SA findings reported previously
			~~**allocation,**~~ subject to the following:"	removed."	**would occur earlier in the Plan period**. No likely significant effects, either positive or negative, were identified for this site allocation post-mitigation.
MM43	SP2: Higher Town, Sampford Peverell and paragraph 3.224c	146	Delete criterion b) and re-label the remaining criteria accordingly. ~~**b)No development until the completion of improved access works to the A361;**~~ Delete paragraph 3.224c of the supporting text. ~~3.224c The Highway Authority has advised that any development of the site should only commence once improvements to the A361 junction at Sampford Peverell have been implemented to create west facing slip roads to enable direct access to and from the west. The site is required to meet additional housing need arising from the allocation at Junction 27 of the M5 motorway. Accordingly it shall only come forward following the commencement of development on that site.~~	In response to the Inspector's post hearings advice note: "It was clear from the helpful submissions of the Highway Authority, that the limitation on development until the completion of improved access works to the A361 is unnecessary. Criterion b) needs to be removed."	**No change to SA findings:** The proposed amendment to the wording of the policy criterion does not affect the overall meaning of policy SP2 and is made to reflect the latest evidence regarding infrastructure requirements for the site.

No.	Policy/ Paragraph	Local Plan Page	Proposed Changes	Reason	Implications for SA findings reported previously
MM44	SP2: Higher Town, Sampford Peverell	146	Include new criterion: "**Improved access to the village for pedestrians and cyclists**"	Taken from Submission Document SD14. Included as a main modification in accordance with the Inspector's post hearing advice note. Modification proposed to provide greater clarity in response to a number of representations from individuals and through agreement of inclusion of criterion by Devon County Council.	**Change to SA findings:** The additional reference to pedestrian and cycle access will reinforce the already positive (+2) effect identified in relation to SA objective C (climate change). **The previously neutral (0) effect on SA objective H (health and wellbeing) is increased to a minor positive (+1) effect** as a result of the additional reference to active travel.
MM45	SP2: Higher Town, Sampford Peverell	146	Amend criterion g) as follows: "~~2~~ **2.5 hectares of Green Infrastructure laid out and managed with landscaping and open space.**" *Modify the Policies Map as shown on Plan MM45.*	Taken from Submission Document SD14. Included as a main modification in accordance with the Inspector's post hearing advice note. The area of Green Infrastructure has been further extended to limit the impact of the setting of the listed building.	**No change to SA findings:** The increased provision of green infrastructure will reinforce the mitigation which has already been found to reduce an originally uncertain negative (-2/?) effect on SA objective B (built environment) to an uncertain neutral (0/?) effect. The increase in provision from 2 to 2.5ha is not considered to change the neutral effect to positive, taking into account the other elements of the policy.
MM46	DM1: High Quality Design and new paragraph 4.5b	153-154	Insert additional criteria as follows: "**g) Adequate levels of daylight, sunlight and privacy to private amenity spaces and principal windows;** **h) Suitably sized rooms and overall**	In response to the Inspector's post hearings advice note: "Criteria a) and c) [of DM12] seem to me to be more about design and might	**Change to SA findings:** The proposed new criteria are brought into the policy from the now deleted policy DM12. The addition of these criteria to policy DM1 reinforces the already significant positive (+3)

No.	Policy/ Paragraph	Local Plan Page	Proposed Changes	Reason	Implications for SA findings reported previously
			floorspace which allows for adequate storage and movement within the building together as set out in the Nationally Described Space Standard with external spaces for recycling, refuse and cycle storage; and **i) On sites of 10 houses or more the provision of 20% of dwellings built to Level 2 of Building Regulations Part M 'access to and use of dwellings."** Insert additional supporting text as follows: "**4.5b National policy states that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. This is particularly important for the design of the homes that people live in and the spaces that surround those homes. The aim in Mid Devon is to deliver high quality buildings and spaces that meet the needs of users, taking account of an aging population whilst ensuring compatibility with surrounding development and uses. Though compliance is delivered through buildings regulations, criterion i) will be implemented through a condition attached to the planning permission."**	find a more comfortable home as part of Policy DM1. I take a similar view in relation to criterion b)." "the general size and configuration of a dwelling, and the proper handling of recycling, refuse and cycle storage, are design-based considerations and the reference to the Nationally Described Space Standard seems to be unnecessary.' If these criteria are adjusted to make plain that they refer to the design of new housing, and relocated in Policy DM1, then that would be a more efficient way of dealing with the matter." "I am not convinced that the requirement for 30% of houses on sites of 10 houses or more to be built to Level 2 of Building Regulations Part M has been made out. I believe 20, as a carry forward from the existing policy that refers to Lifetime Homes standards is reasonable but again, this requirement could be moved into Policy DM1." Reference to the Nationally Described Space Standard is retained in the policy. This is since MDDC's experience of applying minimum size standards for decision making purposes on	effects on SA objectives B (built environment) and C (climate change) as well as the positive (+2) effect on SA objective H (health and wellbeing) and **increases the positive (+2) effect on SA objective G (meeting housing needs) to significant positive (+3)**. The policy now requires 20% of dwellings on sites of 10 houses or more to be built to Level 2 of Building Regulations Part M 'access to and use of dwellings" where this was previously 30%; however this change is not considered to change the SA effects identified as the policy will still have positive effects in terms of providing a range of accessible housing.

No.	Policy/ Paragraph	Local Plan Page	Proposed Changes	Reason	Implications for SA findings reported previously
				development proposals requires that the Nationally Described Space Standards are explicit in local plan policy.	
MM47	DM2: Renewable and Low Carbon Energy	154	Amend the third sentence in Policy DM2 as follows: "Proposals must demonstrate that impacts are or can be made acceptable **<u>in relation to</u>**: ~~**and that the development will preserve**~~:"	In response to the Inspector's post hearings advice note: "I have some concerns about the wording of Policy DM2 because the first part seeks to avoid any significant adverse impacts, but the second part requires renewable and low carbon energy to preserve (which I take to mean cause no harm to) landscape character, the setting of heritage assets, living conditions, and so on. The former is the correct approach and the second part needs to be adjusted to remove the contradiction. This will require a MM."	**No change to SA findings:** The proposed modification does not affect the overall meaning or purpose of policy DM2, or its likely effects on the SA objectives.
MM48	DM7: Traveller Sites and paragraph 4.29	164-165	Amend Policy DM7 as follows: **1) <u>Planning applications for Pitches and Plots</u>** Planning applications for gypsy and traveller pitches, or plots for travelling showpeople, will be permitted where: ~~a)The need cannot be met on another suitable site in Mid Devon which has consent or is allocated for gypsy and traveller pitches;~~ ~~b)Local services can be accessed without the use of a car;~~ a) Suitable onsite facilities will be	In response to the Inspector's post hearings advice note on the provision for Gypsies and Travellers.	**No change to SA findings:** The additional criteria relating to landscape and ecological impacts and flood risk would reinforce the mitigation which has already been found to reduce a negative (-2) effect on SA objective A (Natural Environment) to minor negative (-1). The overall number of pitches to be provided is unchanged. While the proposed modifications could mean that Gypsy and Traveller sites are more likely to come forward in the countryside, rather than within the

No.	Policy/ Paragraph	Local Plan Page	Proposed Changes	Reason	Implications for SA findings reported previously
			provided including space for children's play; b) The proposal will have suitable environmental quality for residents including non-isolating boundary treatments; c) **The site will not cause unacceptable landscape or ecological impact and is not located in an area at high risk of flooding;** **d)** Occupation will be limited to those who meet the Government's published definition of gypsies and travellers, including travelling showpeople **or their dependents; and** **e) Safe and convenient access to local facilities is provided** ~~**Where development proposals are considered under S13 "Villages", local services can be accessed without the use of a car.**~~ ~~**Where development proposals are considered under S14, the need cannot be met on another suitable site in Mid Devon which has consent or is allocated for gypsy and traveller pitches.**~~ Sites with associated employment or storage elements ~~**may**~~ **will** be		larger housing site allocations, any development of this nature would be very small-scale and other policies in the Local Plan Review would still apply, including S14 which is a criteria-based policy relating to all types of development in the countryside.

No.	Policy/ Paragraph	Local Plan Page	Proposed Changes	Reason	Implications for SA findings reported previously
Page 1924			permitted where there is specific justification and the location**, scale, and nature** of the proposed development will not have harmful impacts on local amenity or the local environment. Gypsy and traveller accommodation may be included as part of the affordable housing requirement. **2. Provision on allocated sites** **Gypsy and Traveller pitches on allocated sites (sought by Policies TIV1, CU1, CU7 or CRE5) should be provided on site unless it is demonstrated that off-site provision will achieve a more favourable outcome for Gypsies and Travellers taking into account:** **i) Pitch numbers;** **ii) Site facilities;** **iii) Accessibility to services, including health and education;** **iv) Early delivery of serviced pitches or plots which are available for occupation; and** **v) The provision of an effective mechanism for delivery.**		

No.	Policy/ Paragraph	Local Plan Page	Proposed Changes	Reason	Implications for SA findings reported previously
			Such sites must also meet the requirements of part 1 of Policy DM7 above, Amend supporting text in paragraph 4.29 as follows: "4.29 There is a need for 35 new pitches for gypsies and travellers for the period 2014-34**, and 11 plots for travelling showpeople for the period 2014-34. The majority of this** ~~**This**~~ need is proposed to be met on the largest ~~**strategic allocations. The travelling showpeople community is predominately based in one large site at Cullompton, which is at capacity. A need for 11 plots has been identified and the Council is in discussions with a landowner to grant permission for one additional site near to the town which will meet the outstanding requirement.** ~~The need for gypsy and traveller accommodation is identified to be in the region of 25 pitches across the plan period.~~ ~~**These are to be included within**~~ allocated developments at Tiverton Eastern Urban Extension, North West Cullompton, and Pedlerspool in Crediton**. Pitches must be provided on-site unless the more favourable outcome described by Policy DM7 is demonstrated. Any proposals for more favourable off-site provision must identify and provide serviced sites in accordance with Policy DM7. A clear mechanism to ensure that pitches or**		

No.	Policy/ Paragraph	Local Plan Page	Proposed Changes	Reason	Implications for SA findings reported previously
			plots are delivered in such a way as to achieve a more favourable outcome for the travelling community must be identified. **This will usually be through a s106 agreement requiring the developer to identify and obtain planning permission (which will not be unreasonably withheld by the Council) for the required number and standard of pitches. The pitches will be provided by the development itself or where the land is transferred for a nominal value, by an agreed third party Registered Provider or other agreed private provider, for the sole purpose of occupation and ancillary business by Gypsies and Travellers. The off-site provision of pitches must be provided and made available for occupation before the occupation of a specified proportion of the provision of on-site open market dwellings as part of the larger housing proposal at TIV1, CU1, CU7 or CRE5.** Where gypsy and traveller pitches are provided **on-site** on housing allocations, these are to be counted against the affordable housing targets for that site. ~~**There are also existing consented sites in Mid Devon. Proposals for gypsy and traveller accommodation will not be permitted in other locations, unless it is demonstrated that the existing consented or allocated sites will not be**~~		

No.	Policy/ Paragraph	Local Plan Page	Proposed Changes	Reason	Implications for SA findings reported previously
			~~**available to the prospective occupiers in a reasonable timescale."**~~		
MM49	DM12: Housing Standards	170	Delete Policy DM12 Housing Standards (incorporating proposed modifications in the 2017 consultation) and move its content, with amendments in accordance with the Inspector's post hearings advice note, to Policy DM1. ~~**Policy DM12**~~ ~~**Housing Standards**~~ ~~**New housing development should be designed to deliver:**~~ ~~**a) Adequate levels of daylight, sunlight and privacy to private amenity spaces and principal windows;**~~ ~~**b) Suitably sized rooms and overall floorspace which allows for adequate storage and movement within the building together as set out in the Nationally Described Space Standard with external space for recycling, refuse and cycle storage;**~~ ~~**c) Private amenity space that reflects the size, location, floorspace and orientation of the property; and**~~ ~~**d) On sites of 10 houses or more the provision of 30% of**~~	In response to the Inspector's post hearings advice note. Please refer to MM46.	**Change to SA findings:** The proposed deletion of this policy means that **the effects previously identified in the SA will no longer occur as a result of policy DM12.** Likely significant positive (+3) effects were previously identified (post-mitigation) in relation to SA objectives B (built environment) and G (meeting housing needs). However, the policy criteria are now proposed to be incorporated into policy DM1; therefore **the likely effects will still occur as a result of that policy** (as recorded earlier in this table).

No.	Policy/ Paragraph	Local Plan Page	Proposed Changes	Reason	Implications for SA findings reported previously
			~~**dwellings built to Level 2 of Building Regulations Part M 'access to and use of dwellings'**~~		
MM50	DM19: Protection of Employment Land and paragraph 4.60	179	Delete Policy DM19 criterion c) ~~**c) A sequential viability test has been applied following the unsuccessful marketing of the site, based on the following sequence of testing:**~~ ~~**i) Mixed use of the site that incorporates an employment generating use, then**~~ ~~**ii) Non-employment use.**~~ Amend para 4.60 of the supporting text as follows: **…"~~If there is no interest in the site as a result of marketing, the potential of the site for mixed use development including employment must be considered in preference to the total loss of employment. This will involve determining whether the site still has the potential to be developed viably for mixed use development or can only be viable if the whole site is developed for non-employment uses. In all cases, the proposed use must not significantly harm any other existing uses in the area, or be harmed by those uses. For~~**	In response to the Inspector's post hearings advice note: "There was some discussion about criterion c) of Policy DM19 which deals with the protection of employment land. In my view, if criterion b is satisfied, and suitable marketing (which might include for mixed use purposes) has taken place at an appropriate price, for at least 18 months without any interest, then an alternative use (which may take the form of a mixed use) should be allowed to come forward. Criterion c) which requires an additional sequential viability test is far too onerous a requirement and should be removed through a MM." Supporting text deleted to accord with proposed MM.	**No change to SA findings:** The proposed modification makes the policy requirements slightly less stringent; however, this was because the Inspector felt that the other policy criteria already provide appropriate protection for employment sites. The overall meaning of the policy and likely sustainability effects are unchanged.

No.	Policy/ Paragraph	Local Plan Page	Proposed Changes	Reason	Implications for SA findings reported previously
			~~**example, housing development may not be acceptable in close proximity to general industry, depending on the nature and scale of the industrial use."**~~		
MM51	DM25: Development Affecting Heritage Assets	186	Amend Policy DM25 as follows: "a) Apply a presumption in favour of **preserving or enhancing all designated** ~~**preservation in situ in respect of the most important**~~ heritage assets **and their settings**; b) Require development proposals likely to affect **the significance of** heritage assets ~~**and their settings**~~, including new buildings, alterations, extensions, changes of use and demolitions, to consider their significance, character, setting (including views to or from), appearance, design, layout and local distinctiveness, and the opportunities to enhance them; c) Only approve proposals that would **lead to substantial harm to or total loss of significance of a designated heritage assets where it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss** ~~**be likely to substantially harm heritage assets and their settings if substantial public benefit outweighs that harm**~~ or the requirements ~~**of paragraph 133**~~ of the National Planning Policy Framework are met;	In response to the Inspector's post hearings advice note: "To comply with statute, criterion a) should apply a presumption in favour of preserving or enhancing all designated heritage assets, not just the most important ones. A reference to their setting would assist too". "Criterion b) needs to refer to the significance of heritage assets rather than heritage assets and their settings." "Criterion c) needs to properly reflect the wording of paragraph 133 of the (2012 version of the) Framework by referring to significance. The direct reference to paragraph 133 should be removed because planning applications will be determined using the latest version of the Framework." "Criterion d) should properly reflect paragraph 134 of the (2012) Framework and refer to significance." "Criterion e) could confine itself to 'require developers to make a	**No change to SA findings:** The proposed modifications strengthen the mitigation provided by this policy in terms of the potential impacts of new development on the historic environment; however, the SA had already identified a likely significant positive (+3) effect from this policy in relation to SA objective B (built and historic environment).

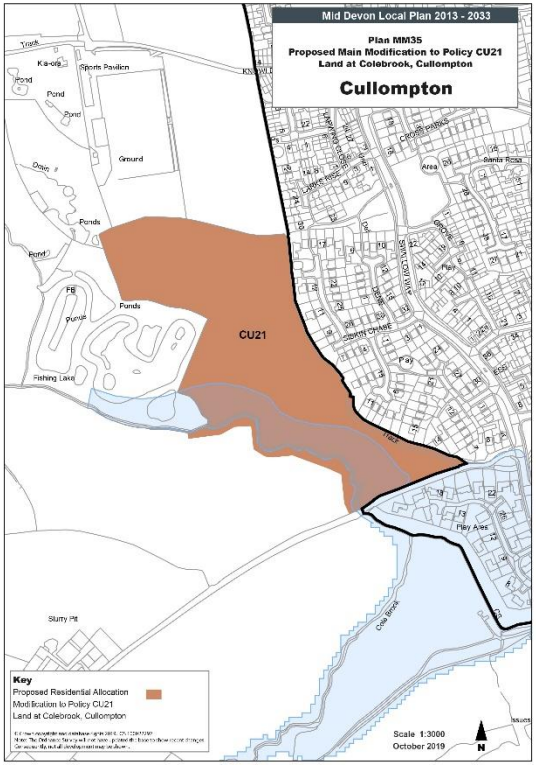
No.	Policy/ Paragraph	Local Plan Page	Proposed Changes	Reason	Implications for SA findings reported previously
			d) Where a development proposal ~~would~~ **will** lead to less than substantial harm **to the significance of a designated heritage asset, this** ~~that~~ harm ~~will~~ **should** be weighed against **the public benefits of the proposal** ~~any public benefit~~, including securing **its** optimum viable use; and e) Require developers to make a proportionate but systematic assessment of ~~the~~ **any** impact on **the** setting **and thereby the significance of heritage asset(s)** ~~down in the guidance from English Heritage: "The Setting of Heritage Assets" Historic England: 'The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning: 3~~."	proportionate and systematic assessment of any impact on the setting and thereby the significance of heritage asset(s)' Pointing to HE guidance in the manner proposed seems to me to run the risk of that guidance changing."	
MM52	Paragraph 4.88	189	Amend paragraph 4.88 as follows: … "Green Infrastructure functions can coexist in one place, so the land coverage does not have to be extensive in every case, **although developments should recognise that floodplain cannot necessarily provide year-round amenity access."**	Taken from Submission Document SD14. Included as a main modification in accordance with the Inspector's post hearing advice note. Modification proposed following representation made by the Environment Agency (673) which provides greater clarity of the ability of floodplain to be considered as Green Infrastructure but with limitations of year-round amenity access.	**No change to SA findings:** The proposed modification relates to the supporting text to policy DM26, but the overall meaning of the policy and the policy text are unchanged.
MM53	Paragraph 4.88	189	At the end of paragraph 4.88 include the following sentence: **"Development incorporating green infrastructure will be required to**	Taken from Submission Document SD14. Included as a main modification in accordance with the Inspector's post hearing advice note. Modification proposed following the representation	**No change to SA findings:** The proposed modification relates to the supporting text to policy DM26, but the overall meaning of the policy and

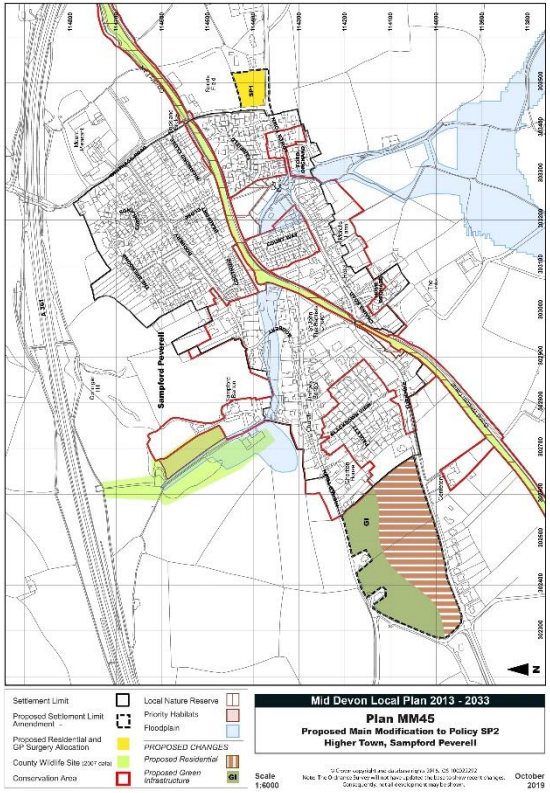
No.	Policy/ Paragraph	Local Plan Page	Proposed Changes	Reason	Implications for SA findings reported previously
			submit management and maintenance details for the proposed green infrastructure.”	made by the Environment Agency to ensure green infrastructure is protected and managed beyond the initial construction/development.	the policy text are unchanged.
MM54	DM27: Protected Landscapes, and paragraph 4.94	190	Amend Policy DM27 as follows: “Development proposals ~~**within or**~~ affecting the Blackdown Hills, Area of Outstanding Natural Beauty, Dartmoor National Park, Exmoor National Park and the North Devon Biosphere Reserve must demonstrate that:..” Amend paragraph 4.94 as follows: “Where major developments are proposed within ~~**or adjoining**~~ protected landscapes **or within the setting of** ~~**or adjoining the**~~ **protected landscapes or** ~~**the**~~ National Parks, **”**	In response to the Inspector’s post hearings advice note: “The phrase ‘development proposals within or affecting’ at the beginning of Policy DM27 is a little confusing. A development proposal within a protected landscape will obviously affect it. If the intention is to offer some protection to views into or out of the protected landscape, which seems reasonable, then it may be clearer to make a specific reference to such views. This would mean a MM. Alternatively, reference could be made to the setting of a protected landscape but that is more difficult and require some form of definition in the explanatory text.” The Council has considered the Inspector’s post hearings advice note and proposes a modification accordingly. The retention of the word “affecting” in the opening sentence of amended Policy DM27 is consistent with Section 62 of the Environment Act 1995, section 11A (2 in respect of National Parks, and also Section 85 (1) of the Countryside and Rights of Way Act 2000 in respect of Areas of Outstanding Natural Beauty.	**No change to SA findings:** The proposed modification does not affect the overall meaning of policy DM27 or its likely effects on the SA objectives. The significant positive (+3) effect already identified in relation to SA objective A (natural environment) is unchanged.

No.	Policy/ Paragraph	Local Plan Page	Proposed Changes	Reason	Implications for SA findings reported previously
				Section 62 of the Environment Act 1995 places a duty on the Council to have regard to the purposes of National Parks in exercising any functions in relation to or affecting land in a National Park. Similarly, Section 85 of Countryside and Rights of Way Act imposes a duty on the Council to have regard to the purpose of conserving and enhancing the natural beauty within an AONB in exercising any functions in relation to or affecting land in an AONB. Modification to paragraph 4.94 taken from Submission Document SD14. Included as a main modification in accordance with the Inspector's post hearing advice note. Modification proposed following representation made by Natural England (6242) to reflect the fact that the special character of protected landscapes includes the setting rather than only the adjoining land and follows National Planning Policy Guidance.	
MM55	DM28: Other Protected Sites and paragraphs 4.102 and 4.95		Amend Policy DM28 as follows: Delete the final paragraph: "~~**Where development proposals would lead to an individual or cumulative adverse impact on Natura 2000 sites, planning permission will be refused unless the proposal complies with criteria b) and c) above, and the**~~	In response to the Inspector's post hearings advice note: "I have a concern that Policy DM28, and in particular the way it approaches mitigation and compensation in criterion c), fails to comply with 'People over Wind' and subsequent judgements. I suggest at this stage that the Council checks this point with their expert	**No change to SA findings:** The modification is proposed to ensure that the policy wording reflects recent case law with regards to HRA; however, it does not affect the overall meaning of the policy and the positive (+2) effect already identified in relation to SA objective A (natural environment) is unchanged.

No.	Policy/ Paragraph	Local Plan Page	Proposed Changes	Reason	Implications for SA findings reported previously
Page 1933			~~**fundamental integrity of the features of the Natura 2000 site would not be affected**~~ Replace the deleted final paragraph with: "**Where development proposals are likely (leaving aside mitigation measures) to have a significant effect on a European site (as defined in regulation 8 of the Conservation of Habitats and Species Regulations 2017), an appropriate assessment will be required. In such cases, planning permission will be refused unless it has been ascertained that with mitigation measures in place the development will not adversely affect the integrity of the site.**" Amend supporting paragraph 4.102 as follows: Delete the sentence: "... ~~**In the case of Natura 2000 sites, compensatory measures may only be considered if the proposal is deemed to be of overriding public interest and would involve engagement with both Central Government and European Commission.**~~" Replace the deleted sentence with: "... **In the case of European sites, where the risk of harm to the integrity of a site has not been ruled out in an**	advisors." MDDC has taken expert legal advice that has considered the wording of Policy DM28 and its supporting text at paragraph 4.102 require modification. Two modifications will be required to paragraph 4.95 to make this consistent with the modifications to Policy DM28 and paragraph 4.102.	

No.	Policy/ Paragraph	Local Plan Page	Proposed Changes	Reason	Implications for SA findings reported previously
			appropriate assessment planning permission may be granted for the development only if there is no alternative solution and the development must be carried out for imperative reasons of overriding public interest. In such cases, any necessary compensatory measures must be secured." Amend the paragraph 4.95 through the deletion of the words "**~~Natura 2000 sites~~**" and "**~~Natura 2000 site~~**" and the replacement of these words with the words "**European Sites**" and "**European Site**".		

No.	Policy/ Paragraph	Local Plan Page	Proposed Changes	Reason	Implications for SA findings reported previously
Plan MM35	CU21: Land at Colebrook	Policies Map		Contingency status removed in response to the Inspector's post hearing advice note. The notation on the Policies Map has been modified to show site allocation CU21 as a proposed residential allocation. This modification is necessary to reflect the proposed Main Modification to the wording of site allocation Policy CU21. Please refer to proposed Main Modification MM35.	**No change to SA findings:** This proposed amendment to the Policies Map reflects proposed modifications to the CU21 site allocation policy, which are considered separately above in terms of their implications for the SA findings (see MM35).

No.	Policy/ Paragraph	Local Plan Page	Proposed Changes	Reason	Implications for SA findings reported previously
Plan MM45	SP2: Higher Town, Sampford Peverell	Policies Map		Taken from Submission Document SD14. Included as a main modification in accordance with the Inspector's post hearing advice note. The area of Green Infrastructure has been further extended to limit the impact of the setting of the listed building. The notation on the Policies Map has been modified to show the increased area of Green Infrastructure to reflect the proposed Main Modification to criterion g) in the site allocation Policy SP2 Higher Town, Sampford Peverell Please refer to proposed Main Modification MM45.	**No change to SA findings:** This proposed amendment to the Policies Map reflects proposed modifications to the SP2 site allocation policy, which are considered separately above in terms of their implications for the SA findings (see MM45).

Conclusions

1.30 As shown in **Table 2** above, the Proposed Main Modifications would result in a small number of changes to the SA effects previously identified for the Local Plan Review (in the February 2015 SA Report and in the 2018 SA Update). These changes are summarised in **Table 3** below.

Table 3: Summary of changes to SA effects as a result of the Proposed Main Modifications

Local Plan Review policy (as proposed to be modified)	Change to SA findings previously identified in the 2015 SA Report and 2018 SA Update
CU20 Cullompton Infrastructure	The proposed additional policy criterion will help to facilitate recycling, which will benefit SA objective D (safeguarding and minimising resource use). A minor positive (+1) effect was previously identified on this objective for policy CU20 as the site identified for the railway station is on brownfield land. **The addition of a new policy criterion relating to a replacement recycling facility would increase this to a positive (+2) effect.**
CU21 Land at Colebrook	The removal of the contingency status of this site does not change its likely effects on the SA objectives; however, **the effects previously identified would be more certain to occur. Effects may also occur earlier in the Plan period** now that the allocation of the site is no longer dependent on the relief road. A likely significant positive (+3) effect was identified in relation to SA objective G (meeting housing needs) but no likely significant negative effects were identified.
SP2 Higher Town Sampford Peverell	The deletion of the criterion relating to the need to deliver this site following the commencement of development of the M5 Junction 27 allocation does not change the likely effects of this site on the SA objectives; however, bringing forward the delivery of the site would mean that **the effects previously identified would occur earlier in the Plan period**. No likely significant effects, either positive or negative, were identified for this site allocation post-mitigation. **The previously neutral (0) effect on SA objective H (health and wellbeing) is increased to a minor positive (+1) effect** as a result of the additional reference to active travel.
DM1 and new paragraph 4.5b	The proposed new criteria are brought into the policy from the now deleted policy DM12. The addition of these criteria to policy DM1 reinforces the already significant positive (+3) effects on SA objectives B (built environment) and C (climate change) as well as the positive (+2) effect on SA objective H (health and wellbeing) and **increases the positive (+2) effect on SA objective G (meeting housing needs) to significant positive (+3)**.
DM12	The proposed deletion of this policy means that **the effects previously identified in the SA will no longer occur as a result of policy DM12.** Likely significant positive (+3) effects were previously identified (post-mitigation) in relation to SA objectives B (built environment) and G (meeting housing needs). However, the policy criterion are now proposed to be incorporated into policy DM1; therefore **the likely effects will still occur as a result of that**

Local Plan Review policy (as proposed to be modified)	Change to SA findings previously identified in the 2015 SA Report and 2018 SA Update
	policy.

Cumulative effects

1.31 Although a small number of changes to SA effects would result from the Proposed Main Modifications, the changes to the SA findings (as summarised in **Table 3** above) do not fundamentally alter the cumulative effects of the Local Plan Review. Any effects that have changed have been made more positive as a result of the proposed modifications, and in most cases the changes are to the timescales over which likely effects already identified would occur. The overall scale of development proposed in the Local Plan Review, and the spatial strategy, are unaffected by the proposed modifications.

Monitoring

1.32 The 2015 SA Report which accompanied the examined Local Plan Review sets out indicators for monitoring the effects identified through the SA of the Local Plan Review. Having reviewed and appraised all the Proposed Main Modifications to the Local Plan Review, it is considered that the same monitoring indicators remain appropriate and no changes to the SA monitoring framework are proposed.

Next Steps

1.33 In LUC's professional judgement, the work carried out and presented in this SA Addendum is appropriate to meet the requirements of the SEA Regulations in relation to the Proposed Main Modifications.

1.34 This SA Addendum will be published alongside the Proposed Main Modifications to the Local Plan Review during a six week consultation period in early 2020.

1.35 Following the consultation, the Inspector will consider the representations raised in respect of the Proposed Main Modifications and will report on the modified Local Plan Review's soundness.

1.36 If the Local Plan Review is found to be 'sound', it can be formally adopted by Mid Devon District Council. Once the Local Plan Review has been adopted, a SA Adoption Statement will be published to report the full plan-making and SA process and the framework for monitoring future effects.

LUC
October 2019

Appendix 1
SA Framework

Table A1.1: SA framework for the Mid Devon Local Plan Review

Sustainability Objectives	Elements covered
A. Protection of the natural environment	Habitats and biodiversity; flora and fauna; protected species; landscape, geodiversity
B. Protection and promotion of a quality built environment	Heritage assets, including listed buildings, conservation areas, scheduled ancient monuments, registered parks and gardens, locally listed assets, archaeology; design and quality of development
C. Mitigating the effects of climate change	Reduced flood risk; promotion of low carbon or renewable energy; reductions in carbon emissions; resilience to climate change; walking and cycling provision; low carbon buildings
D. Safeguarding and minimising resource use	Quality of soils, including contaminated land; water quality, including consideration of water framework directive objectives; water resources; minimisation of waste; impact on best and most versatile agricultural land
E. Promoting economic growth and employment	Increasing jobs; reducing out-commuting; skills training; growth of rural businesses; tourism provision
F. Supporting retail	Safeguarding the vitality and viability of town centres; relationship between new development and town centres; supporting viability of shopping facilities in villages
G. Meeting housing needs	Supply of housing; housing mix; house size; housing affordability; appropriate housing density to location; proximity to services and facilities
H. Ensuring community health and wellbeing	Community support for proposals; access to open space and recreation; limiting air, noise and light pollution to levels that do not damage human health or natural systems; integrated and sustainable forms of travel including walking, cycling and public transport; social deprivation; safe and secure environments
I. Delivering the necessary infrastructure	Roads and transportation; schools; health services; community facilities; green infrastructure; telecommunications

Appendix 2
Baseline and Evidence Base Updates

Baseline information

1.1 Since the publication of the most recent version of the full SA Report (February 2015), the following additional evidence documents of relevance to the SA have been produced by or on behalf of Mid Devon District Council and are described below. They have been taken into account by the Council in both the preparation of the Proposed Submission (incorporating proposed modifications) version of the Local Plan Review and the SA work as appropriate.

1.2 All evidence relating to the Local Plan Review is available on the Council's website.

- Historic Environment Appraisal of Proposed Allocations (Mid Devon District Council, December 2016)
- Mid Devon Employment Land Review Update (Lichfields, April 2018)
- Cullompton Eastern Relief Road and Potential Strategic Motorway Improvement: Flood Risk Assessment (Arcadis, June 2018)

Historic Environment Appraisal of Proposed Allocations (Mid Devon District Council, December 2016)

1.3 This appraisal was prepared in response to a representation made by Historic England during the Proposed Submission consultation for the Local Plan Review. The document provides an assessment of heritage assets affected by proposed development allocations, assesses the level of harm arising and any mitigation proposed. Levels of effects were scored based on a traffic light system. The document was used by the Council to inform the Proposed Submission (incorporating proposed modifications) version of the Local Plan Review, by weighing the benefits of proposals against any harm (if arising) as required by national planning policy.

Mid Devon Employment Land Review Update (Lichfields, April 2018)

1.4 This document updated the Employment Land Review that had previously been prepared in 2013 by GL Hearn. Its purpose was to provide up to date evidence assessing the District's economic development needs. It concluded that the level of employment land need identified in the Local Plan Review was generally appropriate and consultation highlighted significant concern about the implications of providing for any lower level of employment land. A lack of available employment land and floorspace was deemed to be a significant concern and a potential risk to the future well-being of Mid Devon's economy.

Cullompton Eastern Relief Road and Potential Strategic Motorway Improvement: Flood Risk Assessment (Arcadis, June 2018)

1.5 This Flood Risk Assessment (FRA) was undertaken in relation to the construction of a relief road and motorway junction system to the east of Cullompton town centre. It concluded that the scheme is at risk of fluvial flooding but that it is at low risk of flooding from surface water, groundwater and artificial sources and it is not at risk of flooding from coastal sources. A detailed hydrological assessment of the Culm and its tributaries was carried out. The FRA demonstrated that the majority of the scheme will be safe for its lifetime and that suitable measures can be put in place to mitigate the risks for the locations that are at risk from flooding. A number of recommendations were made for the scheme including that flood risk mitigation measures should be refined as part of the detailed design process and that a drainage strategy should be prepared and submitted in support of the planning application.

Review of plans, policies and programmes

1.6 Since the publication of the Proposed Submission version of the Local Plan Review, the following national plans, policies and programmes have been updated/published that are relevant to the Mid Devon Local Plan Review:

- **National Planning Policy Framework (2019)[12]:** The NPPF sets out the government's planning policies for England and how these are expected to be applied. The original NPPF

[12] National Planning Policy Framework, MHCLG, 2019: https://www.gov.uk/government/publications/national-planning-policy-framework--2.

was published in March 2012[13], before being updated in July 2018. The latest version of the NPPF was published in June 2019. Notable changes made since the publication of the original 2012 version include:

- Design policies are considered instrumental in delivering new homes, and local planning authorities (LPAs) must make sure that the quality of approved developments does not materially diminish between permission and completion.
- Planning policies and decisions should promote the diversification of town centres as this is key to their long-term vitality and viability. They should clarify the range of uses permitted in such locations.
- Planning policies and decisions should promote effective use of land, giving substantial weight to the value of using suitable brownfield land. There is also support for upward extensions and for local authorities to take a positive approach to applications for alternative uses on land which is currently developed but not allocated.
- Planning policies and decisions should consider the social, economic and environmental benefits of estate regeneration. There is also additional recognition of the role that planning can play in promoting social interaction and healthy lifestyles.
- Clarity on the ways in which transport should be considered as part of the planning process from the earliest stages of plan-making and development proposals.
- Plans are to have regard to the cumulative impacts of flood risk, rather than just to or from individual development sites.
- Updates also align with the 25 Year Environment Plan, including taking air quality into account in planning policies and decisions.

- **National Planning Practice Guidance (NPPG)[14] :** The NPPG was last updated in July 2019. It now contains further guidance on how Green Belt openness and enhancement can be assessed, guidance on maintaining housing supply and delivery, and the effective use of land.
- **A Green Future: Our 25 Year Plan to Improve the Environment[15] :** This document was published in January 2018 and last updated in May 2019. It sets out government actions to help the natural world regain and retain good health. It aims to deliver cleaner air and water in our cities and rural landscapes, protect threatened species and provide richer wildlife habitats.
- **The Road to Zero[16] :** This document was published in July 2018. It puts the UK at the forefront of the design and manufacturing of zero emission vehicles and aims for all new cars and vans to be effectively zero emission by 2040.
- **UK Plan for tackling roadside nitrogen dioxide concentrations[17] :** This document was published in July 2017 and last updated in October 2018. It is the UK air quality plan for bringing nitrogen dioxide (NO_2) air pollution within statutory limits in the shortest possible time. It contains a number of actions to be undertaken across the UK.
- **Clean Air Strategy 2019[18] :** This document was published in January 2019, replacing the draft version published in 2018. It sets out what actions are required to tackle air pollution, such as Clean Air Zones. The will help ensure that targets set by government to tackle air pollution are met.

[13] For information: the Mid Devon District Council Local Plan Review 2013-2033 is being examined under the 2012 NPPF.
[14] National Planning Practice Guidance, MHCLG, 2019: https://www.gov.uk/government/collections/planning-practice-guidance.
[15] A Green Future: Our 25 Year Plan to Improve the Environment, HM Government, 2019: https://www.gov.uk/government/publications/25-year-environment-plan.
[16] The Road to Zero, HM Government, 2018: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/739460/road-to-zero.pdf.
[17] UK Plan for tackling roadside nitrogen dioxide concentrations, DEFRA, 2018: https://www.gov.uk/government/publications/air-quality-plan-for-nitrogen-dioxide-no2-in-uk-2017.
[18] Clean Air Strategy, DEFRA, 2019: https://www.gov.uk/government/publications/clean-air-strategy-2019.

- **Making the country resilient to a changing climate[19] :** This document was published by the National Adaptation Programme in July 2018 and replaces the previous version published in July 2013 that covered the period 2013 to 2018. This document covers the period 2018 to 2023. It sets out the actions the government is and will be taking to address the risks and opportunities posed by a changing climate.
- **Heritage Statement 2017[20] :** This document was published in 2017. It sets out how the government will support the heritage sector and help it to protect and care for our heritage and historic environment in coming years.

[19] Making the country resilient to a changing climate, HM Government, 2018: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/727259/pb13942-nap-20130701.pdf.
[20] Heritage Statement 2017, DDCMS, 2017: https://www.gov.uk/government/publications/the-heritage-statement-2017.