

# Public Document Pack

[You are reminded that Philip Bostock Deputy Lord Lieutenant will be making a presentation to Members at 5.00pm prior to the Council Meeting].

## MID DEVON DISTRICT COUNCIL

A MEETING of the MID DEVON DISTRICT COUNCIL will be held in the Phoenix Chambers, Phoenix House, Tiverton on Wednesday, 21 February 2018 at 6.00 pm

ALL MEMBERS of the COUNCIL are summoned to attend for the purposes of transacting the business specified in the Agenda which is set out below:

[The next meeting is scheduled to be held in Tiverton on Wednesday, 25 April 2018 at 6.00 pm]

### STEPHEN WALFORD

Chief Executive

13 February 2018

Members are reminded of the need to make declarations of interest prior to any discussion which may take place

Reverend Simon Talbot, Rector for Willand, Uffculme, Kentisbeare and Blackborough will lead the Council in prayer.

### AGENDA

- 1 **Apologies**  
To receive any apologies for absence.
- 2 **Declaration of Interests under the Code of Conduct**  
Councillors are reminded of the requirement to declare any interest, including the type of interest, and the reason for that interest, either at this stage of the meeting or as soon as they become aware of that interest.
- 3 **Minutes (Pages 7 - 24)**  
Members to consider whether to approve the minutes as a correct record of the meeting held on 13 December and Extraordinary meeting held on 15 January 2018.

The Council is reminded that only those Members present at the previous meeting should vote and, in doing so, should be influenced only by seeking to ensure that the minutes are an accurate record.

- 4 **Chairman's Announcements**  
To receive any announcements which the Chairman of the Council may wish to make.

5 **Public Question Time**

To receive any questions relating to items on the agenda from members of the public and replies thereto.

6 **Petitions**

To receive any petitions from members of the public.

7 **Notices of Motions**

**(1) Motion 542 (Councillor Mrs J Roach – 30 November 2017)**

The following motion had been referred to the Environment Policy Development Group for consideration and report:

That this Council consider the use of recycling trolleys as a pilot project, hopefully in Silverton, as an alternative to assisted collections for those who wish to try out such a system.

The Environment Policy Development Group at its meeting on 9 January 2018 considered the Motion and recommended that it not be supported.

**(2) Motion 543 (Councillor F W Letch – 23 January 2018)**

The Council had before it a **MOTION** submitted for the first time:

I ask Council to urge Cabinet to agree to the sale of the Crediton Council Office Building to Crediton Town Council on the same basis as the sale of Tiverton Town Hall to Tiverton Town Council, where precedent has already been set, which is 50% of the buildings restricted value.

In accordance with Procedure Rule 14.4, the Chairman of the Council has decided to allow this motion (if moved and seconded) to be dealt with at this meeting

**(3) Motion 544 (Councillors: W J Daw, Mrs H Bainbridge, D R Coren, Mrs G Doe, P J Heal, F W Letch and J D Squire – 31 January 2018)**

The Council had before it a **MOTION** submitted for the first time:

That Mid Devon District Council adopt a position of opposition to the continuation of the Right to Buy initiative in order to protect housing stock numbers for those in housing need. As part of that position the Council will lobby both local Members of Parliament and the Housing Minister to seek the end of the current right to buy scheme.

In accordance with Procedure Rule 14.4, the Chairman of the Council has decided to allow this motion (if moved and seconded) to be dealt with at this meeting

- 8     **Meeting Reports (a) (Pages 25 - 180)**  
To receive and consider reports, minutes and recommendations of the meetings held as follows:
- (1) Cabinet
    - 4 January 2018
    - 1 February 2018
- 9     **Council Tax Resolution 2018/2019 (Pages 181 - 192)**  
To consider a report of the Director of Finance, Assets and Resources setting out the formal Council Tax Resolution.
- 10    **Meeting Reports (b) (Pages 193 - 860)**  
To receive and consider the reports, minutes and recommendations of the meetings as follows:
- 2) Special Meeting of the Cabinet - Local Plan Review
    - 9 February 2018
  - 3) Scrutiny Committee
    - 15 January 2018
    - 26 January 2018
    - 12 February 2018 – to follow
  - 4) Audit Committee
    - 23 January 2018
  - 5) Environment Policy Development Group
    - 9 January 2018
  - 6) Homes Policy Development Group
    - 16 January 2018
  - 7) Economy Policy Development Group
    - 11 January 2018
  - 8) Community Policy Development Group
    - 30 January 2018
  - 9) Planning Committee
    - 3 January 2018
    - 31 January 2018

- 11     **Special Urgency Decisions** *(Pages 861 - 864)*  
To consider a report of the Leader (and Monitoring Officer) regarding decisions taken under Rule 16 (of the Constitution) Special Urgency – October to December 2017
- 12     **Questions in accordance with Procedure Rule 13**  
To deal with any questions raised pursuant to Procedure Rule 13 not already dealt with during the relevant Committee reports.
- 13     **Independent Remuneration Panel Report** *(Pages 865 - 884)*  
To receive a report of the Group Manager for Legal Services and Monitoring Officer informing Members of recommendations from the review undertaken by the Independent Remuneration Panel.
- 14     **Questions to Cabinet Members**  
Cabinet Members will answer questions from Members on their portfolios.
- 15     **Members Business**  
To receive any statements made and notice of future questions by Members.

Note: the time allowed for this item is limited to 15 minutes.

Anyone wishing to film part or all of the proceedings may do so unless the press and public are excluded for that part of the meeting or there is good reason not to do so, as directed by the Chairman. Any filming must be done as unobtrusively as possible from a single fixed position without the use of any additional lighting; focusing only on those actively participating in the meeting and having regard also to the wishes of any member of the public present who may not wish to be filmed. As a matter of courtesy, anyone wishing to film proceedings is asked to advise the Chairman or the Member Services Officer in attendance so that all those present may be made aware that is happening.

Members of the public may also use other forms of social media to report on proceedings at this meeting.

Members of the public are welcome to attend the meeting and listen to discussion. Lift access to the first floor of the building is available from the main ground floor entrance. Toilet facilities, with wheelchair access, are also available. There is time set aside at the beginning of the meeting to allow the public to ask questions.

An induction loop operates to enhance sound for anyone wearing a hearing aid or using a transmitter. If you require any further information, or

If you would like a copy of the Agenda in another format (for example in large print) please contact Sally Gabriel on:

Tel: 01884 234229

Fax:

E-Mail: [sgabriel@middevon.gov.uk](mailto:sgabriel@middevon.gov.uk)

Public Wi-Fi is available in all meeting rooms.

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## MID DEVON DISTRICT COUNCIL

**MINUTES** of a **MEETING** of the **COUNCIL** held on 13 December 2017 at 6.00 pm

### **Present**

#### **Councillors**

P J Heal (Chairman)  
Mrs E M Andrews, Mrs H Bainbridge,  
Mrs J B Binks, R J Chesterton, Mrs C Collis,  
Mrs F J Colthorpe, D R Coren, N V Davey,  
W J Daw, Mrs C P Daw, R M Deed,  
Mrs G Doe, R J Dolley, J M Downes,  
C J Eginton, R Evans, S G Flaws,  
Mrs S Griggs, P H D Hare-Scott,  
T G Hughes, Mrs B M Hull, D J Knowles,  
F W Letch, B A Moore, R F Radford,  
Mrs J Roach, F J Rosamond, Mrs E J Slade,  
C R Slade, T W Snow, J D Squire,  
Mrs M E Squires, R L Stanley, N A Way,  
Mrs N Woollatt and R Wright

### **Apologies**

#### **Councillors**

Mrs A R Berry, K Busch, Miss C E L Slade  
and L D Taylor

#### **80 Apologies**

Apologies were received from Councillors: Mrs A R Berry, K I Busch, Miss C E L Slade and L Taylor.

#### **81 Minutes (00-03-53)**

The minutes of the meeting held on 25 October 2017 were agreed as a true record and signed by the Chairman.

#### **82 Chairman's Announcements (00-04-48)**

The Chairman:

- outlined the civic events he had attended as Chairman of the Council since the last meeting
- outlined the Parish and Town Councils he had visited
- congratulated Councillor Mrs E M Andrews on receiving a Devon Community Award in the category of 'Good Neighbour' where she was cited as being an incredible woman who was still the main organiser of the Cullompton Festival which she had run for 40 years.

#### **83 Public Question Time (00-06-29)**

Councillor Warren (Willand Parish Council) referring to item 6(3) and 7(8) on your agenda asked:

Do Members realise how disproportionate some presentations before the planning committee are and how this affects the credibility of the process in the eyes of the public and Town and Parish Councillors in particular?

If officers are minded to recommend approval of an application the officers make a presentation which is invariably biased towards their recommendation. The applicant may speak for three minutes and an objector and/or Town or Parish Councillor has three minutes. A Ward Member has five minutes. None of these persons may speak again but the officer comes back time and time again to press their point of view which invariably is the applicant case as well. This, in effect, is giving the applicant considerably more time as officers have no time restriction. There are times when the officer gives further information which is not complete or is misleading. The Ward Member or Town or Parish Council Member knows that this is misleading or wrong but is not allowed to say so and therefore there is a likelihood that a decision will be made by Committee Members on flawed information. Invariably Town and Parish Council representations are discounted. We have an instance where 70 residents object to an application which is contrary to policy set out in the current and emerging plans, yet officers are indicating that they are going to recommend approval.

How does this equate with the MDDC Charter with Town and Parish Councils where under Planning item 1 it states – ***Have due regard to the views of local councils in determining all planning applications?*** How would members feel if during the three minutes that their councillor has to try and protect the village from overdevelopment the Chair, Vice Chair and Head of Planning are in deep conversation and not listening to a word that is being said?

Under the Planning Service Charter it says that the ***aim is to maintain high professional standards making the best possible decisions for local communities.*** How does this fit with incorrect or slanted figures being presented, a wrong plan being shown to committee and representations made by professional consultees being summarised giving a misleading impression? How do these actions ***encourage the involvement of town and parish councils*** as set out in the charter?

The Chairman indicated that a written response from the Head of Planning, Economy and Regeneration would be requested and that a copy of the response would be forwarded to all Members.

#### 84 **Petitions (00-10-12)**

There were no petitions from members of the public.

#### 85 **Notices of Motions (00-10-21)**

##### **(1) Motion 538 (Cllr Mrs J Roach – 1 June 2017)**

The following Motion had been referred to the Environment Policy Development Group for consideration and report.

Mid Devon District Council is concerned that the present level of grass cutting across the district is the subject of much criticism.



That Mid Devon District Council therefore resolves to urgently review:

1. Whether the budget is sufficient and if it isn't to put forward a request to Council for a supplementary budget to meet the cost of providing an effective service.
2. If it is impossible to provide extra funding the Council should consider asset transfers to Parish Councils and/or individuals. Taxpayers are now facing the second year of a grass cutting regime which leaves the grass uncut for long periods.

The Environment Policy Development Group discussed this at its meetings on 11 July, 5 September and again at its meeting on 7 November. Councillor Mrs J Roach indicated that she was satisfied with the information provided within the report and discussions that had taken place and would request that her Motion be withdrawn.

In accordance with Procedure Rule 16.6, Councillor Mrs J Roach requested that her Motion be withdrawn. This was **AGREED**.

The Council had before it a question\* submitted by Councillor Mrs J Roach in accordance with Procedure Rule 13.2 together with a response from the Cabinet Member for Finance.

Note: \* Question previously circulated, copy attached to minutes.

**(2) Motion 540 (Councillor Mrs J Roach – 12 October 2017)**

The following Motion had been referred to the Economy Policy Development Group for consideration and report.

This Council agrees to give serious consideration to seeking alternative methods of managing the Tiverton Pannier Market, to include a community interest company and a co-operative. Following these considerations Council will be given detailed information about the advantages and disadvantages of the options that were discussed. Council should then be able to decide whether to change their policy and pursue a different management model.

The Economy Policy Development Group at its meeting on 9 November 2017 considered the Motion and recommended that it be supported.

Upon a vote being taken, the motion was declared to have been **CARRIED**.

**(3) Motion 541 (Councillor Mrs J Roach – 30 November 2017)**

The Council had before it a **MOTION** submitted for the first time:

This Council reconsiders the time and times that it allows ward members to speak at the planning committee. The present system gives many opportunities to speak but allows the local member only one opportunity. At the very least Council should give elected Councillors the opportunity to correct incorrect statements, something that exists within standing orders but not allowed at the planning committee. At the last planning committee the situation that exists at the moment prevented me as the

elected Councillor for Silverton for pointing out that the Highways advice was inconsistent with previous advice given on the same site.

The **MOTION** was **MOVED** by Councillor Mrs J Roach and seconded by Councillor Mrs N Woollatt.

In accordance with Procedure Rule 14.4, the Chairman of the Council ruled that this **MOTION STAND REFERRED** to the Standards Committee.

**(4) Motion 542 (Councillor Mrs J Roach – 30 November 2017)**

The Council had before it a **MOTION** submitted for the first time:

That this Council consider the use of recycling trolleys as a pilot project, hopefully in Silverton, as an alternative to assisted collections for those who wish to try out such a system.

The **MOTION** was **MOVED** by Councillor Mrs J Roach and seconded by Councillor Mrs N Woollatt.

In accordance with Procedure Rule 14.4, the Chairman of the Council ruled that this **MOTION STAND REFERRED** to the Environment Policy Development Group.

**86 Cabinet Report- 26 October 2017 (00-19-28)**

The Leader presented the report of the meeting on the Cabinet held on 26 October 2017.

**87 Cabinet Report - 23 November 2017 (00-20-04)**

The Leader presented the report of the meeting of the Cabinet held on 23 November 2017.

**1. Ten Year Management Plan for Open Spaces (Min 77)**

The Leader **MOVED** seconded by Councillor C R Slade

**THAT** the recommendations of the Cabinet as set out in Minute 77 be **ADOPTED**.

Upon a vote being taking, the **MOTION** was declared to have been **CARRIED**.

**2. Heart of the South West – Joint Committee (Min 79)**

The Monitoring Officer informed the meeting that Appendix B was missing from the bundle before Members. It was also missing from the papers which had been before Cabinet on 23 November 2017. Accordingly, and to ensure sound decision-making, the matter should be referred back to Cabinet on 4 January 2018 and, given the timing of the proposed Joint Committee, an Extraordinary Meeting of the Council would need to be arranged.

Councillor R M Deed **MOVED** seconded by Councillor R Evans that in accordance with Procedure Rule 15.1 the item be referred back to the Cabinet for further

consideration and that an Extraordinary meeting of the Council take place on 15 January 2018 to consider a further recommendation.

Upon a vote being taken, the **MOTION** was declared to have been **CARRIED**.

### **3. Gender Pay Gap (Min 80)**

The Leader **MOVED** seconded by Councillor Mrs J Roach:

**THAT** the recommendation of the Cabinet as set out in Minute 80 be **ADOPTED**.

Upon a vote being taking, the **MOTION** was declared to have been **CARRIED**.

### **4. Treasury Management Strategy Mid-Year Review Report Committee (Min 81)**

The Leader **MOVED** seconded by Councillor P H D Hare-Scott:

**THAT** the recommendations of the Cabinet as set out in Minute 81 be **ADOPTED**.

Upon a vote being taking, the **MOTION** was declared to have been **CARRIED**.

### **5. Schedule of Meetings (Min 84)**

The Leader **MOVED** seconded by Councillor Mrs M E Squires:

**THAT** the recommendation of the Cabinet as set out in Minute 84 be **ADOPTED**.

Upon a vote being taking, the **MOTION** was declared to have been **CARRIED**.

## **88 Scrutiny Committee - Report - 6 November 2017 (00-25-01)**

The Chairman of the Scrutiny Committee presented the report of the meeting of the Committee held on 6 November 2017.

### **1. Strategic Thinking (Min 82)**

The Chairman of the Scrutiny Committee **MOVED** seconded by Councillor Mrs J Roach

**THAT** the recommendation of the Scrutiny Committee as set out in Minute 82 be **ADOPTED**.

Following discussion and in accordance with Procedure Rule 15.1 (d) Councillor R M Deed **MOVED** seconded by Mrs N Woollatt that the recommendation be amended to remove the words "on the budget" so that the recommendation read "that in order to facilitate strategic development 'away days' be reinstated".

Upon a vote being taking, the amended **MOTION** was declared to have been **CARRIED**.

Note: The Council had before it a question \* submitted by Councillor Mrs J Roach in accordance with Procedure Rule 13.2 with regard to Minute 79, together with a response from the Cabinet Member for Planning and Economic Regeneration.

\*Question previously circulated, copy attached to minutes.

**89 Scrutiny Committee - Report - 4 December 2017 (00-38-15)**

The Chairman of the Scrutiny Committee presented the report of the meeting of the Committee held on 4 December.

Notes:

(i) The Council had before it a question \* submitted by Councillor Mrs J Roach in accordance with Procedure Rule 13.2 with regard to Minute 79, together with a response from the Cabinet Member for Planning and Economic Regeneration;

\*Question previously circulated, copy attached to minutes.

(ii) Councillor Mrs J Roach declared a personal interest as Chairman of the Room 4U in Silverton.

**90 Audit Committee - Report - 21 November 2017 (00-44-17)**

The Chairman of the Audit Committee presented the report of the meeting of the Committee held on 21 November 2017.

**91 Environment Policy Development Group - Report - 7 November 2017 (00-44-39)**

The Chairman of the Environment Policy Development Group presented the report of the meeting of the Group held on 7 November 2017.

**92 Homes Policy Development Group - Report - 14 November 2017 (00-45-25)**

The Chairman of the Homes Policy Development Group presented the report of the meeting of the Group held on 14 November 2017.

**93 Economy Policy Development Group - Report - 9 November 2017 (00-47-08)**

The Chairman of the Economy Policy Development Group presented the report of the meeting of the Group held on 9 November 2017.

**94 Community Policy Development Group - Report - 28 November 2017 (00-47-50)**

The Chairman of the Community Policy Development Group presented the report of the meeting of the Group held on 28 November 2017.

**95 Planning Committee - Report - 1 November 2017 (00-50-15)**

The Chairman of the Planning Committee presented the report of the meeting of the Committee held on 1 November 2017.

96 **Planning Committee - Report - 29 November 2017 (00-51-02)**

The Chairman of the Planning Committee presented the report of the meeting of the Committee held on 29 November 2017.

97 **Regulatory Committee - Report - 8 December 2017 (00-54-00)**

The Chairman of the Regulatory Committee presented the report of the meeting of the Committee held on 8 December 2017.

98 **Questions**

There were no questions submitted under Procedure Rule 13.2.

99 **Six Monthly Briefing from the Leader (00-55-56)**

The Leader stated that he had some good news stories to share with Council

- Last Friday he and Councillor Radford had opened the Transfer Station at Carlu Close, therefore by next year no residual waste would be going to landfill, all residual waste would be going to the energy waste facility which would generate waste into electricity
- With regard to leisure, Councillors Slade and Stanley had opened the new dance studio at Exe Valley Leisure Centre and the Chairman of the Council would be opening the new gym extension at the centre in the New Year.
- With regard to the Town Hall site, after decades of inactivity on the site, development would be taking place that the town centre could be proud of.
- The Premier Inn development was anticipated to start in the New Year.

He also added that the current budget pressures would continue and referred to Councillor Evans attendance at an Audit seminar where it had been stated that Councils could no longer stand still and that new ways of creating income had to be the way forward.

He thanked both officers and Members for their work throughout 2017.

100 **Questions to Cabinet Members (1-00)**

Councillor F W Letch addressing the Cabinet Member for Housing and referring to the Disposal of Assets report to the Scrutiny Committee, highlighted the issue of the confidential minutes of the meeting, he asked whether the meetings were advertised and whether Members could request a copy of the minutes under the Freedom of Information Act. He referred to paragraph 4.5 of the report and asked whether the Tiverton Town Hall had been marketed?

The Cabinet Member stated that the Town Hall had not been marketed and the reasons for this.

The Monitoring Officer stated that she was already aware of a current FOI request with regard to this matter and that there was ongoing correspondence with Councillor Mrs J Roach, she asked that she be allowed to look into the matter and report back to the Member.

Cllr F W Letch referred to the Corporate Plan and the need to dispose of assets for the best price.

Cllr J M Downes addressing the Cabinet Member for Planning and Economic Regeneration asked whether he thought that the public perception of the Planning Committee was fair. He referred to the draft Local Plan yet to be ratified and the proposals within that plan. He asked what weight should be given to the emerging plan specifically with regard to the Cromwells Meadow application, the allocation of 34 dwellings in the emerging plan and the 50 dwellings outlined in the current plan. He suggested that the draft plan had been given little standing and that officers were relying on the current plan.

He also remarked that the objectors had been mortified that the officer recommendation had been proposed by the Chairman, he had made promises to the objectors that weight would be given to the emerging local plan.

The Cabinet Member stated that the draft plan did carry some weight but that the adopted plan carried more. The lack of a 5 year land supply was very difficult for Members of the Planning Committee. He and the Chairman of the Scrutiny Committee had visited the Planning Minister the previous week and explained the difficulties that the authority faced; there was a commitment from the Government with regard to growth, but that because of the lack of a 5 year land supply the authority was continually having to fend off developers and that protection was required. He reported that the Planning Officers were talking with the DCLG with regard to the Garden Village and requesting mitigation so that the Garden Village and the allocations within it could be developed.

With regard to public perception of the Planning Committee, there would always be a situation with regard to objectors to applications and accusations of a stitch up, the Planning Committee worked very hard and had a good understanding of the system and the policies that they were working with.

The Chairman of the Planning Committee stated that with regard to who moved the officer recommendation, it was entirely right that the Chairman could move the officer recommendation. Sometimes the Committee worked against the officer recommendation and the Chairman would facilitate that. With regard to the lack of a 5 year land supply, the authority had to work with the situation.

#### **101 Members Business (1-16-33)**

Councillor R M Deed stated that Devon County Council were about to grant permission for 2 roundabouts on the A361 north of Tiverton to improve safety. Two years previously Devon County Council had stated that we could not have a roundabout for access to the Eastern Urban Extension because it was inappropriate as the travelling time to North Devon would be delayed. The new junction on the A361 had disturbed the local residents and had been far more costly than a roundabout; he felt that Tiverton had been short-changed.

(The meeting ended at 7.20 pm)

**CHAIRMAN**

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## **AMENDMENTS AND WRITTEN QUESTIONS – FULL COUNCIL – 13 DECEMBER 2017**

### **AMENDMENTS**

No amendments have been received.

### **WRITTEN QUESTIONS**

#### **1. AGENDA ITEM 6 – MOTION 538**

##### **Questions submitted by Councillor Mrs J Roach and the response of the Cabinet Member for Finance**

How much did the HRA pay towards grass cutting in the last financial year and how much will the HRA be paying in the next financial year?

##### **RESPONSE:**

The cost to the HRA for grass cutting was set out in the paper presented to Environment PDG on 7<sup>th</sup> Nov 17; as previously advised,

*“1.2.6 For 16.17 the Grounds Maintenance recharge to the HRA was £112,510; that charge was posted on 3<sup>rd</sup> April 2017. The provisional recharge for 17.18 is £118,160. That is due to be posted on the 3<sup>rd</sup> April 2018.”*

Cllr Mrs Roach was present at that Environment PDG; the one where she withdrew her previous motion. For the 18.19 year the provisional budget figure in the draft budget will be £118,160 plus inflationary increase. That will be subject to the ongoing budget discussions through the various PDGs.

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#### **2. SCRUTINY COMMITTEE – 6 NOVEMBER**

##### **MIN NO 79**

##### **Question submitted by Councillor Mrs J Roach and the response of the Cabinet Member for Planning and Economic Regeneration**

At the point that the scrutiny committee reviews the Tiverton Town centre masterplan, can we be assured that this will be a genuine review and not a tick box exercise?

The same question applies to the public consultation? Will this be a genuine consultation that will not proceed if there are good economic and financial reasons for not proceeding?

Will the budget for next year have finance allocated in case the proposals are supported by the public?

##### **RESPONSE:**

Yes. At the request of Scrutiny Committee, officers will ensure that there is opportunity for the emerging work to be considered and responded to by that Committee. It will be for Members of Scrutiny Committee to consider how it wishes to respond.

It is intended to carry out two separate periods of public consultation on the emerging Tiverton Town Centre masterplan, the first being at scoping stage and the second, on the proposed draft masterplan itself. These consultation periods are considered to be important.

District wide regeneration has been recognised within the draft 2018/19 capital programme in order to ensure project funding (subject to very careful modelling including a thoroughly costed business case).

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### **3. SCRUTINY COMMITTEE – 4 DECEMBER**

#### **MIN NO 91**

#### **Question submitted by Councillor Mrs J Roach and the response of the Cabinet Member for Housing**

Does MDDC consider that using different approaches to the selling or handing over of assets is fair? Given that some assets have been sold to community organisations with a market valuation whilst others have been sold on the basis of a commercial valuation, does the Council intend to have one policy for some people and another policy for others?

If so, what is the basis of the policy?

At what point was this policy approved by full Council?

#### **RESPONSE:**

A report on the disposal of Council assets was provided to Scrutiny Committee on the 4/12/17 and was discussed at some length. It was made very clear to the Members of this Committee that it is imperative on the Council to obtain the best price from any asset sale based on all of the unique factors pertaining to the transaction. The Council's financial regulations (approved by the Audit Committee and Full Council in early 2013 – see para 12.5 onwards) and our Asset Management Strategy makes clear reference to achieving the best VFM from any asset disposal.

The issue of "fairness" will always be a subjective one and therefore open to personal opinion and certainly something that couldn't be implemented in to any Council policy. On this basis the Council would look to continue with its existing policies with regard to any future asset disposal – i.e. to obtain the best price achievable based on all the individual/unique particulars to each transaction.

With regard to all commercial asset disposals or indeed acquisitions officers will need to be able to have the ability to negotiate in order to return the best potential deal/offer in order for the Council to demonstrate it has obtained the maximum financial value for all of the residents of the District.

After Scrutiny giving this matter a lot of careful consideration, they voted to support the Council's current policy on the matter.

## MID DEVON DISTRICT COUNCIL

MINUTES of a MEETING of the COUNCIL held on 15 January 2018 at 6.00 pm

### Present

#### Councillors

P J Heal (Chairman)  
K Busch, R J Chesterton, Mrs C Collis,  
Mrs F J Colthorpe, D R Coren, N V Davey,  
Mrs C P Daw, R M Deed, Mrs G Doe,  
C J Eginton, R Evans, S G Flaws,  
P H D Hare-Scott, Mrs B M Hull, F W Letch,  
B A Moore, Mrs J Roach, F J Rosamond,  
Mrs E J Slade, C R Slade, J D Squire,  
Mrs M E Squires, R L Stanley, L D Taylor,  
N A Way and Mrs N Woollatt

### Apologies

#### Councillors

Mrs H Bainbridge, Mrs A R Berry,  
Mrs J B Binks, R J Dolley, J M Downes,  
Mrs S Griggs, T G Hughes, R F Radford,  
Miss C E L Slade, T W Snow and R Wright

#### 102 Apologies

Apologies were received from Councillors: Mrs H Bainbridge, Mrs A R Berry, Mrs J B Binks, A Bush, R J Dolley, J M Downes, S Griggs, T G Hughes, R F Radford, Miss C E L Slade, T W Snow and R Wright.

#### 103 Chairman's Announcements

The Chairman had no announcements to make.

#### 104 Public Question Time

There were no members of the public present.

#### 105 Cabinet Report - Heart of the South West - Joint Committee (00-01-10)

At the previous meeting of Council the subject matter had been referred back to Cabinet for further consideration (due to appendix B being missing from the original paperwork). The Cabinet at its meeting on 4 January 2018 reconsidered the matter and made a further recommendation to Council.

The Leader **MOVED** seconded by Councillor R J Chesterton:

**THAT** the recommendation of the Cabinet as set out in Minute 96 (set out below) be **ADOPTED**:

1. the recommendation of the HotSW Leaders (meeting as a shadow Joint Committee) to form a Joint Committee for the Heart of the South West be approved;
2. the Arrangements and Inter-Authority Agreement documents set out in appendices A and B for the establishment of the Joint Committee with the commencement date of Monday 22<sup>nd</sup> January 2018 be approved;
3. the Leader of the Council and the Cabinet Member for Planning and Economic Regeneration be appointed as the Council's named representative and substitute named representative on the Joint Committee;
4. Somerset County Council be appointed as the Administering Authority for the Joint Committee for a 2 year period commencing 22<sup>nd</sup> January 2018;
5. the transfer of the remaining joint devolution budget to meet the support costs of the Joint Committee for the remainder of 2017/18 financial year be approved subject to approval of any expenditure by the Administering Authority;
6. an initial contribution of £1,400 for 2018/19 to fund the administration be approved and the work programme of the Joint Committee, noting that any expenditure will be subject to the approval of the Administering Authority;
7. it agrees that the key function of the Joint Committee is to approve the Productivity Strategy (it is intended to bring the Strategy to the Joint Committee for approval by February 2018);
8. the initial work programme of the Joint Committee aimed at the successful delivery of the Productivity Strategy be authorised; and
9. It agrees the proposed meeting arrangements for the Joint Committee including the timetable of meetings for the Joint Committee as proposed in para 2.14 of the attached Background Report.

Following discussion with regard to:

- Whether the joint committee would have any influence over development in the local area. The meeting was informed that the joint committee would have no say over the Local Plan or any development opportunities in Mid Devon.
- Infrastructure issues.

Upon a vote being taken, the **MOTION** was declared to have been **CARRIED**.

The Council had before it questions \* submitted by Councillor Mrs J Roach in accordance with Procedure Rule 13.2 together with responses from the Leader of the Council.

Councillor Mrs Roach in accordance with Procedure Rule 13.7 asked supplementary questions with regard to her questions 1 and 3: Referring to budgetary arrangements she asked whether any on-costs had been considered with regard to officer time.

She asked about access to information rules for the joint authority and whether meetings would only be held in Part II if exempt information was being discussed.

The Chief Executive stated that the cost of democracy was not considered an on-cost and that he already attended meetings with regard to the Heart of the South West.

The Monitoring Officer stated that Somerset County Council was the administrative authority for the Joint Committee, it was vastly experienced in such arrangements and it would be the County Council's constitution and access to information rules that would apply. There may be circumstances when it would be necessary to go into Part II for discussion on exempt issues.

Notes:

- i) Councillors: F W Letch, Mrs J Roach, L Taylor and N Way requested that their vote against the decision be recorded;
- ii) Councillors: Mrs G Doe and Mrs N Woollatt requested that their abstention from voting be recorded;
- iii) \* Questions and responses previously circulated, copy attached to minutes.

(The meeting ended at 6.14 pm)

**CHAIRMAN**

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## AMENDMENTS AND WRITTEN QUESTIONS – EXTRAORDINARY MEETING OF COUNCIL – 15 JANUARY 2018

### AMENDMENTS

No amendments have been received.

### WRITTEN QUESTIONS

#### AGENDA ITEM 4 – HEART OF THE SOUTH WEST – JOINT COMMITTEE

#### Questions submitted by Councillor Mrs J Roach and the response of the Leader of the Council

1. 4.1 states that 'the JC's budgetary arrangement shall be detailed in a budget and cost sharing agreement (to be drafted)

My rough calculation is that this could be in the region of £15k, given our budgetary situation how is this going to be funded now and in future years?

Is it sensible to agree to join this committee without knowing the actual cost to this authority?

#### **RESPONSE:**

*The budget will be agreed annually by the Constituent Authorities (including Mid Devon) on a recommendation by the Joint Committee – see 3.1 of the Draft Arrangements at Appendix A.*

*The draft estimated budget for the next 15 months is estimated at £89,000. Using existing funds to offset some of this total, Mid Devon's contribution for 18/19 is proposed as £1,400.*

*Beyond that, even if the proposed cost were to be equally divided amongst all members (which it isn't) I cannot possibly see how £89,000 divided across the 17 councils could be described as 'in the region of £15k'. (At an equal share it is £5,235, and the counties and unitaries contribute a larger sum than districts in any event.)*

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2. Can you confirm that the budgetary cost for this year will be as stated in the report?  
Where is this money coming from?

#### **RESPONSE:**

*Yes. The money will be allocated from the council's revenue budget.*

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3. Will meetings be open to the press and public? If the meetings are not open then will Councillors be allowed to observe the meetings?

#### **RESPONSE:**

*Page 30 refers: '11.3 Formal meetings of the Joint Committee shall normally be held in public, in accordance with the Access to Information Rules and the Standing Orders / Rules*

of Procedure of the Administering Authority'. The Administering Authority for the first two years will be Somerset County Council. Here is a link to their Constitution:

About the Council and its Constitution

For councillors who are not members of the Joint Committee (the appointed representatives of the Constituent Authorities), they will have the rights to attend the meetings as members of the public – see page 74ff of Somerset County Council's Constitution.

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4. How is the work of this committee going to be monitored?

**RESPONSE:**

The administering authority assumes responsibility for adequacy of governance and expenditure. In addition, p31 refers: '13.1 In addition to any ad hoc reports to the Constituent Authorities, the Joint Committee shall supply an annual report of its activities to the Constituent Authorities in May of each year.'

If this question refers to scrutiny then see the answer to question 5.

As for transparency, the meetings, papers and minutes of the Joint Committee will be published by Somerset County Council, as the administering authority, on its website – as it already does with the Somerset Waste Board.

I would also highlight the point that the only matter which is delegated to the Joint Committee is the approval of the Productivity Strategy, but even that has been subject to significant consultation and input by the Constituent Authorities and the wider economic community. The draft Productivity Strategy has already been considered by this Council at the Economy PDG on 9<sup>th</sup> November 2017 and again on 11<sup>th</sup> January 2018. All other matters are "referred" only i.e. the Joint Committee can make recommendations back to the Constituent Authorities.

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5. Will MDCC Scrutiny committee have a role in scrutinising the work of this committee?

**RESPONSE:**

If it so wishes; p 31 refers: '13.2 The Joint Committee shall co-operate with the public scrutiny arrangements of the Constituent Authorities.'

The Chairman of Mid Devon's Scrutiny Committee has already sought reassurance that his committee can exercise a role here if desired, asking this specific point when this item went through Cabinet.



## MID DEVON DISTRICT COUNCIL

**MINUTES** of a **MEETING** of the **CABINET** held on 4 January 2018 at 2.15 pm

### **Present**

#### **Councillors**

C J Eginton (Leader)  
R J Chesterton, P H D Hare-Scott,  
C R Slade, Mrs M E Squires and  
R L Stanley

### **Also Present**

#### **Councillor(s)**

F W Letch and F J Rosamond

### **Also Present**

#### **Officer(s):**

Stephen Walford (Chief Executive), Andrew Jarrett (Director of Finance, Assets and Resources), Jenny Clifford (Head of Planning, Economy and Regeneration), Kathryn Tebbey (Group Manager for Legal Services and Monitoring Officer), David Green (Group Manager for Development), Simon Trafford (Area Team Leader), Christie McCombe (Area Planning Officer) and Sally Gabriel (Member Services Manager)

## 88. **APOLOGIES**

There were no apologies.

## 89. **MINUTES OF THE PREVIOUS MEETING**

The minutes of the previous meeting held on 29 November 2017 were approved as a true record and signed by the Chairman.

## 90. **PUBLIC QUESTION TIME**

Dr Whittlesey speaking on behalf of West Manley Lane Conservation Group and referring to item 13 on the agenda (Tiverton Eastern Urban Extension Area A - Masterplanning - Land South of West Manley Lane) referred to the proposed development South of West Manley Lane highlighted within the 2010 Allocation and Infrastructure Development Plan Document (AIDPD) and the adverse impact development in this area would cause and that there was a need to preserve and protect the area. He highlighted the one mile stretch of land which included the heritage trail, the railway line, the canal and Alisa Brook. He stated that in April 2015 the application for development on the Eastern Urban Extension was put before the Planning Committee, consideration was given to proposals for dwellings south of West Manley Lane. Following discussion the applicant had amended the red line which withdrew any development south of West Manley Lane. People therefore thought that this would be the end of it and therefore the area was safe from development. However the planning policy was never changed and 2 ½ fields were still open for development. He asked what would happen to this area when Area B was developed, the existing houses south of West Manley Lane would still be at risk,

and why were officers still supporting development south of West Manley Lane? He asked that this area be removed from the masterplan.

Mr Collier again referring to item 13 on the agenda stated that there were concerns that proposals for housing south of West Manley Lane were back on the agenda. He referred to the Planning Committee decision in 2015 and stated that the Council had voted to amend the policy. Elected Members had made the decision on behalf of the residents. He stated that he had lived in West Manley Lane for 40 years, at that time there were 4 farms in the area, fields and cattle remained. He stated that the railway walk and the canal were used for walking and come the spring the hedgerows would come to life making the roads very narrow and difficult for vehicles to pass. He felt that the area south of West Manley Lane needed to be protected and that no development should take place.

Mr Pilgrim again referring to Item 13 on the agenda and speaking from a canal prospective highlighted the importance of the buffer between the proposed development and the canal. West Manley Lane was a natural boundary and he had concerns for the vista of the canal and did not want to see development creep towards the railway line and the canal and wanted the buffer zone to be preserved. From the report he felt that officers were trying to pressurise Cabinet Members not to amend the masterplan as further consultation would be required and that this would be expensive. He urged the Cabinet to amend the masterplan and remove any possible development south of West Manley Lane.

The Chairman stated that these views would be considered when the item was debated.

#### 91. **MEETING MANAGEMENT**

The Chairman indicated that he intended to take Item 13 – Tiverton Eastern Urban Extension Area A – Masterplanning – Land South of West Manley Lane as the next item of business. This was **AGREED**.

#### 92. **TIVERTON EASTERN URBAN EXTENSION AREA A - MASTERPLANNING - LAND SOUTH OF WEST MANLEY LANE (00-13-55)**

The Cabinet had before it a \*report of the Head of Planning, Economy and Regeneration responding to a request by Cabinet for a report setting out options available to them, should they wish to amend the adopted masterplan SPD with regard to land south of West Manley Lane within Area A of the Tiverton Eastern Urban Extension (EUE).

The Cabinet Member for Planning and Economic Regeneration outlined the contents of the report by way of presentation stating that the Cabinet had requested that the issue of development south of West Manley Lane be reconsidered following consideration of Area B at a previous meeting. He addressed the issue raised in public question time with regard to consideration of a planning application by the Planning Committee and the formation of planning policy; a planning application could grant permission but that would not automatically change planning policy, this was a separate issue.

He explained that the Masterplan, Supplementary Planning Document for Area A of the Eastern Urban Extension had been adopted in 2014. Prior to this the Allocations and Infrastructure Development Plan Document (AIDPD) had identified the Area (A) as a mixed use site for residential and employment development. He explained that the main area for development was north of West Manley Lane; however there was a small plot of land to the south of West Manley Lane that was within the allocation and formed part of the masterplan. The EUE Design Guide had built on the content of the masterplan as guidance to developers.

He added that the masterplan could be amended but that specific processes would be required. He felt that the decision of the Planning Committee in 2015 not to develop the area south of West Manley Lane should be supported and therefore consideration should be given to amending the masterplan.

Consideration was given to:

- The decision of the Planning Committee in 2015
- The incorrect assumption that a planning application decision would change policy
- The need for a specific buffer zone to be established between development and the railway line/canal
- The views of the legal advisor with regard to the most certain and transparent way of removing the area from the masterplan
- The credibility of the masterplan

**RESOLVED** that:

- a) The existing adopted masterplan for the Tiverton Eastern Urban Extension be amended by removing housing land parcels on the southern side of West Manley Lane (within Area A);
- b) The proposed revisions be submitted for public consultation; and
- c) Delegated authority be given to the Head of Planning, Economy and Regeneration in consultation with the Cabinet Member for Planning and Economic Regeneration to finalise consultation material.

(Proposed by Cllr R L Stanley and seconded by Cllr C R Slade)

Notes:

- i) Cllr Mrs M E Squires requested that her abstention from voting for (a) be recorded;
- ii) \*Report previously circulated, copy attached to minutes.

### 93. **AIR QUALITY ACTION PLAN (00-34-08)**

Arising from a \*report of the Director of Operations, the Community Policy Development Group recommended that the proposed Air Quality Action Plan as attached in Annexe 2 with the addition of wording to emphasise the need for major infrastructure in Cullompton be approved.

The Cabinet Member for the Working Environment and Support Services outlined the contents of the report stating that the action plan sought to set out the current air quality position and the improvements required taking into consideration public health and planning issues. She highlighted the improvements made in Crediton with regard to the link road and the proposals to improve issues within Cullompton with plans for a relief road.

Consideration was given to:

- Responses from the consultation process
- E- bikes in Crediton
- Air quality and parking issues in Crediton
- Section 106 contributions

**RESOLVED** that the recommendation of the Policy Development Group be approved.

(Proposed by Cllr Mrs M E Squires and seconded by Cllr C R Slade)

Note: \* Report previously circulated, copy attached to minutes.

#### 94. **TOWN AND PARISH CHARTER (00-52-15)**

Arising from a \*report of the Member Services Manager, the Community Policy Development Group recommended that the Charter be approved for a further three years subject to the amendments highlighted within Appendix 1

The Cabinet Member for Community Well-Being outlined the contents of the report highlighting the history of the charter, the review and consultation process that had taken place and the direct link to the Corporate Plan. He felt that the amendments made to the charter were sensible and therefore hoped that the recommendation of the PDG would be approved.

**RESOLVED** that the recommendation of the Policy Development Group be approved.

(Proposed by Cllr C R Slade and seconded by Cllr Mrs M E Squires)

Note: \* Report previously circulated, copy attached to minutes.

#### 95. **DRAFT 2018/19 HOUSING REVENUE ACCOUNT (HRA) BUDGET (00-53-27)**

Arising from a \*report of the Director of Finance, Assets and Resources, the Homes Policy Development Group when considering the options available for the Council to set a balanced budget for 2018/19 made the following recommendation: that garage rents and community alarm charges for 2018/19 be frozen at the current levels for 2017/18.

The Cabinet Member for Housing outlined the contents of the report highlighting the thoughts of the Policy Development Group with regard to the need for improvements

to be made to garages across the district and therefore the wish that both the garage rents and the community alarm remain at their current levels.

**RESOLVED** that the recommendation of the Policy Development Group be approved and considered as part of the budget setting.

(Proposed by Cllr R L Stanley and seconded by Cllr P H D Hare-Scott)

Note: \* Report previously circulated, copy attached to minutes.

96. **HEART OF THE SOUTH WEST - JOINT COMMITTEE (00-56-03)**

The Cabinet had before it a \*report of the Chief Executive which had been referred back from Council for reconsideration (due to appendix B being missing from the original paperwork) and approval of the establishment of a Joint Committee for the Heart of the South West and the arrangements to support its future working.

The Leader outlined the contents of the report highlighting the proposed recommendations, the key functions of the joint committee and the supplementary amendment that had been added with regard to the publication of press releases and/or public documentation. All constituent authorities would consider the same report prior to January 2018. He emphasised that the original report was before Members for reconsideration.

Consideration was given to:

- The purpose of the Joint Committee was to increase productivity across the area
- Scrutiny of the Joint Partnership and that Council would be able to provide this function

**RECOMMENDED** to Council that:

1. the recommendation of the HotSW Leaders (meeting as a shadow Joint Committee) to form a Joint Committee for the Heart of the South West be approved;
2. the Arrangements and Inter-Authority Agreement documents set out in appendices A and B for the establishment of the Joint Committee with the commencement date of Monday 22<sup>nd</sup> January 2018 be approved;
3. the Leader of the Council and the Cabinet Member for Planning and Economic Regeneration be appointed as the Council's named representative and substitute named representative on the Joint Committee;
4. Somerset County Council be appointed as the Administering Authority for the Joint Committee for a 2 year period commencing 22<sup>nd</sup> January 2018;
5. the transfer of the remaining joint devolution budget to meet the support costs of the Joint Committee for the remainder of 2017/18 financial year be approved subject to approval of any expenditure by the Administering Authority;

6. an initial contribution of £1,400 for 2018/19 to fund the administration be approved and the work programme of the Joint Committee, noting that any expenditure will be subject to the approval of the Administering Authority;
7. it agrees that the key function of the Joint Committee is to approve the Productivity Strategy (it is intended to bring the Strategy to the Joint Committee for approval by February 2018);
8. the initial work programme of the Joint Committee aimed at the successful delivery of the Productivity Strategy be authorised; and
9. It agrees the proposed meeting arrangements for the Joint Committee including the timetable of meetings for the Joint Committee as proposed in para 2.14 of the attached Background Report.

(Proposed by the Chairman)

Note: \*Report previously circulated, copy attached to minutes.

97. **DEVELOPMENT OF AFFORDABLE HOUSING AT SITE NEAR OAKFIELDS, BURLESCOMBE (1-00-05)**

The Cabinet had before it and **NOTED** a report\* of the Director of Finance, Assets and Resources providing information about the Council's interest and involvement for the development of affordable housing at a site near Oakfields, Burlescombe, in advance of a decision in February 2018 to award the contract for the design and build.

The Cabinet Member for Housing outlined the contents of the report stating that funding had been sought for the delivery of 6 affordable housing units on the site. The report outlined the funding implications and the need for development to start on site by 31 March 2018. The intention for some time had been that the Council's own housing Development Company, 3 Rivers Developments Limited would undertake the development, alongside the funding from the HCA, monies to progress the development had already been set aside in the budget.

Consideration was given to:

- The timescales for the start of the development
- The potential loss of funding
- A further report regarding the contract award

Notes

- (i) Cllr R L Stanley declared a personal interest as a Director of 3 Rivers Developments Limited;
- (ii) \* Report previously circulated, copy attached to minutes.

## 98. TAX BASE CALCULATION (1-03-55)

The Cabinet had before it and a report\* of the Director of Finance, Assets and Resources detailing the statutory calculations necessary to determine the Tax Base for the Council Tax.

The Cabinet Member for Finance outlined the contents of the report stating that this was a statutory function and a legal requirement, the Council would set its budget using Council Tax information as at 30 November each year in accordance with The Local Authorities (Calculation of Tax base) (England) Regulations.

Consideration was given to:

- The possible levy increase on base percentage for empty homes
- The number of empty homes taken over by the Council...

**RECOMMENDED** to Council that the calculation of the Council's Tax Base for 2018/19 be approved in accordance with The Local Authorities (Calculation of Tax Base) (England) Regulations 2012 at **28,297.74** which is an increase of 421.62 above last year's base of 27,876.12 band D equivalents.

(Proposed by Cllr P H D Hare-Scott and seconded by Cllr C R Slade)

Note - \* Report previously circulated, copy attached to minutes.

## 99. FINANCIAL MONITORING (1-06-50)

The Cabinet Member for Finance updated the meeting in respect of the income and expenditure so far in the year. He indicated that there had not been any material changes since his last report and that the budget gap remained at £180k. Most of the functions of the Council were performing well. The Director of Finance, Assets and Resources stated that all major income flows were unchanged; there may be an issue with regard to the income from plastic recycling, this matter was being looked into. There was some good news with regard to grant funding for the Garden Village and news from Government that planning fees could be increased by 20%.

## 100. BUDGET UPDATE (1-08-30)

The Cabinet had before it an \*update on the budget from the Director of Finance, Assets and Resources setting out the revised draft budget changes identified.

The Cabinet Member for Finance outlined the contents of the report stating that following initial meetings of the Cabinet and the Policy Development Groups, the Finance team and service managers had been revisiting a range of budgets to deliver more savings or increase income levels. Members discussed the following table which showed the main budget variances affecting the 2018/19 budget:

<b>Variiances</b>	<b>Amount £k</b>
<b>18/19 Budget Shortfall (Cabinet Report 26/10/17)</b>	<b>617</b>
Further Cost Pressures identified	570
Additional savings identified	(231)
<b>18/19 Revised Budget Shortfall</b>	<b>956</b>
2% Staff Pay award offer (1% previously built in)	116
Business Rate 100% Pilot bid accepted (1 year only)	(230)
Business Rate Growth (Solar & Benefit of Devon Pool)	(150)
Funding from sinking funds & reserves (ICT & Leisure)	(215)
Other additional savings identified	(174)
<b>18/19 Revised Budget Shortfall</b>	<b>303</b>
No reduction in Rural Services Delivery Grant	(86)
3% increase in C/Tax (2.6% previously built in)	(22)
<b>Draft budget gap for 2018/19</b>	<b>195</b>

He highlighted the provisional formula grant ward for 2018/19 which amounted to £2.7m and the fact that the Council had also been given the freedom to raise its council tax by an additional 0.4%

Consideration was given to the business rate growth (Solar and Benefit of the Devon pool).

**RESOLVED** the updated General Fund budget proposals for 2018/19 be **AGREED**.

(Proposed by Cllr P H D Hare-Scott and seconded by Cllr C R Slade)

Note: \*Update previously circulated, copy attached to minutes.

#### 101. **MEETING MANAGEMENT**

The Chairman indicated that he would take item 14 as the next item of business. This was **AGREED**.

#### 102. **INSURANCE SERVICES CONTRACT AWARD (1-13-06)**

The Cabinet had before it a \*report of the Director of Finance, Assets and Resources advising Members on the results of the procurement of insurance services.

The Cabinet Member for Finance outlined the contents of the report stating that the authority had procured a new contract for insurance services in conjunction with other local authorities and explained the tender process; by working in partnership with other authorities savings had been identified.



**RESOLVED** that contracts be awarded as follows for a period of 3 years with the option to extend for a further 2 plus 2 years:

Supplier 4: Lots 1 and 2

Supplier 1: Lot 3

Supplier 3: Lots 4 and 5

(Proposed by Cllr P H D Hare-Scott and seconded by Cllr Mrs M E Squires)

Note: \*Report previously circulated, copy attached to minutes.

### 103. **LOCAL ENFORCEMENT POLICY (1-15-33)**

The Cabinet had before it a \*report of the Head of Planning, Economy and Regeneration outlining the comments received following public consultation undertaken together with resultant changes to the Enforcement Plan.

The Cabinet Member for Planning and Economic Regeneration outlined the contents of the report stating the Local Enforcement Plan had been considered in draft form in January 2017 and had been out to consultation; consideration of the comments received had been discussed at the Planning Policy Advisory Group. He highlighted the investigation of reported breaches of planning control set out in the report and the prioritisation process suggesting some changes to the wording and the response times for the highest and high priority cases.

Consideration was given to:

- The highest and high priority cases and although the wording with the enforcement plan was setting expectation it was suggested that officers would attend a reported high priority case as quickly as possible.
- The need for conditions on planning approvals to be sensible and enforceable.

**RECOMMENDED** to Council: that subject to the following amendments to the wording on page 176 of the report:

In order that we are able to use the resources available most effectively, we prioritise all cases received. The Council has a range of powers to address urgent issues of public safety. Reference to responding to public safety concerns below is in a planning enforcement context only. Prioritisation in connection with planning enforcement complaints is as follows:

#### **Highest Priority:**

Where it appears that urgent enforcement action under planning legislation may be essential to safeguard amenity or public safety in the locality or to prevent serious or irreversible harm to the environment in the surrounding area.

Unauthorised works that are in the process of being seriously detrimental to the character of a Listed Building, Scheduled Ancient Monument, Conservation Area or Site of Specific Scientific Interest.

Works that are currently taking place to protected trees or hedgerows.

**Response time** – 90% of first site visits before the end of the next working day following registration.

**High Priority:**

Where it appears that enforcement action under planning legislation may be essential to safeguard amenity or public safety in the locality or to prevent serious or irreversible harm to the environment in the surrounding area.

The unauthorised works or use of land or buildings that present a danger to the public.

Unauthorised works that could be seriously detrimental to the character of a Listed Building, Scheduled Ancient Monument, Conservation Area or Site of Specific Scientific Interest.

Unauthorised development that causes serious harm yet has gone undetected and the statutory time limit for taking enforcement action is imminent.

Works to protected trees or hedgerows.

**Response time – first site visit within 3 working days of registration**

The Local Enforcement Plan be adopted and that delegated authority be given to the Head of Planning, Economy and Regeneration in conjunction with the Cabinet Member for Planning and Economic Regeneration to make minor changes to the document to update contact and service information.

(Proposed by Cllr R J Chesterton and seconded by Cllr R L Stanley)

Note: \*Report previously circulated, copy attached to minutes.

104. **NOTIFICATION OF KEY DECISIONS (1-24-59)**

The Cabinet had before it, and **NOTED**, its rolling plan \* for December/January containing future key decisions.

Note: \* Plan previously circulated; copy attached to the signed Minutes.

(The meeting ended at 3.41 pm)

**CHAIRMAN**

# CABINET

4<sup>th</sup> January 2018

## Tax Base Calculation 2018/19

**Cabinet Member:** Cllr Peter Hare-Scott  
**Responsible Officer:** Revenues Manager

**Reason for Report:** This paper details the statutory calculations necessary to determine the Tax Base for the Council Tax. The calculations made follow a formula laid down in Regulations.

### RECOMMENDATIONS:

1. That the calculation of the Council's Tax Base for 2018/19 be approved in accordance with The Local Authorities (Calculation of Tax Base) (England) Regulations 2012 at **28,297.74** which is an increase of 421.62 above last year's base of 27,876.12 band D equivalents. (see Appendix 1)

### Relationship to Corporate Plan:

1. This report sets out how the Tax Base is calculated for 2018/19. This calculation is then used as a basis to set the Council's budget for the forthcoming year.
2. This report is in line with the Council's Corporate Plan objectives.

**Financial Implications:** Mid Devon District Council is a Statutory Billing Authority and must set its Council tax each year. If it were not to set a Council Tax then the Authority and all Precepting authorities would be unable to raise money to pay for all the services they provide.

**Legal Implications:** This is a statutory function and is a legal requirement. The Council must now set its budget annually using Council Tax information as at 30<sup>th</sup> November each year in accordance with The Local Authorities(Calculation of Council Tax Base)(England) Regulations 2012 calculating the relevant amount by applying the formula set out in the above regulations.

**Risk Assessment:** If the Council fails to carry this duty out then the Council Tax cannot legally be set. In accordance with the LGF Act 2012 above and SI 2914 of 2012 The Local Authorities(Calculation of Council Tax Base)(England) Regulations 2012, The Council Tax Base calculation includes a deduction for the CTR scheme within its Tax Base calculation.

1. Introduction
  - 1.1 Every year each billing authority is required to calculate and approve its Band D Equivalent Council Tax base. For 2018/19 this technical calculation is as follows:

## **The Collection Rate calculation (A)**

It is necessary to estimate a 'collection rate', which is the proportion of Council Tax due that will actually be paid. It is recommended that a collection rate of 98.0% be estimated for the year 2018/19, which is consistent with previous years.

Any variation from the collection rate of 98% is pooled in a collection fund, which is distributed in the next financial year to all precepting authorities.

## **Calculation of the relevant amount (B)**

### *Number of Properties per Valuation Band*

The starting point will be the total number of properties within Mid Devon set out in the Valuation List.

### ***Less Exemptions***

Properties are exempt from Council Tax under certain circumstances. The calculated tax base uses the information currently held in deciding the level of exempt properties that are likely to apply for 2018/19.

### ***Add Appeals, new properties and deletions from the Valuation List***

The Valuation Officer has dealt with the vast majority of Council Tax appeals to date and so no further allowance is believed to be necessary at this time. At the **2nd October 2017** we have estimated a net increase in properties within Mid Devon of **100** Band D properties to go live on or before 1<sup>st</sup> April 2018 and a further **275** during the financial year, totalling (375) This estimate is based on the current number of reports outstanding with the Valuation Officer; the actual bandings may differ when the properties are eventually entered into the Council Tax Valuation list.

### ***Disabled Allowance (move down a Band)***

Where a disabled resident has made structural alterations to their property to help with their disability or they use a wheelchair internally at the premises, the property is entitled to a reduction and is afforded by moving the property to the next lowest band. Existing Band A properties are also entitled to a reduction by reducing the 6/9ths charge down to 5/9ths Charge.

### ***Less 25% Discounts***

#### *Single Persons Discounts*

If only one person lives in the dwelling as their main residence then a discount of 25% is allowed.

### ***Less 50% discount***

A discount of 50% is allowed where two or more persons who can be disregarded for Council Tax purposes occupy the property, e.g. care workers.

## **Second homes now pay full Council tax.**

### ***Long Term Empties***

After a three month free period no further discount is allowed.

### ***50% premium after 2 years***

If a property remains empty of furniture and residents for two years or more, the Council will apply an additional 50% premium to the Council tax charge, so the Chargepayer will have to pay 150% of the Council Tax charge in in that area.

## **Estimated cost of the Council Tax Reduction Scheme (CTR)**

Before we convert the properties to Net Band D equivalents we must reduce the total properties by the estimated cost of the CTR Scheme amount. This has been calculated in the following way:

Mid Devon's CTR scheme for 2018/19, is estimated to cost in the region of **£3.965m**, based on the existing schemes criteria. The average Band D Council Tax charge for 2017/18 was £192.15; divide Mid Devon's proportional cost of the CTR scheme by the total Band D equivalents, to arrive at **2,895.99** properties, equivalent to **2,241.95** Band D properties for 2018/19. The total Band D equivalents for the other precepting authorities will be calculated proportionally.

The cost of the CTR scheme must be reflected in the Tax Base calculation so the following calculation is carried out for each valuation band to arrive at the net chargeable Dwellings:

### **Calculation of the Relevant Amount**

	<b>2017/18</b>	<b>2018/19</b>
Number of Properties per valuation list	35,384.00	35,768.00
Exemptions	-413.00	-411.00
Single Occupier and 25% Disregards	-2,744.00	-2,786.00
50% Discount	-35.50	-37.00
100% exempt 3 months only	-48.75	-59.25
Additional LTE at 150%	+66.00	+55.50
Additional net new properties	+300.00	+375.00
Class D 50% loss	-23.00	-36.00
Annexes (new)	-6.50	-7.50
Chargeable Dwellings before	32,479.25	32,861.75

### **Conversion to Band D equivalents**

The net chargeable dwellings are then converted to Band D equivalents. This is carried out by multiplying the Net chargeable dwellings by the appropriate factor (A=6, B=7, C=8, D=9, E=11, F=13, G=15, H=18) for the band and dividing by that for Band D (9). The Table below details the Net Chargeable Dwellings converted to Band D equivalents.

The calculation shows the estimated annual cost of the CTR scheme, shown as the number of Band D equivalents. For the 2018/19 year this is estimated as 2,241.95 Band D equivalent properties.

The Tax Base is finally calculated by applying the collection rate to the total Band D equivalents when summarised below for the 2018/19 financial year. The properties within each band are as follows:

<b>Band</b>	<b>Properties</b>	<b>CTR Properties</b>	<b>Revised Properties</b>	<b>Band D Equivalents</b>
@	10.50	-5.63	4.87	2.70
A	5,575.00	-1,306.71	4,268.29	2,845.52
B	8,040.00	-902.40	7,137.60	5,551.47
C	6,101.25	-402.39	5,698.86	5,065.65
D	5,700.00	-186.82	5,513.18	5,513.18
E	4,269.50	-61.26	4,208.24	5,143.40
F	2,217.00	-22.58	2,194.42	3,169.72
G	898.75	-7.74	891.01	1,485.02
H	49.75	-0.46	49.29	98.58
	<b>32,861.75</b>	<b>-2,895.99</b>	<b>29,965.76</b>	<b>28,875.24</b>

Therefore, based on the above detailed calculations in accordance with SI 2914 of 2012 the Tax Base is to be calculated as: Total relevant amounts (A) **28,875.24** multiplied by the estimated collection rate (B) (98%)

Mid Devon District Council's Council Tax Base for 2018/19 will be **28,297.74**

Contact for more information: John F Chumbley 01884 234301

Background Papers: CTB1 and supporting documentation

File Reference: JFC/G/CTB1

Circulation of Report:

Cabinet member for Finance

Councillor Peter Hare-Scott.

APPENDIX 1			KEY	: Number of Properties in each ITALIC column										: Number of Band D Equivalentents in each BOLD column										J F Chumbley ©				
Calculation of the Tax Base																												
PARISH			@		A		B		C		D		E		F		G		H	Total Properties	Band D EQUIVALENT	Band D LCTS	Band D After LCTS	Collection RATE 98%				
			5/9		6/9		7/9		8/9		9/9		11/9		13/9		15/9		18/9									
Bampton	1	0.00	0.00	90.75	60.50	198.75	154.58	172.00	152.89	127.75	127.75	131.25	160.42	77.50	111.94	35.75	59.58	2.00	4.00	835.75	831.67	64.03	767.64	752.28				
Bickleigh	2	0.00	0.00	7.50	5.00	7.75	6.03	12.75	11.33	11.75	11.75	30.00	36.67	20.50	29.61	11.00	18.33	0.00	0.00	101.25	118.72	7.67	111.05	108.83				
Bow	3	0.00	0.00	22.00	14.67	144.50	112.39	130.00	115.56	138.75	138.75	42.00	51.33	29.25	42.25	5.00	8.33	3.75	7.50	515.25	490.78	39.30	451.48	442.45				
Bradninch	4	1.00	0.56	46.75	31.17	251.00	195.22	257.25	228.67	118.75	118.75	121.00	147.89	38.50	55.61	25.50	42.50	1.00	2.00	860.75	822.36	70.43	751.93	736.89				
Brushford	5	0.00	0.00	0.00	0.00	0.00	0.00	1.75	1.56	8.00	8.00	5.00	6.11	4.00	5.78	2.00	3.33	0.00	0.00	20.75	24.78	0.57	24.21	23.72				
Burlescombe	6	1.00	0.56	42.50	28.33	83.75	65.14	55.25	49.11	87.75	87.75	60.00	73.33	20.75	29.97	9.50	15.83	0.00	0.00	360.50	350.03	20.15	329.88	323.28				
Butterleigh	7	0.00	0.00	5.75	3.83	3.75	2.92	2.50	2.22	8.50	8.50	8.50	10.39	14.75	21.31	4.00	6.67	0.00	0.00	47.75	55.83	1.46	54.37	53.29				
Cadbury	8	0.00	0.00	2.50	1.67	2.00	1.56	11.25	10.00	8.75	8.75	9.50	11.61	10.50	15.17	11.00	18.33	0.00	0.00	55.50	67.08	0.65	66.43	65.10				
Cadeleigh	9	0.00	0.00	5.50	3.67	5.50	4.28	8.00	7.11	17.50	17.50	18.75	22.92	14.50	20.94	9.75	16.25	0.00	0.00	79.50	92.67	0.39	92.28	90.43				
Chawleigh	10	0.00	0.00	28.50	19.00	54.00	42.00	51.75	46.00	54.00	54.00	53.00	64.78	21.75	31.42	5.00	8.33	1.00	2.00	269.00	267.53	16.08	251.45	246.42				
Cheriton Bishop	11	0.00	0.00	25.00	16.67	38.00	29.56	42.50	37.78	50.75	50.75	74.50	91.06	38.50	55.61	9.75	16.25	1.00	2.00	280.00	299.67	13.16	286.51	280.78				
Cheriton Fitzpaine	12	0.00	0.00	30.00	20.00	30.25	23.53	65.75	58.44	89.25	89.25	76.75	93.81	32.75	47.31	14.00	23.33	0.00	0.00	338.75	355.67	11.45	344.22	337.33				
Clannaborough	13	0.00	0.00	2.00	1.33	6.50	5.06	1.00	0.89	4.00	4.00	2.00	2.44	5.75	8.31	3.00	5.00	0.00	0.00	24.25	27.03	0.85	26.18	25.65				
Clayhanger	14	0.00	0.00	0.75	0.50	4.50	3.50	9.75	8.67	12.75	12.75	15.50	18.94	7.00	10.11	3.50	5.83	0.00	0.00	53.75	60.31	0.00	60.31	59.10				
Clayhidon	15	0.00	0.00	11.75	7.83	4.75	3.69	14.25	12.67	34.25	34.25	54.50	66.61	56.25	81.25	14.75	24.58	0.00	0.00	190.50	230.89	7.27	223.62	219.15				
Coldridge	16	0.00	0.00	7.50	5.00	20.25	15.75	36.50	32.44	27.50	27.50	34.25	41.86	22.00	31.78	5.75	9.58	0.00	0.00	153.75	163.92	5.43	158.49	155.32				
Colebrooke	17	0.00	0.00	4.50	3.00	10.75	8.36	37.25	33.11	26.25	26.25	37.50	45.83	35.50	51.28	9.00	15.00	1.25	2.50	162.00	185.33	4.50	180.83	177.22				
Copplestone	62	0.00	0.00	79.75	53.17	134.25	104.42	123.75	110.00	125.75	125.75	34.00	41.56	27.25	39.36	3.75	6.25	1.00	2.00	529.50	482.50	33.19	449.31	440.32				
Crediton	18	2.50	1.39	747.50	498.33	884.75	688.14	717.25	637.56	534.75	534.75	309.50	378.28	87.50	126.39	19.25	32.08	0.00	0.00	3,303.00	2,896.92	259.13	2,637.79	2,585.03				
Crediton Hamlets	19	0.75	0.42	15.75	10.50	47.25	36.75	83.75	74.44	150.25	150.25	114.75	140.25	73.50	106.17	22.75	37.92	1.50	3.00	510.25	559.69	23.46	536.23	525.51				
Cruwys Morchard	20	0.00	0.00	14.75	9.83	27.00	21.00	11.00	9.78	38.50	38.50	45.00	55.00	40.25	58.14	12.75	21.25	1.00	2.00	190.25	215.50	4.95	210.55	206.34				
Cullompton	21	0.75	0.42	770.75	513.83	1,232.25	958.42	815.50	724.89	708.50	708.50	395.25	483.08	83.50	120.61	37.25	62.08	5.00	10.00	4,048.75	3,581.83	260.03	3,321.80	3,255.37				
Culmstock	22	0.00	0.00	46.25	30.83	53.50	41.61	58.25	51.78	84.25	84.25	69.00	84.33	35.50	51.28	19.25	32.08	0.00	0.00	366.00	376.17	16.72	359.45	352.26				
Down St Mary	23	0.00	0.00	7.75	5.17	28.50	22.17	23.75	21.11	25.50	25.50	26.50	32.39	25.00	36.11	10.00	16.67	0.00	0.00	147.00	159.11	5.94	153.17	150.11				
Eggesford	24	0.00	0.00	2.00	1.33	7.25	5.64	10.00	8.89	5.00	5.00	4.50	5.50	3.50	5.06	1.00	1.67	0.00	0.00	33.25	33.08	0.40	32.68	32.03				
Halberton	25	0.00	0.00	70.00	46.67	111.25	86.53	77.75	69.11	105.25	105.25	127.00	155.22	89.25	128.92	40.00	66.67	2.00	4.00	622.50	662.36	37.45	624.91	612.41				
Hemyock	26	0.00	0.00	91.50	61.00	111.25	86.53	235.50	209.33	182.75	182.75	143.25	175.08	94.50	136.50	25.25	42.08	0.00	0.00	884.00	893.28	36.50	856.78	839.64				
Hittisleigh	27	0.00	0.00	8.50	5.67	2.75	2.14	5.00	4.44	9.75	9.75	17.50	21.39	8.50	12.28	5.75	9.58	0.00	0.00	57.75	65.25	2.77	62.48	61.23				
Hockworthy	28	0.00	0.00	5.50	3.67	2.00	1.56	14.25	12.67	14.25	14.25	14.25	17.42	17.25	24.92	7.75	12.92	1.00	2.00	76.25	89.39	1.19	88.20	86.43				
Holcombe Rogus	29	0.00	0.00	15.00	10.00	21.75	16.92	46.50	41.33	27.50	27.50	34.25	41.86	40.00	57.78	16.25	27.08	1.75	3.50	203.00	225.97	6.99	218.98	214.60				
Huntsham	30	0.00	0.00	4.25	2.83	5.25	4.08	7.00	6.22	16.75	16.75	14.00	17.11	12.25	17.69	2.00	3.33	0.00	0.00	61.50	68.03	2.44	65.59	64.28				
Kennerleigh	31	0.00	0.00	0.00	0.00	0.75	0.58	1.00	0.89	6.50	6.50	13.75	16.81	6.00	8.67	3.75	6.25	0.00	0.00	31.75	39.69	0.97	38.72	37.95				
Kentisbeare	32	0.00	0.00	25.00	16.67	52.00	40.44	56.75	50.44	84.75	84.75	88.50	108.17	57.00	82.33	8.50	14.17	1.00	2.00	373.50	398.97	15.53	383.44	375.77				
Lapford	33	0.00	0.00	55.00	36.67	130.75	101.69	92.00	81.78	90.00	90.00	54.50	66.61	28.75	41.53	10.50	17.50	0.00	0.00	461.50	435.78	46.12	389.66	381.86				
Loxbeare	34	0.00	0.00	5.50	3.67	2.75	2.14	7.00	6.22	8.75	8.75	19.50	23.83	13.75	19.86	9.50	15.83	1.00	2.00	67.75	82.31	3.13	79.18	77.59				
Morchard Bishop	35	0.00	0.00	41.75	27.83	52.25	40.64	66.50	59.11	105.00	105.00	99.50	121.61	41.25	59.58	19.00	31.67	0.00	0.00	425.25	445.44	22.34	423.10	414.64				
Morebath	36	0.00	0.00	9.50	6.33	19.00	14.78	33.00	29.33	20.25	20.25	23.00	28.11	20.00	28.89	13.25	22.08	3.00	6.00	141.00	155.78	8.39	147.39	144.44				
Newton St Cyres	37	0.00	0.00	29.75	19.83	59.25	46.08	72.50	64.44	54.25	54.25	77.25	94.42	47.00	67.89	25.75	42.92	1.00	2.00	366.75	391.83	27.58	364.25	356.97				
Nymet Rowland	38	0.00	0.00	3.50	2.33	5.50	4.28	5.50	4.89	9.75	9.75	9.75	11.92	8.75	12.64	4.75	7.92	0.00	0.00	47.50	53.72	2.55	51.17	50.15				
Oakford	39	0.00	0.00	24.00	16.00	11.75	9.14	30.25	26.89	32.00	32.00	26.75	32.69	27.25	39.36	17.50	29.17	1.00	2.00	170.50	187.25	9.97	177.28	173.73				
Poughill	40	0.00	0.00	7.25	4.83	16.25	12.64	10.25	9.11	11.00	11.00	20.25	24.75	12.00	17.33	3.00	5.00	0.00	0.00	80.00	84.67	3.19	81.48	79.85				
Puddington	41	0.00	0.00	1.50	1.00	9.25	7.19	6.75	6.00	28.25	28.25	29.50	36.06	7.75	11.19	2.75	4.58	0.00	0.00	85.75	94.28	4.14	90.14	88.34				
Sampford Peverell	42	0.00	0.00	54.75	36.50	83.75	65.14	131.00	116.44	95.50	95.50	91.50	111.83	47.75	68.97	13.75	22.92	0.00	0.00	518.00	517.31	19.24	498.07	488.10				
Sandford	43	0.00	0.00	28.25	18.83	95.00	73.89	109.50	97.33	92.00	92.00	111.50	136.28	49.25	71.14	28.25	47.08	0.00	0.00	513.75	536.56	27.56	509.00	498.82				
Shobrooke	44	0.00	0.00	11.50	7.67	47.50	36.94	43.75	38.89	36.25	36.25	33.00	40.33	28.50	41.17	11.50	19.17	2.00	4.00	214.00	224.42	18.67	205.75	201.63				
Silverton	45	0.00	0.00	51.50	34.33	227.00	176.56	190.50	169.33	128.00	128.00	135.75	165.92	60.75	87.75	41.75	69.58	0.75	1.50	836.00	832.97	43.86	789.11	773.33				

			@		A		B		C		D		E		F		G		H	Total	Band D	Band D	Band D	Collection	
PARISH			5/9		6/9		7/9		8/9		9/9		11/9		13/9		15/9		18/9	Properties	EQUIVALENT	LCTS	After LCTS	RATE 98%	
Stockleigh English	46	0.00	0.00	2.75	1.83	0.00	0.00	2.75	2.44	3.00	3.00	6.75	8.25	7.00	10.11	1.00	1.67	1.00	2.00	24.25	29.31	0.00	29.31	28.72	
Stockleigh Pomeroy	47	0.00	0.00	5.75	3.83	1.75	1.36	10.50	9.33	10.00	10.00	16.25	19.86	9.00	13.00	2.00	3.33	1.00	2.00	56.25	62.72	2.37	60.35	59.15	
Stoodleigh	48	0.00	0.00	7.25	4.83	6.75	5.25	9.50	8.44	24.00	24.00	31.25	38.19	32.75	47.31	13.00	21.67	1.00	2.00	125.50	151.69	3.27	148.42	145.46	
Templeton	49	0.00	0.00	1.75	1.17	8.50	6.61	7.75	6.89	8.00	8.00	14.50	17.72	12.00	17.33	4.75	7.92	0.00	0.00	57.25	65.64	0.72	64.92	63.62	
Thelbridge	50	0.00	0.00	9.75	6.50	10.50	8.17	10.00	8.89	33.75	33.75	42.50	51.94	15.50	22.39	7.00	11.67	0.00	0.00	129.00	143.31	3.15	140.16	137.35	
Thorverton	51	0.00	0.00	12.25	8.17	84.25	65.53	83.75	74.44	69.00	69.00	61.75	75.47	48.00	69.33	25.00	41.67	0.00	0.00	384.00	403.61	20.05	383.56	375.89	
Tiverton	52	4.50	2.50	2,595.50	1,730.33	2,773.75	2,157.36	1,512.50	1,344.44	1,159.00	1,159.00	641.25	783.75	290.50	419.61	126.75	211.25	7.75	15.50	9,111.50	7,823.75	794.29	7,029.46	6,888.87	
Uffculme	53	0.00	0.00	224.75	149.83	298.00	231.78	181.25	161.11	254.25	254.25	162.25	198.31	71.75	103.64	39.00	65.00	3.00	6.00	1,234.25	1,169.92	101.62	1,068.30	1,046.93	
Uplowman	54	0.00	0.00	2.25	1.50	17.00	13.22	9.50	8.44	24.50	24.50	30.50	37.28	34.25	49.47	16.75	27.92	0.00	0.00	134.75	162.33	2.68	159.65	156.46	
Upton Hellions	55	0.00	0.00	0.00	0.00	2.00	1.56	0.75	0.67	2.00	2.00	4.75	5.81	9.50	13.72	6.00	10.00	0.00	0.00	25.00	33.75	1.40	32.35	31.70	
Washfield	56	0.00	0.00	6.50	4.33	15.75	12.25	13.25	11.78	28.50	28.50	37.75	46.14	22.50	32.50	19.50	32.50	1.00	2.00	144.75	170.00	2.36	167.64	164.29	
Washford Pyne	57	0.00	0.00	2.00	1.33	3.00	2.33	3.50	3.11	13.50	13.50	9.50	11.61	6.50	9.39	3.00	5.00	0.00	0.00	41.00	46.28	1.17	45.11	44.21	
Wembworthy	58	0.00	0.00	18.25	12.17	27.00	21.00	26.25	23.33	14.00	14.00	12.25	14.97	10.25	14.81	6.00	10.00	0.00	0.00	114.00	110.28	5.79	104.49	102.40	
Willand	59	0.00	0.00	118.75	79.17	415.50	323.17	202.00	179.56	345.50	345.50	192.50	235.28	65.50	94.61	6.50	10.83	0.00	0.00	1,346.25	1,268.11	88.74	1,179.37	1,155.78	
Woolfardisworthy	60	0.00	0.00	2.00	1.33	10.25	7.97	4.00	3.56	14.25	14.25	18.00	22.00	17.25	24.92	0.00	0.00	1.00	2.00	66.75	76.03	3.02	73.01	71.55	
Zeal Monachorum	61	0.00	0.00	4.25	2.83	18.25	14.19	29.00	25.78	39.50	39.50	31.00	37.89	21.50	31.06	7.75	12.92	1.00	2.00	152.25	166.17	3.53	162.64	159.38	
			10.50	5.83	5,575.00	3,716.67	8,040.00	6,253.33	6,101.25	5,423.33	5,700.00	4,269.50	5,218.28	2,217.00	3,202.33	898.75	1,497.92	49.75	99.50	32,861.75	31,117.19	2,241.95	28,875.24	28,297.74	
CTR			5.63	3.13	1,306.71	871.14	902.40	701.87	402.39	357.68	186.82	186.82	61.26	74.87	22.58	32.62	7.74	12.90	0.46	0.92	2,895.99	2,241.95			
			4.87	2.70	4,268.29	2,845.52	7,137.60	5,551.47	5,698.86	5,065.65	5,513.18	4,208.24	5,143.40	2,194.42	3,169.72	891.01	1,485.02	49.29	98.58	29,965.76	28,875.24				



Parish	Band	Pensioner	CTR Amount		
1	A	N	-10,973.65		
1	A	Y	-30,211.73		
1	B	N	-15,698.73		
1	B	Y	-23,120.68		
1	C	N	-6,022.70		
1	C	Y	-11,264.87		
1	D	N	-2,396.79		
1	D	Y	-4,074.40		
1	E	Y	-5,459.81		
1	F	Y	-2,575.43		
1	G	N	-1,426.39		
				-113,225.18	-64.03
2	A	N	-592.18		
2	A	Y	-1,748.74		
2	B	Y	-2,040.20		
2	C	N	-932.66		
2	C	Y	-1,554.44		
2	D	Y	-744.46		
2	E	N	-1,824.44		
2	E	Y	-1,603.01		
2	F	Y	-2,525.96		
				-13,566.09	-7.67
3	A	N	-2,807.92		
3	A	Y	-1,110.00		
3	B	N	-10,573.36		
3	B	Y	-19,736.26		
3	C	N	-4,942.72		
3	C	Y	-15,459.72		
3	D	N	-3,850.66		
3	D	Y	-3,447.35		
3	E	N	-1,881.25		
3	E	Y	-4,062.02		
3	H	Y	-1,625.14		
				-69,496.40	-39.30
4	A	N	-5,164.12		
4	A	Y	-12,355.02		
4	B	N	-29,706.32		
4	B	Y	-35,603.26		
4	C	N	-11,253.64		
4	C	Y	-17,188.48		
4	D	N	-911.09		
4	D	Y	-1,321.03		
4	E	N	-2,392.55		
4	E	Y	-6,115.51		
4	F	Y	-2,544.22		
				-124,555.24	-70.43
5	D	Y	-1,005.78		
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6	C	N	-1,484.01		
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6	D	N	-1,421.13		
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6	F	N	-1,398.45		
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10	C	N	-1,256.66		
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12	A	Y	-3,335.22		
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12	C	N	-1,137.50		
12	C	Y	-3,291.84		
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12	D	Y	-4,501.44		
12	E	N	-621.78		
12	E	Y	-394.76		

12	F	N	-668.73		
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15	A	Y	-1,351.51		
15	B	Y	-971.07		
15	C	Y	-1,728.98		
15	E	Y	-4,689.99		
15	F	Y	-2,710.68		
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16	B	N	-1,086.28		
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18	B	N	-81,875.41		
18	B	Y	-67,388.88		
18	C	N	-33,383.71		
18	C	Y	-39,826.83		
18	D	N	-7,186.07		
18	D	Y	-27,531.69		
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19	A	Y	-814.42		
19	B	N	-94.55		
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19	C	Y	-8,664.39		
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19	D	Y	-8,616.73		
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20	D	Y	-1,736.35		
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21	B	Y	-87,282.42		
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21	C	Y	-35,140.91		
21	D	N	-8,993.15		
21	D	Y	-36,684.68		
21	E	N	-288.8		
21	E	Y	-8,520.99		
21	F	Y	-382.4		
21	G	Y	-2,274.39		
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22	B	Y	-10,624.54		
22	C	N	-1,676.16		
22	C	Y	-2,585.84		
22	D	N	-1,070.68		
22	D	Y	-2,419.28		
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22	F	Y	-2,577.57		
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23	A	Y	-870.84		
23	B	N	-5,656.50		
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25	B	N	-10,211.80		
25	B	Y	-8,455.04		
25	C	N	-2,258.36		
25	C	Y	-9,312.52		
25	D	N	-1,390.24		

25	D	Y	-2,892.90		
25	E	Y	-4,567.55		
25	F	N	-1,390.24		
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26	B	Y	-6,720.21		
26	C	N	-1,992.38		
26	C	Y	-12,613.47		
26	D	N	0		
26	D	Y	-4,307.19		
26	E	Y	-905.81		
26	F	Y	-1,959.33		
26	G	Y	-3,014.35		
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27	C	Y	-1,185.92		
27	D	Y	-1,311.13		
27	E	Y	-1,534.41		
				-4,905.55	-2.77
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29	B	N	-1,186.19		
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29	D	Y	-1,748.32		
29	E	Y	-1,602.63		
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30	B	N	-824.98		
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32	D	N	-47.16		
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33	B	Y	-14,926.32		
33	C	N	-8,750.21		
33	C	Y	-10,498.69		
33	D	N	-654.84		
33	D	Y	-10,997.41		
33	E	N	-1,396.80		
33	F	Y	-1,261.00		
				-81,554.12	-46.12
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				-5,528.26	-3.13
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35	B	N	-236.19		
35	B	Y	-3,958.08		
35	C	N	-3,203.46		
35	C	Y	-2,266.79		
35	D	N	-1,040.82		
35	D	Y	-10,029.85		
35	E	Y	-1,386.70		
35	F	Y	-1,252.84		
35	G	Y	-5,782.36		
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36	B	N	-1,941.54		
36	B	Y	-3,451.26		
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36	C	Y	-2,661.18		
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37	B	Y	-5,129.62		
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37	C	Y	-2,678.05		
37	D	N	-1,025.52		
37	D	Y	-8,459.98		
37	E	Y	-3,097.88		
37	F	N	-13.44		
37	F	Y	-4,736.94		
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39	B	N	-222.63		
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39	C	Y	-3,482.55		
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39	D	Y	-1,741.28		
39	F	Y	-757.59		
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				-17,635.77	-9.97
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40	C	N	-50.91		
40	C	Y	-2,710.17		
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				-5638.46	-3.19
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41	D	N	-79.56		
41	D	Y	-876.17		
41	E	Y	-3,697.08		
				-7,319.66	-4.14
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42	C	Y	-1,251.10		
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43	B	Y	-5,982.51		
43	C	N	-5,892.70		
43	C	Y	-11,682.63		
43	D	N	-536.84		
43	D	Y	-5,611.44		
43	E	Y	-3,608.43		
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44	A	Y	-5,159.79		

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44	B	Y	-12,372.16		
44	C	N	-1,367.70		
44	C	Y	-1,350.06		
44	D	N	-616.52		
44	D	Y	-1,741.72		
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45	B	Y	-23,965.13		
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45	C	Y	-13,508.08		
45	D	N	-930.75		
45	D	Y	-3,065.72		
45	F	Y	-613.54		
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47	D	Y	-1,288.44		
47	E	Y	-1,892.99		
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48	A	N	-698		
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48	D	Y	-1,308.75		
48	F	Y	-2,420.97		
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				-1,265.54	-0.72
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50	A	Y	-864.16		
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50	C	Y	-1,871.95		
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51	A	Y	-1,770.70		
51	B	N	-4,216.92		
51	B	Y	-17,616.15		
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51	D	Y	-1,029.35		
51	E	Y	-1,623.14		
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				-35453.71	-20.05
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52	B	Y	-243,028.97		
52	C	N	-60,531.11		
52	C	Y	-101,803.56		
52	D	N	-17,563.49		
52	D	Y	-49,812.55		
52	E	N	-3,468.77		
52	E	Y	-15,883.20		
52	F	Y	-4,976.33		
52	G	N	-424.43		
52	G	Y	-2,934.02		
				-1,404,628.25	-794.29
53	A	N	-22,298.66		
53	A	Y	-55,382.81		
53	B	N	-19,496.77		
53	B	Y	-28,415.78		
53	C	N	-11,612.63		
53	C	Y	-12,513.79		
53	D	N	-5,222.63		
53	D	Y	-18,948.38		
53	E	Y	-2,861.79		
53	F	N	-1,434.34		
53	F	Y	-1,524.17		
				-179,711.75	-101.62
54	B	N	-1,080.65		
54	B	Y	-2,363.92		
54	C	N	-1,235.02		
54	D	Y	-54.44		
				-4,734.03	-2.68
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57	E	Y	-1,139.61		
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58	A	Y	-5,067.42		
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58	B	Y	-2,375.71		
58	C	Y	-1,163.61		
58	D	Y	-1,309.06		
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				-10,239.77	-5.79
59	A	N	-19,304.43		
59	A	Y	-38,426.33		

59	B	N	-20,676.85		
59	B	Y	-35,627.77		
59	C	N	-5,690.75		
59	C	Y	-15,312.38		
59	D	N	-184.86		
59	D	Y	-14,756.00		
59	E	N	-162.99		
59	E	Y	-4,652.26		
59	F	Y	-2,136.43		
				-156,931.05	-88.74
60	A	N	-163.78		
60	B	N	-2,545.01		
60	D	Y	-519.86		
60	E	Y	-2,107.55		
				-5,336.20	-3.02
61	B	N	-1,084.09		
61	B	Y	-1,529.64		
61	C	N	-1,032.88		
61	C	Y	-1,548.69		
61	D	N	-1,045.37		
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62	A	Y	-17,462.30		
62	B	N	-8,685.86		
62	B	Y	-8,510.89		
62	C	N	-4,348.31		
62	C	Y	-6,429.31		
62	D	N	-1,531.30		
62	D	Y	-3,483.08		
				-58,686.41	-33.19
			<b>-3,964,669.26</b>	<b>-3,964,669.26</b>	<b>-2,241.94</b>

**REPORT OF MRS JENNY CLIFFORD, THE HEAD OF PLANNING, ECONOMY AND REGENERATION**

**LOCAL ENFORCEMENT PLAN**

**Cabinet Member(s):** Cllr Richard Chesterton  
**Responsible Officer:** Mrs Jenny Clifford, Head of Planning, Economy and Regeneration

**Reason for Report:**

Following the decision taken at the Cabinet meeting on the 5th January 2017 to agree the content of the Local Enforcement Plan and agree it for public consultation purposes, this report outlines the comments received following public consultation undertaken together with resultant changes to the Enforcement Plan.

**RECOMMENDATION:** That Cabinet recommend to Council that the Local Enforcement Plan as attached at Appendix 1 to this report be adopted.

**Relationship to Corporate Plan:** The primary purpose of the planning system is to regulate the use and development of land in the public interest and be a positive force in protecting what is good in our environment and preventing what is unacceptable. The Planning Service is a statutory service, the effective operation of which is central to the delivery of Corporate Plan priorities of community, housing, economy and environment

**Financial Implications:** None

**Legal Implications:** The Planning Service, including the enforcement of planning control, must operate within the legal and performance parameters established through legislation, case law and Government performance indicators, but should also command public confidence in the system. The operation of the Planning System and its enforcement will, by its nature, often involve making difficult decisions that will not be universally supported within the community.

**Risk Assessment:** Local Planning Authorities are expected to operate in a reasonable way, in accordance with statutory requirements and Government guidance. There is an expectation that the Council will be able to justify its decision making.

**Equalities Impact:** There are no equality issues identified in this report. The Local Enforcement Plan sets out investigation timescales associated with different alleged breaches of planning according to prioritisation criteria. The application of such criteria gives greater transparency over the way planning enforcement complaints are investigated.

**1.0 BACKGROUND.**

1.1 A Local Enforcement Plan was considered in draft at Cabinet on 5<sup>th</sup> January 2017 and consulted upon between 13<sup>th</sup> March and 2<sup>nd</sup> May 2017. It was advertised by way of press release, notification of Parish and Town Councils and on the Council's website. Section 2 of this report summarises the responses from the consultation process and provides an officer response where required. Section 3 details the scope of the

revisions to the Enforcement Plan that are proposed following consideration of the comments and following discussion at two PPAG meetings on the 14<sup>th</sup> September and 13<sup>th</sup> December 2017. A copy of the Local Enforcement Plan is attached at **Appendix 1**.

- 1.2 Sections 1.3 – 1.5 below provides a brief overview of the Planning Enforcement Process.
- 1.3 Planning enforcement is a statutory function of local government although the power to take formal action is discretionary. The Council as Local Planning Authority has responsibility for the investigation of reported breaches of planning control. Unauthorised development can be detrimental to the local environment and a source of community tension. Failure to investigate and enforce planning conditions or address unauthorised development can reduce the effectiveness of a Local Planning Authority and undermine public confidence in the planning system. The enforcement of planning control is not subject to national performance targets in the same way as the determination of planning and other applications.
- 1.4 In March 2012, the Government published the National Planning Policy Framework which replaced much of the previous advice contained in Planning Policy Guidance ('PPG's) and Planning Policy Statements ('PPS's). With regards to enforcement of planning control, Planning Policy Guidance Note 18 (Enforcing Planning Control) was replaced by the following single paragraph:

*Enforcement*

*207. Effective enforcement is important as a means of maintaining public confidence in the planning system. Enforcement action is discretionary, and local planning authorities should act proportionately in responding to suspected breaches of planning control. Local planning authorities should consider publishing a local enforcement plan to manage enforcement proactively, in a way that is appropriate to their area. This should set out how they will monitor the implementation of planning permissions, investigate alleged cases of unauthorised development and take action where it is appropriate to do so.*

- 1.5 In order to increase transparency and manage public expectations with regards to the resourcing, powers and tools available to the Local Planning Authority, a Local Enforcement Plan has been drafted in line with the advice set out in the National Planning Policy Framework.
- 1.6 It sets out the legislative framework that the Council enforces, defines what does and what does not constitute a breach of planning control, how reported breaches will be investigated and the procedures for commencing formal enforcement action. It sets out new performance targets and clearly indicates the priority given in terms of high, medium and low to the investigation of differing breaches of planning control and the response time that can be expected. This is considered important in order to prioritise resources and manage expectations.

## 2.0 **CONSULTATION RESPONSES.**

The public consultation produced 9 responses, of which 6 were from Parish Councils and 3 were from members of the public. The responses and officer comment upon them are set out below:

### 2.1 **Parish Council responses**

**Bow Parish Council** – no comment

**Holcombe Rogus Parish Council** – no comments

**Burlescombe Parish Council** – no comments

**Bradinch Parish Council** – no comments

**Thelbridge Parish Council** – Congratulate you on producing an easy to read and understand document. The flow chart and service targets table are particularly useful. Since much of the content is determined by statute, the council does not have any further comments to make.

**Willand Parish Council** – raised a number of queries which are identified below and after each query a response has been provided. A full copy of the consultation response is attached as **Appendix 2** to this report.

Query 1. The word expedient is often used but does not appear in Policy DM31 or paragraph 207 of the NPPF.

Response: The terminology ‘expedient’ is a common phrase used in enforcement practice, and relates to whether or not the impact arising from a breach of planning control is of a level of magnitude and harm that formal action should be taken to redress the breach. For instance if in the case of an extension to residential dwelling that has been constructed with a footprint that is deeper than shown on the approved plans, if it does not result in any harm (reference to the test at policy DM13 as set out below) then it would not be expedient to take enforcement action. However if it resulted in a situation of uncomfortable overlooking of the neighbouring garden because an addition window had been included in the build then it would be expedient to take formal action.

Query 2. Who decides what is ‘appropriate’ and ‘in the public interest’?

Response: In terms of completing an enforcement investigation this is completed by the 3 enforcement officers. Once the investigation is completed and it is confirmed that a breach of planning control is committed, the enforcement officer and Area team Leader/Group Manager then agree an appropriate course of action. If the breach results in identifiable harm and the matter cannot be resolved through negotiations, formal notice would be served to redress the breach (refer to page 12 of the Plan). If such action is required there is a requirement to seek approval from the planning committee to take formal action after the officer team have decided that it would be appropriate and expedient to do so. This effectively ensures that there is a public interest check on all cases where formal action that is taken.

Query 3. The priority classifications and response times should be reviewed and amended to reflect a practical, proactive and effective response. High priority should be afforded a same day response if it is to be effective.

Response: Please refer to paragraph 3 of this report.

Query 4. The use of the term ‘discretion’ in the proportionality section causes conflict and loss of confidence in the enforcement process.

Response: Ultimately as with any case there is an element of professional judgement to be undertaken by the officer team in arriving at the way forward on a case. There

is the opportunity to complete this part of the process in discussions with the relevant elected members where their input is required.

Query 5. Last sentence of the section on retrospective planning applications should be reconsidered as if a decision is made to invite an application it must be considered that one is required.

Response: In some instances (i.e. if an unauthorised development/change of use) is considered to be policy compliant, is not causing any identifiable harm and is not required to be subject to any further controls then whilst a retrospective application would be invited no further action would be taken if one was not submitted. As stated in the Plan as drafted at paragraph 11 there will be instances where if a retrospective is not submitted the default course of action is to take formal action, serving either an enforcement notice and/or breach of condition notice.

Query 6. Concerned regarding the repeated emphasis on cost in the section regarding commencing formal enforcement action.

Response: The reference to the costs that any transgressor could be liable is factual information. This could be removed if members considered that to be appropriate.

Query 7. Consider more emphasis on ensuring that actions are taken and proper communication is maintained if Parish Councils report matters.

Response: Communication with Parish Councils on matters that are reported is considered to be an important and critical part of the process and now that the Enforcement Team is fully staffed and is operating with a single Area team Leader as the line manager with responsibility for the staff in the team, the staff group are confident that this will be standard practice going forward.

Query 8. The reference to: “Achieve a balance between protecting amenity and other interests and allowing acceptable development to remain, or to continue, in the absence of permission”.

Response: This means that where a breach of planning control is not causing any harm and would be considered to be compliant with the relevant policies in the development plan then the course of action would be not to take any further action and to notify the land/property owner that it would be in their interest to submit an application to regularise the situation in planning terms. However in some cases this would not be enforced in the event the property/land owner elected not to make a retrospective submission (see also page 11 of **Appendix 1**).

## 2.2 Response from members of the public.

3 responses were received from members of the public which raised the following points :

- Technical terms with exact legal meanings should be capitalised.
- The document is supported.
- Need assurance that MDDC have sufficient resources to enable the policy to be put into practice.

- The loop hole of retrospective planning permission needs closing.

### **3.0 PROPOSED CHANGES SINCE CONSULTATION.**

3.1 The Plan as it was drafted for consultation sets out up to 15 working days for a first site inspection to be completed, depending on the nature of the breach that is alleged as clarified below:

- For high priority cases (where the alleged breach is causing serious harm to the environment or serious disturbance or nuisance) the response time for the first site visit is confirmed as within 3 working days of registration.
- For medium priority cases the response time for the first site visit is confirmed as within 10 working days of registration.
- For low priority cases) the response time for the first site visit is confirmed as within 15 working days of registration.

3.2 Following the consultation undertaken and considering the comments of the members at the Planning Policy Advisory Group meetings (14<sup>th</sup> September and 13 December) the following revised arrangements for first site inspections are proposed and the draft Local Enforcement Plan updated accordingly. Members will note that a new category has been introduced for those cases of the highest priority as outlined below.

#### **Highest Priority: (NEW CATEGORY)**

A breach of planning control which is in the process of causing very serious harm to the environment or to public safety unless an immediate response is made

- The unauthorised works or use of land or buildings that present an immediate and serious danger to the public
- Unauthorised works that are in the process of being seriously detrimental to the character of a Listed Building, Scheduled Ancient Monument, Conservation Area or Site of Specific Scientific Interest.
- Works that are currently taking place to protected trees or hedgerows.

**Response time – 80% of first site visits within 2 working days of registration**

#### **High Priority: (REVISED)**

A breach of planning control which is causing, or is likely to cause serious harm to the environment or to public safety unless an urgent response is made

- The unauthorised works or use of land or buildings that present a danger to the public
- Unauthorised works that could be seriously detrimental to the character of a Listed Building, Scheduled Ancient Monument, Conservation Area or Site of Specific Scientific Interest.
- Unauthorised development that causes serious harm, yet has gone undetected and the statutory time limit for taking enforcement action is imminent

- Works to protected trees or hedgerows.

**Response time – first site visit within 3 working days of registration**

**Medium Priority: (NO CHANGE)**

The priority level covers all cases that are not a high or low priority

- Unauthorised developments causing serious disturbance/ nuisance to residents or damage to the environment.
- Work to Listed Buildings which is not considered seriously detrimental to its character.
- Unauthorised advertisements in a conservation area or prominent locations which have the potential to cause serious harm to public safety or amenity.
- Unauthorised development where the statutory time limit for taking enforcement action may expire within the next six months.
- Untidy land which is causing serious harm to the amenity of the area
- Non-compliance with planning conditions which are having a significant adverse impact on the development, amenity or neighbouring properties
- Deviation from approved plans, which is having a significant adverse impact on amenity or neighbouring properties

**Response time – first site visit within 10 working days of registration**

**Low priority: (NO CHANGE)**

- This priority level covers breaches of planning control that are causing limited or no harm to the environment or residential amenity e.g.
- Technical breaches of control – for example works that are marginally above permitted development
- Installation of satellite dishes
- Unauthorised advertisements in less sensitive locations
- Minor variations from approved plans which are not having an adverse impact on amenity

**Response time – first site visit within 15 working days of registration**

3.3 The changes as outlined above have been made to the copy of the Enforcement Plan which is attached at **Appendix 1** and which is proposed for adoption.

**4.0 Planning Policy Advisory Group.**

4.1 Following consideration at the meeting on the 13<sup>th</sup> December the Planning Policy Advisory Group (PPAG) resolved to recommend that the local enforcement plan as it has been revised (refer to **Appendix 1**) and as summarised at section 3 be presented to Cabinet recommending that it is approved by the Council.



4.2 At this meeting the member group also raised the issue of out of hours cover in respect of planning enforcement and whether the Authority should be providing more out of hours cover for services on a 24 hour/7 days a week basis. Members requested that a note be added to this Cabinet report. An out of hours messaging service is currently provided through Taunton Deane Borough Council.

**Contact for more Information:**

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**Circulation of the Report:**

Cabinet Members

**List of Background Papers:**

National Planning Policy Framework

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Scrutiny Committee 22<sup>nd</sup> February 2016,  
23<sup>rd</sup> May 2016, 10<sup>th</sup> October 2016.  
Cabinet 5<sup>th</sup> January 2017.

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# **Local Enforcement Plan Mid Devon District Council**

**January 2017**

## MID DEVON DISTRICT COUNCIL

### LOCAL ENFORCEMENT PLAN

#### BACKGROUND

Mid Devon District Council has responsibility for the investigation of reported breaches of planning control. Unauthorised development can be detrimental to the local environment and be a source of social tension. Failure to enforce planning conditions or address unauthorised development can reduce the effectiveness of a Local Planning Authority and undermine public confidence in the planning system.

Policy DM31 of the Mid Devon Local Plan (MDLP) which was adopted in October 2013, states;

*The Council will investigate unauthorised development, acting proportionately to the scale of the suspected breach of planning control. Enforcement action will be taken where it is appropriate to do so and in the public interest.*

The MDLP, in paragraph 6.3 clarifies the need for a Local Enforcement Plan to set out the Council's approach to enforcement and states it will include timescales for action and detail on how the Council will respond to suspected breaches of planning control.

This Local Enforcement Plan has been developed in accordance with Government advice contained in the National Planning Policy Framework (March 2012) which was issued by the Department for Communities and Local Government. Paragraph 207 states;

*Effective enforcement is important as a means of maintaining public confidence in the planning system. Enforcement action is discretionary, and local planning authorities should act proportionately in responding to suspected breaches of planning control. Local planning authorities should consider publishing a local enforcement plan to manage enforcement proactively, in a way that is appropriate to their area. This should set out how they will monitor the implementation of planning permissions, investigate alleged cases of unauthorised development and take action where it is appropriate to do so."*

Furthermore, the Local Government Ombudsman, who investigate complaints from the public when Councils have failed to take enforcement action, state in their report 'Not in my back yard:

Local People and The Planning Process' (December 2014);

*"(Local Enforcement) Plans should set out how councils will investigate alleged cases of unauthorised development, the circumstances where they might take action, and the enforcement actions that they will consider. This will help officers make*

*consistent decisions and understand the legal tools available to them. It will also help local people understand what to expect when they make a complaint. The enforcement plan should be reviewed and updated on a regular basis.”*

Bearing this guidance in mind, this Plan will pursue the following objectives:

- Provide an accessible service that maintains public confidence in the planning system;
- Provide a service that is both reactive and proactive in its commitment to remedy undesirable effects of unauthorised development;
- Provide a service response that is prioritised according to the harm or the potential harm caused by the breach;
- Provide information on how breaches of planning control will be investigated and action taken where it is appropriate to do so;
- Monitor development in line with resources and prioritise according to the scale and complexity of the development permitted;
- Achieve a balance between protecting amenity and other interests and allowing acceptable development to remain, or to continue, in the absence of permission;
- Seek resolution of planning breaches through informal and formal action including prosecution of offenders to uphold the integrity of the planning system;
- Monitor performance of the service.

These objectives should be read within the context of the policies contained within the adopted MDLP and Mid Devon District Council’s wider corporate aims as set out in the Corporate Plan 2016 -2020

- Economy
- Houses
- Community
- Environment

## LEGISLATIVE FRAMEWORK

The statutory legislation that the Council enforces is based upon the Town and Country Planning Act 1990 (as amended) and the Planning (Listed Buildings and Conservation Areas) Act 1990. This legislation forms the fundamental basis of the planning system today in England and Wales.

Subsequent national planning legislation that is of particular relevance to Planning Enforcement includes the following :

**The Town and Country Planning (General Permitted Development) (England)**

**Order 2015** which sets out what can be done under 'permitted development rights', i.e. without requiring specific planning permission from the Council.

**The Town and Country Planning (Control of Advertisements) Regulations 2007 (as amended)** which sets out which advertisements benefit from deemed consent i.e. those advertisements which can be displayed without requiring express consent from the Council.

**The Town and Country Planning (Use Classes) Order 1987 (as amended)** which sets out the various categories that different uses of land fall into, and what comprises a material change of use requiring planning permission.

**Planning (Listed Buildings and Conservation Areas) Act 1990** which sets out the regards a Local Planning Authority must have to preserving or enhancing the character and appearance of listed buildings and conservation areas

## **WHAT IS A BREACH OF PLANNING CONTROL?**

The Town and County Planning Act 1990 (as amended) sets out that planning permission is required for development. Section 55 of this Act defines development as the “*carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change of use of any buildings or other land.*”

Section 171A of the Act defines a breach of control as a) carrying out development without the required planning permission, or b) failing to comply with any condition or limitation subject to which planning permission has been granted.

The majority of complaints made to the Council allege that one of the following breaches has occurred:

- Operational development has taken place without planning permission
- A material change of use of land without planning permission
- Works have not been carried out in accordance with an approved planning permission
- Failure to comply with conditions attached to an approved planning permission

There are also other matters which fall under the scope of planning control, and therefore any reported breach would be investigated by the Council. These include:

- Advertisements which are being displayed without either deemed or express consent
- Works to a listed building which affect its character and setting without the necessary listed building consent
- Demolition in a conservation area, when planning permission is required
- Works to or removal of protected trees and hedgerows

## **WHAT IS NOT A BREACH OF PLANNING CONTROL?**

We receive a number of complaints about matters which are not within the scope of planning control. They may fall within the remit of other Council departments, and where this is the case we will advise the complainant of where to seek further advice. Some examples of things that we cannot investigate include:

- Boundary wall and other land ownership disputes. These are civil matters between neighbours, and we do not keep records of land ownership
- Parking, traffic and obstructions on the Highway or verges. These are matters in which we cannot take action. Devon County Council are the highway authority and can be contacted on 0845 155 100 for further advice
- Fly tipping. This is investigated by the Council's Environmental Health Team. Reports can be made via the Council's website or by phone on 01884 255255. For very large quantities of fly tipped waste or incidents which might threaten to pollute a water course, the Environment Agency can investigate. Their hotline number is 0800 807060.
- Dangerous structures. These may fall within the remit of the Building Control team who can be contacted on 01884 234345
- Complaints regarding noise and smell. These may be an issue which can be investigated by Environmental Health who can be contacted on 01884 255255.
- Stationing of a caravan within the grounds of a dwelling

### **Time Limits**

Section 171B of the Act sets out the time limits for taking enforcement action. In the case of building, engineering, mining or other operations in, on, over or under land, normally no action can be taken after four years from where the works were substantially completed. Where there has been a change of use of any building to a single dwelling house, the limit is also four years, beginning with the date of the breach. In the case of any other breach of planning control no enforcement action can be taken once ten years has elapsed. Works to listed buildings, protected trees and the display of advertisements fall within the remit of different legislation, and therefore these time limits do not apply.



## **INVESTIGATION OF REPORTED BREACHES OF PLANNING CONTROL**

### **Receipt of complaints**

There are several ways that members of the public can register a planning enforcement complaint:

- by email to [devcon@middevon.gov.uk](mailto:devcon@middevon.gov.uk)
- by telephone to the contact centre 01884 225 225
- by completing the online form at <https://www.middevon.gov.uk/residents/planning/planning-enforcementreporting-alleged-breaches/>
- by writing to us at Planning Enforcement, Mid Devon District Council, Phoenix House, Phoenix Lane, Tiverton, Devon, EX16 6PP
- in person to the duty Planning Officer at Phoenix House from 9:00 to 12:00, Monday to Friday

Breaches of planning control are also reported to the Council by its Elected Councillors, Parish and Town Councils. The Council's staff also identify breaches for investigation.

### **Confidentiality**

The details of the complainant are treated as confidential. However, in some circumstances this may not be possible particularly when matters progress to court in the event the complainant becomes a witness and gives evidence and/or details of the complaint must be disclosed. Representations received on a planning application are not confidential. Breaches reported by Parish and Town Councils where they are discussed in public at a meeting of the Council are a matter of public record and not treated as confidential.

### **Registration of complaints**

When a complaint is received, it is recorded on our secure database and allocated a unique reference number. In order that we are able to investigate effectively it is important that we have the following information as a minimum:

- Full address of the site where the breach of control is suspected
- Details of the nature and extent of the suspected breach of control
- Name and contact details of the complainant so that we are able to update on progress made and advise of the outcome of our investigation. For convenience and in the interests of best use of resources, it is helpful for this to include an email address if the complainant is happy to be contacted in this manner. Generally we will not investigate anonymous complaints.

We will acknowledge all complaints made to us, and confirm the reference number and the investigating officer. This may be by telephone if the complaint is made in this manner.

All complainant details will remain confidential. Although a contravener may be able to guess the source of the complaint, this will not be revealed by the Council. All information is held securely in our database and is not accessible to the public.

### **Background checks**

Once a complaint has been registered, we will carry out a check of the planning history of the site. This may include checking whether planning permission has been granted for the development, whether there are any relevant conditions or if the matter has been previously investigated. If appropriate, we may look at aerial photographs from different timescales and historic maps.

We may also liaise with other Council departments relevant to the case. This may include Building Control, Environmental Health, Licensing and Council Tax. This helps us establish a background to the case, and may help us to confirm whether works have already commenced or a change of use has occurred.

In order that we are able to use the resources available most effectively, we prioritise all cases received as follows:

**Highest Priority:**

A breach of planning control which is in the process of causing serious harm to the environment or to public safety unless an immediate response is made.

The unauthorised works or use of land or buildings that present an immediate and serious danger to the public.

Unauthorised works that are in the process of being seriously detrimental to the character of a Listed Building, Scheduled Ancient Monument, Conservation Area or Site of Specific Scientific Interest.

Works that are currently taking place to protected trees or hedgerows.

**Response time – 80% of first site visits within 2 working days of registration**

**High Priority:**

A breach of planning control which is causing, or is likely to cause serious harm to the environment or to public safety unless an urgent response is made.

The unauthorised works or use of land or buildings that present a danger to the public.

Unauthorised works that could be seriously detrimental to the character of a Listed Building, Scheduled Ancient Monument, Conservation Area or Site of Specific Scientific Interest.

Unauthorised development that causes serious harm, yet has gone undetected and the statutory time limit for taking enforcement action is imminent.

Works to protected trees or hedgerows.

**Response time – first site visit within 3 working days of registration**

**Medium Priority:**

The priority level covers all cases that are not a high or low priority.

Unauthorised developments causing disturbance/ nuisance to residents or damage to the environment.

Work to Listed Buildings which is not considered seriously detrimental to its character.

Unauthorised advertisements in a conservation area or prominent locations which have the potential to cause serious harm to public safety or amenity.

Unauthorised development where the statutory time limit for taking enforcement action may expire within the next six months.

Untidy land which is causing serious harm to the amenity of the area.

Non-compliance with planning conditions which are having a significant adverse impact on the development, amenity or neighbouring properties.

Deviation from approved plans, which is having a significant adverse impact on amenity or neighbouring properties.

**Response time – first site visit within 10 working days of registration**

**Low priority:**

This priority level covers breaches of planning control that are causing limited or no harm to the environment or residential amenity.

Technical breaches of control – for example works that are marginally above permitted development.

Installation of satellite dishes.

Unauthorised advertisements in less sensitive locations.

Minor variations from approved plans which are not having an adverse impact on amenity.

**Response time – first site visit within 15 working days of registration**

**Initial site visit**

Once the check of the history of the site has been undertaken, the investigating officer will normally visit the site. Sometimes for safety or operational reasons this may be by more than one officer, or with colleagues from other departments. It is standard procedure for the officer to visit the site where the alleged breach of control has been reported, and speak to the owner or occupier where they are present.

The timescale for the initial site visit when required of the site relates to the priority of the alleged breach (see above). Where the matter falls within the remit of more than one Council department, the initial visit may be carried out by an officer from another department.

As part of our investigation we may take photographs at the site. These will be stored in a secure manner and will not be accessible to the public but may be used in documents which the public will have access to in the event of them being required as evidence. Photographs enable us to have an accurate record of the situation on a given day and also facilitate discussions with other officers about what has been seen during the site visit. Once the visit has been completed, the findings will be assessed and a view taken as to how the investigation will proceed. This may include obtaining legal advice about the case.

### **If no breach is established**

A significant proportion of cases are closed as it appears to the Council that no breach of control has occurred. Examples of where this might take place include where:

- planning permission has been granted for the development
- there is no evidence that the alleged breach has taken place.
- specific planning permission is not required as the works fall under the scope of the Town and Country Planning (General Permitted Development) (England) Order 2015. This legislation grants deemed planning permission for certain works.
- evidence confirms that the development is now immune from enforcement action due to the passage of time

Where no breach is established and therefore no further action is to be taken, we will notify the complainant within ten days of the date of the initial site visit to explain the position and the case will be closed.

### **Where further investigation is required**

In some circumstances it may not be possible to establish from our initial visit whether there is a breach of planning control. Examples of this may include:

- Alleged breaches of hours of operation conditions
- Domestic premises being used for business purposes where a material change of use is alleged
- Building works which the owner claims took place more than four years ago.

Further investigation will be required, and examples of this may include a more detailed study of Council records, liaison with other Council departments and external agencies and seeking further clarification from the alleged contravener.

In some cases, we may ask the complainant to provide us with more information. If they are unable to do so, this may result in the Council not being able to take further action due to insufficient evidence.

### **Obtaining additional information**

To help us obtain more information and to ensure we correctly identify the breach of planning control and persons responsible, there are specific legal tools available to us. These are discretionary, and are not used in every case:

#### **i) Planning Contravention Notice (PCN)**

A PCN can be served on anyone with an interest in the property. It can only be served where it appears to the Council that a breach of planning control may have occurred and they want to find out more information before deciding what if any enforcement action to take. It allows

the local planning authority to require any information they need for enforcement purposes about any operations being carried out or any use of the land.

It can be used to invite its recipient to respond constructively to the Council about how any suspected breach of planning control may be satisfactorily remedied.

There is no right of appeal against a PCN and failure to respond within the required timescale is an offence.

#### **ii) Section 330 Notice (Requisition for Information)**

To enable the Council to exercise other powers, they may serve a notice under Section 330 of the Town and Country Planning Act 1990 requiring information as to interests in land, including ownership and occupier details. There is no right of appeal against a Section 330 Notice and failure to respond within the required timescale is an offence.

#### **Where a breach of control is established**

Where a breach is established, the first step is for a decision to be made whether it would be expedient to take formal action. Expediency is a test of whether the unauthorised activities are causing serious harm having regard to the Mid Devon District Council Local Plan policies and other material considerations. This decision will be made in conjunction with the relevant Planning Officer.

It may be the case that a technical breach of control has occurred, but that it is so minor in nature, and having little or no impact on the amenity of the local area, that it would not be expedient to take further action. An example of this might be a fence which is slightly higher than the height it could be erected without the need for planning permission, so is a technical breach of control. If it was not having any adverse impact on the amenity of the area, the Council may decide that it is so minor that it would not warrant any further action.

#### **Proportionality**

The provisions of the European Convention on Human Rights such as Article 1 of the First Protocol, Article 8 and Article 14 are relevant when considering enforcement action. Government guidance advises that there is a clear public interest in enforcing planning law and planning regulation in a proportionate way. In deciding whether enforcement action is taken, the Council will have regard to the potential impact on the health, housing needs and welfare of those affected by the proposed action, as well as those who are affected by a breach of planning control.

Planning enforcement powers are discretionary, and it is not considered to be a good use of limited public resources to pursue enforcement action against any development where planning permission would normally be granted, except where the imposition of conditions would allow appropriate controls to be secured. It is important to be aware that enforcement is not intended to be a punishment for those who have breached planning control, but a necessary function to protect the environment.

Where a development is considered likely to be granted planning permission, or where the imposition of conditions would enable appropriate control, the Council will encourage the submission of a retrospective planning application. This enables affected neighbours and interested parties to have their say. Where the Council considers that there is no prospect of planning permission being granted, and there is an adverse impact on the built environment,

the Council will proceed to formal enforcement action where negotiations to resolve the matter informally are unsuccessful.

### **Negotiation**

Where it is considered that the breach of planning control is unacceptable, the Council will initially attempt to negotiate a solution unless the breach is causing an irreparable harm to the environment or local amenity. This may include the reduction or cessation of an unauthorised use or activity or the modification or removal of unauthorised operational development.

In carrying out negotiations, officers will have regard to the specific circumstances of the case, and advise an appropriate timescale for any remedial works or relocation to be carried out. Where it is clear from the outset that negotiation will not be successful, or where a solution cannot be reached within a reasonable timescale, we will proceed with formal action.

### **Retrospective planning application**

In circumstances where a breach of planning control has occurred and it is considered that the development could be made acceptable by the imposition of conditions, or where the submission of a planning application is likely to benefit the proper assessment of the impact of the unauthorised development, a retrospective planning application would be invited within a specified timescale. In such circumstances it will be made clear that the invitation is made without prejudice to any final decision the Council may make in the matter. If such an application is not submitted, the Council will consider whether or not it is expedient to take enforcement action.

## **COMMENCING FORMAL ENFORCEMENT ACTION**

Where negotiations with the contravener are unsuccessful, or if the breach of control is considered to have such a detrimental impact that more immediate action is needed, there are a range of powers available to the Council, which are set out in the paragraphs below.

The Planning Services Scheme of Delegation sets out which powers are delegated to the Head of Planning and Regeneration and which will require Planning Committee authority.

Once a report has been prepared for committee approval, the contravener and complainant will be advised of the date in writing. The Planning Committee meeting will be held in Council's Tiverton office at Phoenix House and meetings usually commence at 2.15pm. The meeting is open to the public. There is an opportunity for both parties to address the Committee. Details of the procedure on how to register to speak will be contained within the letter.

A copy of the officer's report is available either from Phoenix House five working days prior to the date of the Committee or via the Committee Meetings and Minutes link accessed from [www.middevon.gov.uk](http://www.middevon.gov.uk).

### **Enforcement Notice**

This can be issued where development is being carried out without planning permission or where a condition is not being complied with. It requires action to be taken to rectify the breach within a specified timescale. A copy should be served on the land and anyone with an interest in the land. Once the notice has been served, there is a further minimum period of 28 days before the notice becomes effective. Any person in receipt of a copy of the notice has right of appeal to the Planning Inspectorate. Failure to comply with an enforcement notice is a criminal offence tried in the Magistrates' or the Crown Court. The maximum penalty in the Magistrates' Court is a fine not exceeding £20,000 but there is no limit on the fine that the Crown Court may impose.

### **Breach of Condition Notice**

This can be issued where a condition on a planning permission is not being complied with. A copy of the Breach of Condition Notice, is not served on the land, but instead on anyone with an interest in the land and requires compliance with condition within a specified timescale. There is no right of appeal, but the validity of a breach of condition notice, and the appropriateness of the local planning authority's decision to serve it may be challenged by application to the High Court for judicial review. Summary prosecution can be brought in the Magistrates' Court for the offence of contravening a breach of condition notice. The maximum penalty on conviction is a fine, currently not exceeding £1,000.

### **Listed building Enforcement Notice**

This is similar to an Enforcement Notice but used where works have been carried out to a listed building, either without the benefit of listed building consent or in contravention of a condition of such a consent. The notice can require the removal of the unauthorised works and reinstatement.

### **Stop Notice**

This can be served with an Enforcement Notice or after we have served an Enforcement Notice if it is considered that continuing unauthorised development is causing irreparable

and immediate significant harm. The Stop Notice continues to take effect even if an appeal is lodged against the Enforcement Notice. It requires that activities cease to safeguard local amenity or public safety and to prevent serious or irreversible harm to the environment. There is a minimum three day period before it comes into effect. There is no right of appeal to the Secretary of State against the prohibitions in a stop notice. The validity of a stop notice, and the appropriateness of the local planning authority's decision to issue a notice, may be challenged by application to the High Court for judicial review. Where the associated enforcement notice is quashed, varied or withdrawn or the stop notice is withdrawn, compensation may be payable in certain circumstances and subject to various limitations.

### **Temporary Stop Notice**

These can be served where we consider that there has been a breach of planning control, and it is necessary to stop the activity or development in question immediately to safeguard the amenity of the area. This differs from the normal Stop Notice powers as it is immediate and does not have to be accompanied by an Enforcement Notice, but it is only valid for a period of 28 days. There is no right of appeal when a Temporary Stop Notice is served, but a judicial review can challenge the validity and propriety of our decision.

### **Section 215 Notices**

When the condition of land or buildings negatively affects the amenity of an area, a Section 215 Notice can be served. This requires the owners and occupiers of the land to take specific steps to secure an improvement in its appearance. Recipients of a Section 215 Notice have the right of appeal to a Magistrates' court. Failure to comply with the notice is an offence.

Where an appeal is lodged with the Planning Inspectorate against any notice issued by the Council, the complainants, the applicable Ward Councillors and the Town/Parish Council will be notified in writing and advised on how they may contribute to the appeal process, should they wish to do so.

### **Prosecution**

We can commence Court proceedings where a formal notice has not been complied with. In addition, in some instances we can commence legal proceedings for unauthorised works without the need to serve any formal notices, e.g. unauthorised works to a listed building or a protected tree or an unauthorised advertisement.

We will apply two tests in cases where a prosecution appears likely, in consultation with our legal services department:

- i) The evidential test - Is there admissible and reliable evidence that the offence has been committed, and that there is a reasonable prospect of conviction?
- ii) The public interest test - Is it in the public interest to take action?

### **Direct Action**

The Council has powers to enter land to carry out works and to make sure an Enforcement Notice or a Section 215 Notice is complied with by carrying out the required steps ourselves. The Local Planning Authority may also recover from the person who is then the owner of the

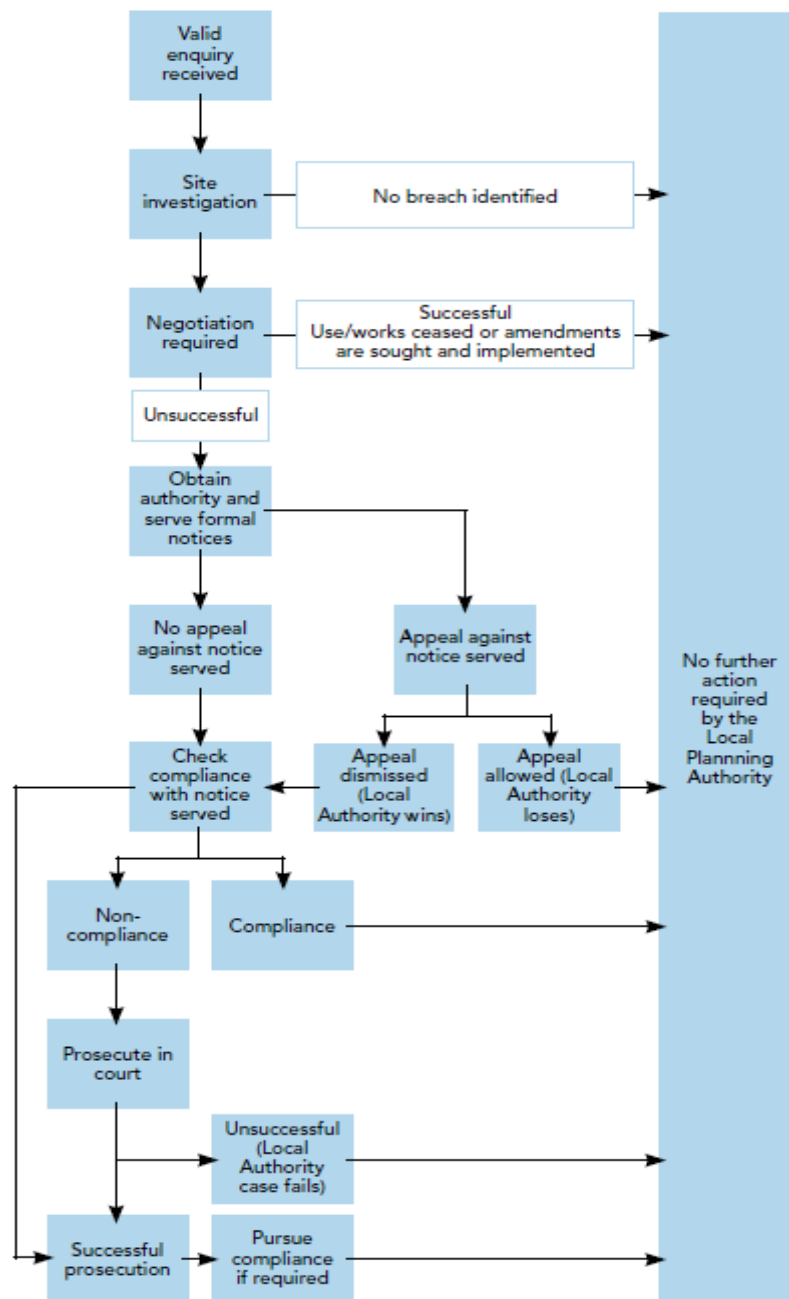


land any expenses reasonably incurred by them in doing so, either by direct billing or by registering. a charge on the property with the Land Registry. Direct Action is costly, and will only be considered when the level of harm being caused is sufficient to justify the use of limited resources.

### **Injunction**

This is an order of the High Court or the County Court, which can be used to restrain an actual or anticipated breach of planning or listed building control. This power is used where nothing short of an injunction would be effective to restrain breaches. There are compensation implications for the LPA to consider. Failure to comply with an injunction can lead to an unlimited fine and/or imprisonment.

## How the process works



## TARGETS FOR ACTION

The planning service aims to achieve the following targets. The Service will set performance targets depending upon the priorities and resources available to deliver the planning enforcement service:

ACTION	TARGET TIME
Register and acknowledge all written complaints	3 working days
Carry out initial site visit – Highest priority cases	80% of first site visits within 2 working days of registration
Carry out initial site visit – High priority cases	3 working days
Carry out initial site visit – Medium priority cases	10 working days
Carry out initial site visit – Low priority cases	15 working days
Initial response to complainant setting out progress or informing about a decision in cases where there is no breach	Within 5 working days of the date of the initial site visit
Notify complainant that Enforcement Notice has been served or decision that ‘no action’ will be taken	Within 5 working days of the issue of the notice or decision to take no further action.

When cases take a long time to investigate, for example where on-going monitoring is required, the Enforcement Officer will update the complainant at each significant stage of the process. This might include consulting if a retrospective planning application is submitted or advising of the compliance date within an issued enforcement notice.

The Enforcement Service will endeavour to resolve enquiries within three months of their receipt. However, where formal enforcement action is required, such as the issue of an enforcement notice, the timescales involved will not make this possible.

## **MONITORING THE IMPLEMENTATION OF PLANNING PERMISSIONS**

It remains the responsibility of individual developers to comply with the terms and conditions set out in their planning permissions. However, failure to comply can affect not only the quality of the environment of the district or the amenity of the neighbourhood and also undermine the reasons and justification for granting planning permission in the first place.

There is no requirement for a developer to notify the Council of commencement of most developments once planning permission has been granted, however we ask that they do so. We are not always aware of when work commences on site and it is of assistance if this is brought to our attention. Due to limited resources, it is not possible for the Council to monitor every planning permission granted. We rely in part on nearby residents and the Town and Parish Councils to let us know if they notice things are not being built in accordance with the approved plans, or if a condition is not being complied with.

Where planning applications have attracted a high level of public interest we will endeavour to monitor the implementation of any permission granted.

## **REVIEWING THE PLAN**

This Local Enforcement Plan will be reviewed every three years or sooner if there is a substantial change in the relevant legislation.

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# WILLAND PARISH COUNCIL

## Local Enforcement Plan Mid Devon District Council

### Consultation draft March 2017

Willand Parish Council has considered this document and has the following observations and questions.

#### 1. **Initial observations and comment:**

1.1 The opening paragraph is sound, written in plain English and can be clearly understood. What comes afterwards and the possible way it is interpreted and implemented, together with historical experience, gives cause for concern and has the beginnings of affecting public confidence in the system as implemented by MDDC from this point.

1.2 It is appreciated that the NPPF at paragraph 207 gives advice and much of that is viewed as contradictory after a robust opening sentence which is then followed by words which if interpreted and actioned by a weak system allows no action to be taken in most cases. Words such as 'discretionary' and 'proportionately' are used but so are the words 'manage enforcement proactively' which seem to be ignored in practice in a number of instances. The word 'expedient' is often used but does not appear in Policy DM31 or paragraph 207 of the NPPF.

1.3 DM31 also includes the sentence "*Enforcement action will be taken where it is appropriate to do so and in the public interest.*" What is not clear is who is to decide what is 'appropriate' and 'in the public interest'? Certainly, in the past the Parish Council have not felt that they, rather than an officer, have a view as to what is in the public interest. [One noticeable exception to this has been the working relationship established with one enforcement officer during the past year or so who has now left.]

#### 2. **The Objectives (page 2):**

2.1 Most of the objectives are understandable, achievable and measurable. One objective as outlined in paragraph 2.2 below is considered to be open to misinterpretation and is not proactive. It is basically considered to be permissive and concessionary to those who through ignorance or deliberate action are non-compliant and could be seen to be permitted advantage over those persons who comply with the procedures and the planning system.

2.2 The objective subject to concern reads:-  
*"Achieve a balance between protecting amenity and other interests and allowing acceptable development to remain, or to continue, in the absence of permission;"*  
This gives the impression that whatever breach or unapproved action or construction was taking place would be permitted to continue and no mention is made of regularising the position. It is suggested that the objective should be amended to read as follows: -

*“Achieve a balance between protecting amenity and other interests and allowing acceptable development to remain, or to continue, subject to the application and granting of permission or appropriate amendment of a current approval;”*

### **3. LEGISLATIVE FRAMEWORK**

#### **WHAT IS A BREACH OF PLANNING CONTROL?**

#### **WHAT IS NOT A BREACH OF PLANNING CONTROL?**

3.1 These sections appear factual and the content is clear.

### **4. INVESTIGATION OF REPORTED BREACHES OF PLANNING CONTROL**

4.1 Paragraphs under the headings **Receipt of complaints, Confidentiality, Registration of complaints and Background checks** are clearly written and workable.

4.2 The three tables setting out **Priorities** could be debated as to whether or not the correct priority is accorded to the appropriate description of the alleged breach. It is argued that if no change is made to the classifications the **response times** are not practical. They should be reviewed and amended to reflect a practical proactive and effective response. **High Priority** should be afforded a same day response if it is to be effective.

4.3 **Example: [extreme but makes a point]** On a Friday afternoon at about 1700 hours a parish councillor becomes aware of a developer cutting down trees and digging out a hedge which is protected under a TPO and conditions of a planning approval. No one working in planning at that time of day on a Friday. An email is sent that evening but will not be read until the following Monday. Saturday and Sunday are non-working days. Three working days are allowed to register the complaint as it is busy – Monday, Tuesday and Wednesday are gone before registration. It gets to a planning or enforcement officer on the Thursday morning. Three working days are then allowed to attend site. Thursday and Friday are missed – Saturday and Sunday are non-working days and so it will be Monday before a visit will be made. Are there any trees or hedge to see?

4.4 Similar examples can be given for the lower priorities and a builder can build a lot of house wall in 18 working days plus 6 weekend days if he is really keen to get on with things.

4.5 It is suggested that priorities section be revisited and ‘tightened up’ with a much-shortened response time. The current Enforcement Policy Statement dated November 2005 under Clause 6 (Code of Practice) paragraph 5 clearly gives instances where a site visit should take place within ONE DAY of receipt of notification.

4.6 No observations are offered to the paragraphs headed **Initial site visit; If no breach is established; Where further investigation is required; Obtaining additional information; Where a breach of control is established.**

4.7 **Proportionality:** The words as written are understood and clear BUT it is the liberal interpretation and the use of ‘discretion’ which causes conflict and loss of confidence in the enforcement process. This is particularly so when the liberal interpretation is used to take no action where there is an obvious failure to comply with conditions used to justify a planning approval or a deliberate deviation from approved plans.



4.8 **Negotiation:** This process is clear and no change is recommended.

4.9 **Retrospective planning application:** The last sentence of this section needs reconsideration.

*“If such an application is not submitted, the Council will consider whether or not it is expedient to take enforcement action.”*

Surely if a decision is made to invite a retrospective planning application it must be considered that one is required. If the person involved does not do so then, as written, it would appear that the system weakens and officers will find it expedient to take no action. Another example as to how the general public lose confidence in the process of enforcement.

## **5. COMMENCING FORMAL ENFORCEMENT ACTION:**

5.1 This section factually sets out the relevant law and procedures. Of concern is the repeated emphasis on potential cost which may occur if certain actions are taken. The inference is that the overriding consideration is potential costs if positive action is taken and appealed or subjected to judicial review. This again is seen as a cause for loss of public confidence in the system.

5.2 The table on page 15 is self explanatory BUT the last boxes of ‘Successful prosecution’ to ‘Pursue compliance if required’ surely should not have an arrow to ‘No further action required by Planning Authority’ as they will surely be the authority to monitor compliance and report back to the court if not done.

## **6. TARGETS FOR ACTION:**

6.1 Comment has been made as to the number of working days allowed for registration and visited in paragraphs 4.2 to 4.5 inclusive above.

6.2 In the table rows 2 to 4 under ‘Target Time’ the words “of registration” should be added to be consistent with the tables on pages 7 & 8.

## **7. MONITORING THE IMPLEMENTATION OF PLANNING PERMISSIONS:**

7.1 *“We rely in part on nearby residents and the Town and Parish Councils to let us know if they notice things are not being built in accordance with the approved plans, or if a condition is not being complied with.”*

If parish councils do report matters it is incumbent on the Planning Department to ensure that actions are taken AND proper communication is maintained giving the requisite feedback. Perhaps more emphasis on this point needs to be in the policy by adding an additional paragraph to this section.

8. **Offer:** Willand Parish Council would be willing to discuss any points raised in order to elaborate or clarify any points.



## **MID DEVON DISTRICT COUNCIL**

**MINUTES** of a **MEETING** of the **CABINET** held on 1 February 2018 at 2.15 pm

### **Present**

#### **Councillors**

C J Eginton (Leader)  
R J Chesterton, P H D Hare-Scott,  
C R Slade, Mrs M E Squires and  
R L Stanley

### **Also Present**

#### **Councillor(s)**

F W Letch, Mrs J Roach and F J Rosamond

### **Also Present**

#### **Officer(s):**

Stephen Walford (Chief Executive), Andrew Jarrett (Director of Finance, Assets and Resources), Kathryn Tebbey (Group Manager for Legal Services and Monitoring Officer), Joanne Nacey (Group Manager for Finance), Adrian Welsh (Group Manager for Growth, Economy and Delivery), Alan Ottey (Tiverton Town Centre and Market Manager), Catherine Yandle (Group Manager for Performance, Governance and Data Security) and Sally Gabriel (Member Services Manager)

## **105. APOLOGIES**

There were no apologies.

## **106. GROUP MANAGER FOR FINANCE**

The Chairman introduced and welcomed Jo Nacey, the new Group Manager for Finance and Deputy S151 Officer to the meeting.

## **107. DECLARATION OF INTERESTS UNDER THE CODE OF CONDUCT**

The following declarations of interest were provided:

Cllr R L Stanley - Agenda Item 12 (Land at Burlescombe – Award of Contract), Personal Interest as a Director of 3 Rivers Developments Limited

## **108. PUBLIC QUESTION TIME**

There were no members of the public present.

## **109. MINUTES OF THE PREVIOUS MEETING (00-01-58)**

The minutes of the previous meeting held on 4 January 2018 were approved as a true record and signed by the Chairman.

## **110. SEVERE WEATHER EMERGENCY PROTOCOL AND EXTENDED WINTER PROVISION PROTOCOL (00-03-03)**

Arising from a report from the Group Manager for Housing, the Homes Policy Development Group had recommended that the Housing Service continues to work in partnership to deliver the Housing Options Severe Weather Emergency Protocol (SWEPE) and Extended Winter Provision Protocol.

The Cabinet Member for Housing outlined the contents of the report stating that the Council was a member of the Devon and Cornwall Housing Options Partnership (DCHOP). Members of the partnership worked together with the aim of preventing rough sleeping at any time of the year. The winter months presented the greatest risks to the health of rough sleepers. The service was available in Tiverton and there was one regular user.

Consideration was given to the recent survey and statistics available within the policy.

**RESOLVED** that the recommendations of the Policy Development Group be approved

(Proposed by Cllr R L Stanley and seconded by Cllr C R Slade)

Note: Report previously copy attached to minutes.

#### 111. **DEVONWIDE HOUSING ASSISTANCE POLICY (00-07-35)**

Arising from a report from the Group Manager for Public Health and Regulatory Services, the Homes Policy Development Group had made the following recommendations:

- (1) The revised Housing Assistance Policy attached in Annex 1 be approved.
- (2) The ECO Flex Statement of Intent (SOI) attached in Annex 4, associated with the revised Housing Assistance Policy be approved.
- (3) Delegated authority be given to the Director of Operations in conjunction with the Cabinet Member for Housing to suspend some or all non-mandatory parts of the revised Housing Assistance Policy attached in Annex 1 if adequate funding is not available.
- (4) Delegated authority be given to the Director of Operations in conjunction with the Cabinet Member for Housing to determine continued participation in the Wessex Home Improvement Loans Scheme.

The Cabinet Member for Housing outlined the contents of the report stating that in 2015 the Government had introduced the Better Care Fund (BCF) in an attempt to bring health and social care together in an integrated way. The policy provided for flexibility and discretion for Councils to provide appropriate assistance to meet 4 objectives:

**Objective 1** - Assist disabled residents to remain in their own homes through supporting the provision of adaptations (so far as this is necessary, appropriate and reasonably practicable) to prevent admissions to care and to assist with delayed transfers where possible.

**Objective 2** – Safeguard the health and well-being of vulnerable residents by removing unnecessary hazards to health and safety in the home to reduce avoidable emergency admissions

**Objective 3** – Provide adaptations that are suitable for the future by ensuring the scheme of works is dementia aware.

**Objective 4** – Assist vulnerable people to afford to heat their homes through appropriate energy efficiency and heating measures.

He continued by outlining the summary of assistance that was also available, that of the Mandatory Disabled Facilities Grant, the Accessible Homes Grant, the Home Improvement Loan Scheme and the ECO Flex Top Up Scheme.

Consideration was given to the delegated authority being given to the Director of Operations in conjunction with the Cabinet Member for Housing to suspend some or all of the non-mandatory parts of the revised Housing Assistance Policy.

**RESOLVED** that the recommendations of the Policy Development Group be approved

(Proposed by Cllr R L Stanley and seconded by Cllr Mrs M E Squires)

Note: Report previously copy attached to minutes.

## 112. **MARKET ENVIRONMENTAL STRATEGY (00-14-40)**

Arising from a \*report from the Chief Executive and Director of Growth, the Economy Policy Development Group had made the following recommendations:

- a) The Cabinet recommend to full Council that the Tiverton Market Environmental Strategy 2017-2022 be approved.
- b) Councillor S G Flaws be the nominated Group representative on the working party monitoring the effectiveness of the Strategy.

The Cabinet Member for Planning and Economic Regeneration outlined the report stating that the strategy sought to increase recycling, reduce the amount of waste and reduce the Council's carbon footprint within the market

Consideration was given to:

- The reduction of plastic waste by removing disposable plastic cups, the use of refillable containers and the provision of a water refill station, although the water refill station had been available for a few months it was recognised that this should be publicised

- Regular meetings held by the traders
- The reduction of plastic throughout the market area

**RECOMMENDED** to Council that the recommendation of the Policy Development Group be approved

(Proposed by Cllr R J Chesterton and seconded by Cllr C R Slade)

Note: - \*Report previously circulated copy attached to minutes.

#### 113. **FINANCIAL MONITORING (00-24-36)**

The Cabinet had before it and **NOTED** a \*report of the Director of Finance, Assets and Resources presenting financial monitoring information for the income and expenditure of the 2017/18 financial year.

The Cabinet Member for Finance outlined the contents of the report, indicating that there had not been any material changes since his last report and that the budget gap remained at £182k an increase of £1k. The most significant movements were highlighted within the report. The Housing Revenue Account continued to be well managed as did the Capital Programme although there was some slippage on some of the projects.

The Cabinet Member for Planning and Economic Regeneration informed the meeting of the good news that the bids for funding for infrastructure projects at Junction 28 (£10m) and Phase B of the Eastern Urban Extension Junction (£8.2m) had been successful. This news was commended.

Consideration was given to:

- Issues with regard to the Right to Buy Scheme
- Strong lobbying and excellent bid writing for the above projects
- The capital project at Stoodleigh (following the Housing Needs Survey in that area) would be removed from the scheme for the time being and revisited at a later date.

Note: \*Report previously circulated, copy attached to minutes.

#### 114. **NATIONAL NON - DOMESTIC RATES (00-31-35)**

The Cabinet had before it a \*report of the Revenues Manager providing Members with an update on the income generation and financial implications of the number of Business Rate properties in Mid Devon and requesting it to approve the NNDR1 (estimated income to be generated in 2018/19 from business rates).

The Cabinet Member for Finance outlined the contents of the report explaining that this annual report highlighted the forecasted annual amount of revenue that was expected to be generated from Business rates and how that money would be distributed. He highlighted the changes to the scheme announced by the Chancellor in the autumn of 2017:

- Central Government is to legislate to enable revaluations every three years following the next revaluation, currently due in 2022. To enable this, ratepayers will be required to provide regular information to the VOA on who is responsible for business rates and property characteristics including use and rent.
- From 1 April 2018 the multiplier calculation will be based on CPI not RPI
- The Government will legislate to reverse the “Staircase tax” which was introduced as a result of recent case law. Many small businesses that lost Small Business Rate Relief as a result of the Court judgement will once again be entitled to SBRR.
- The Business Rate relief scheme for Pubs (up to £1,000 discount for public houses with a rateable value of up to £100,000) subject to state aid limits for businesses with multiple properties, for one year from 1 April 2018 will continue.
- The Discretionary Rate Relief scheme introduced from 1<sup>st</sup> April 2017 will continue for a further three years.

**RECOMMENDED** to Council that:

1. That the calculation of the NNDR1 net yield of £ 15.510m from 3002 Business Rated properties is noted and approved for 2018/19;
2. That the proportions distributed to the respective authorities and central government be allocated as per the statutory regulations; and
3. That Members note and approve that central government will reimburse the Council through a Section 31 grant to compensate it for the reduction in collectable business rates as a result of introducing reliefs.

(Proposed by Cllr P H D Hare-Scott and seconded by Cllr R L Stanley)

Note: \*Report previously circulated, copy attached to minutes.

**115. BUDGET (00-33-40)**

The Cabinet had before it a \* report of the Director of Finance, Assets and Resources providing the proposals for the General Fund and the Housing Revenue Account for the year 2018/19.

The Cabinet Member for Finance outlined the contents of the report highlighting the process that had taken place to prepare the budget, the work of senior officers and the finance team and the consultation process with the Policy Development Groups and the Scrutiny Committee. He explained the continued decline in Government funding, the impact of the National Pay Award and the changes to the New Homes Bonus which would all impact on the budget. It was with regret that he had to report that the recommendation would be to increase Council Tax by 3% so that standard services could be maintained.

He stated that the Housing Revenue Account was very well run and rent collection was exceptional, although there were concerns regarding the impact of Universal Credit.

He felt that all Members had contributed to the formation of the budget and therefore put forward the recommendations below.

Consideration was given to:

- The benchmarking scheme that had taken place with Housemark
- Changes to the way in which the training budget was allocated
- The continuation of a budget for litter picking

**RECOMMENDED** to Council that:

- a) Council Tax is increased by 2.998% (£5.76) to £197.91.
- b) General Fund budget for 2018/19 is approved.
- c) The 2018/19 budget requires no transfer from the General Fund Balance.
- d) The General Fund Budget requires a transfer of £222k from New Homes Bonus.
- e) HRA budget for 2018/19 be approved as outlined in Appendix 5.
- f) HRA fees/charges are approved based on the attached schedule shown as Appendix 5a.
- g) Work on strategic planning for delivering balanced budgets in the future is commenced in the spring based on the funding levels contained in the fixed 4 year Government grant settlement & the major changes announced to Business Rates & New Homes Bonus.
- h) The authority continues to maintain a 25% General Fund Balance of our net operational expenditure as referred to in para 5.1

(Proposed by Cllr P H D Hare-Scott and seconded by Cllr C R Slade)

Note: \*Report previously circulated, copy attached to minutes.

#### 116. **CAPITAL PROGRAMME (00-40-01)**

The Cabinet had before it a \* report of the Director of Finance, Assets and Resources seeking approval of the 2018/19 Capital Programme and requesting that the draft 2019/20, 2020/21 & 2021/22 programmes be noted.

The Cabinet Member for Finance outlined the contents of the report explaining how the programme would be funded. He highlighted the reduction in the New Homes Bonus which would have an impact on future capital programmes, there would therefore be a need to explore more commercial options to balance budgets.



Consideration was given to:

- Monies proposed for asset acquisition and the need for a business case for each venture, it was highlighted that funds needed to be available if an opportunity arose to invest in property and therefore a sum had been proposed.
- The proposal for affordable housing at Post Hill, Tiverton (former Waddeton park site)
- The Mills Project and although the initial funding bid had failed, further funding was being sought.

**RECOMMENDED** to Council that:

- a) The detailed Capital Programme for 2018/19 be approved and the estimated amounts for 2019/20, 2020/21 & 2021/22 be noted.
- b) The earmarking of New Homes Bonus (NHB) monies of £828k to support the 2018/19 Capital Programme (see para 2.3) be agreed.

(Proposed by Cllr P H D Hare-Scott and seconded by Cllr R L Stanley)

Note: \*Report previously circulated, copy attached to minutes.

#### 117. **LAND AT BURLESCOMBE - AWARD OF CONTRACT FOR DESIGN AND BUILD OF 6 AFFORDABLE DWELLINGS (00-51-45)**

The Cabinet had before it a \*report of the Director of Finance, Assets and Resources requesting agreement to award a contract to provide for the development of 6 affordable housing units at a site near Oakfields, Burlescombe.

The Cabinet Member for Housing outlined the contents of the report reminding the meeting that the detail of the scheme had been noted by the Cabinet on 4 January 2018, the funding from Homes England (formally the HCA) was time limited and that there was a need to award the contract and progress the project urgently.

Consideration was given to:

- The need for more affordable housing in the district
- The delay in the planning process

**RESOLVED** that the contract be awarded to 3 Rivers Developments Limited with a maximum budget of up to £850k.

(Proposed by the Chairman)

Notes:

- i) Cllr R L Stanley declared a personal interest as a Director of 3 Rivers Developments Limited ;

- ii) \*Report previously circulated, copy attached to minutes.

**118. ESTABLISHMENT (00-54-30)**

The Cabinet had before it a \*report of the Group Manager for Human Resources outlining the overall structure of the Council showing the management and deployment of officers.

The Cabinet Member for the Working Environment and Support Services outlined the contents of the report stating that a significant amount of change had taken place in the last 12 months with the introduction of the Group Manager cohort who were all being asked to undertake a comprehensive review of their service area. She also highlighted the fact that long term sickness levels had increased but that short term sickness levels had reduced. She outlined the annual turnover rate of staff and the priorities for the future.

Consideration was given to:

- Redundancies and restructuring
- Stress and sickness levels
- The additional staff put in place following the outcome of the Peer Review
- Flexible working

**RECOMMENDED** to Council that the Establishment be approved.

(Proposed by Cllr Mrs M E Squires and seconded by Cllr C R Slade)

Note: \*Report previously circulated, copy attached to minutes.

**119. POLICY FRAMEWORK (1-02-31)**

The Cabinet had before it a \*report of the Chief Executive requesting it to endorse the Policy Framework for the year.

The Cabinet considered the policies and the review dates.

**RECOMMENDED** to Council that the Policy Framework be adopted.

(Proposed by the Chairman)

Note: \*Report previously circulated; copy attached to the Minutes.

**120. ASBESTOS SURVEYING - LICENSED AND UNLICENSED REMOVAL 2017-2021 (1-03-12)**

***As the winning bidder withdrew, there is a need to reconsider a \* report of the Director of Operations advising the Cabinet of the outcome of the recent tender***

*of the Asbestos Surveying and removal of Licensed and Unlicensed asbestos for the period 2018 – 2021. The scope of this work extended to Council Homes and Corporate properties. The contract had two lots; one for Licensed Work (Lot 1) and the other for Unlicensed Work (Lot 2).*

*The Cabinet Member for Housing outlined the contents of the report explaining that one of the contractors had withdrawn and that it was proposed to award the contract to the runner up of the original tender (Lot 1).*

**RESOLVED that the contract for Lot 1 be awarded to Supplier D with a forecasted annual budget of £100,000.**

(Proposed by Cllr R L Stanley and seconded by Cllr P H D Hare-Scott)

Note: \*Report previously circulated; copy attached to the Minutes.

## 121. PERFORMANCE AND RISK (1-04-51)

The Cabinet had before it and **NOTED** a \* report of the Director of Corporate Affairs and Business Transformation providing Members with an update on the performance against the Corporate Plan and local service targets.

The Group Manager for Performance, Governance and Data Security outlined the contents of the report explaining that the Audit Committee had requested that the following projects be added to the risk register: the Eastern Urban Extension, the Garden Village project, the Local Plan and development at Palmerston Park.

Consideration was given to:

- End of year targets within the housing portfolio would be met
- The difficulty in achieving the 100% target for gas safety certificates as some tenants refused access.

Note: \*Report previously circulated, copy attached to minutes.

## 122. NOTIFICATION OF KEY DECISIONS (1-10-02)

The Cabinet had before it, and **NOTED**, its rolling plan \* for March 2018 containing future key decisions.

Notes:

- Update** - following the meeting a key decision by the Heart of the South West Joint Committee regarding the Productivity Strategy to take place on 2 March 2018 was announced, this had been added to the Forward Plan
- \* Plan previously circulated; copy attached to the signed Minutes.

(The meeting ended at 3.25 pm)

**CHAIRMAN**



**Tiverton Market Environmental Strategy 2017-2022**

**Cabinet Member(s):** Cllr Richard Chesterton  
**Responsible Officer:** Stephen Walford, Director for Growth

**Reason for Report:** To seek approval to adopt the Tiverton Market Environmental Strategy so as to maximise opportunities to increase recycling, reduce the amount of waste and reduce our carbon footprint. This is an update to the report considered by the Economy PDG at its November 2017 meeting. This update reflects observations made by the PDG in November and its specific request that clearer information be provided regarding implementation and monitoring.

**RECOMMENDATIONS**

- 1. To recommend to Cabinet that this Strategy be recommended to Council for approval.**
- 2. To seek a nomination from the Economy PDG to attend a working party to monitor the effectiveness of the strategy.**

**Relationship to Corporate Plan:** The Tiverton Market Environmental Strategy supports the corporate objectives for the environment, community and the economy.

**Financial Implications:** Initiatives identified for implementation within the strategy would be funded through existing budgets with the potential to achieve savings on energy costs in future years.

**Legal Implications:** None

**Risk Assessment:** There are no significant risks identified with regard to pursuing this strategy; however failure to make progress with energy efficiency would incur a risk of not achieving the aims identified in the Market Strategy.

**Equality Impact Assessment:** No equality issues identified for this report.

**1.0 Introduction**

1.1 At its meeting of 9 November 2017 the Economy Policy Development Group considered the 'Tiverton Market Environmental Strategy' (APPENDIX 1). The report generated interest amongst members who were keen to find out more about how the strategy was to be implemented. This report provides clarification as to how this strategy will be implemented, enforced and monitored.

**2.0 Tiverton Market Environmental Strategy 2017-2022**

2.1 There is clear evidence to show that climate change is happening. Through the work of the Intergovernmental Panel on Climate Change (IPCC) a scientific consensus on the link between human activities and global warming has emerged. Although a global problem it has been recognised internationally that solutions should be made at a local level. We all

contribute to climate change through our use of electricity, heat and vehicle fuels, and there are actions that we can all take to cut the emissions that contribute to climate change. This responsibility also relates to business activities such as those undertaken at the Tiverton Pannier Market. In addition to this strategy making a contribution to tackling these global environmental issues it can also ensure that the market runs more economically.

- 2.3 'Environment' is one of the priorities in the Corporate Plan. The Corporate Plan aims to increase recycling, reduce the amount of waste, reduce our carbon footprint and protect the natural environment. The 'Strategy for Tiverton' was adopted by Council on 22 February 2017 and similarly makes a commitment to increase the opportunities for reducing waste and increasing recycling at the Market. The Market Environmental Strategy can make a valuable contribution towards achieving these corporate aims and play a part in delivering the 'Strategy for Tiverton'.
- 2.4 The five year Market Environmental Strategy is structured around each of the Corporate Plan's Environmental aims. It describes current activities and also those measures which are planned to be undertaken within the life of the strategy along with a number of longer term initiatives which are also worth investigating. The strategy will need to evolve and as it does greater clarity will emerge as to the precise nature of refined measurable targets.

### **3.0 Implementation and Enforcement**

- 3.1 The implementation of this strategy will be reliant on a combination of activities from the District Council, traders and the wider public. There are very few aspects that will be capable of strict enforcement regimes through contractual arrangements with traders. However appropriate opportunities will be sought when new agreements are negotiated with traders. Crucially much of the strategy's implementation will be dependent on goodwill. This is not unusual with respect to environmental strategies. It is also worth noting that it is understood that we are set to be only the second market in the Country to formally adopt such a strategy. Any strategy that sets out our commitment will form a useful basis for reducing the markets carbon footprint. To ensure that effective progress is made with regard to actions within the strategy it is proposed that a working group is set up to monitor the delivery and effectiveness of the strategy as set out in the section below. A first version of an implementation plan (Appendix 2) is intended to be a live document which will be updated and reviewed by the monitoring working group. Members are to note that specific projects will evolve and change over time as opportunities occur.

### **4.0 Monitoring**

- 4.1 This Strategy will be monitored by a working group formed of Tiverton Market Traders and a representative from the Market Management Team. The working group will actively monitor progress towards the aims and actions within the Strategy. This working group will also actively promote the strategy and identify further opportunities to reduce our impact on the environment with the added benefit of operating more efficiently. It is envisaged that this group

meets quarterly to review progress. Given the interest in specific aspects of the strategy expressed by members it is also recommended that a representative of the Economy PDG attend these meetings.

**Contact for more Information:** **Adrian Welsh, 01884 234344**  
**awelsh@middevon.gov.uk**

**Circulation of the Report:** Cllr Richard Chesterton  
Stephen Walford, CE & Director for Growth

**List of Background Papers:** **A Strategy for Tiverton 2017-2027 (February 2017)**  
**Report to Economy PDG (9 November 2017):**  
**(Tiverton Market Environmental Strategy 2017-2022)**

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# TIVERTON MARKET

## ENVIRONMENTAL STRATEGY

### 2017-2022



#### Introduction

Markets, by their nature, support environmentally-friendly initiatives through facilitating local producers and businesses, lowering food miles for local produce in particular meat, fish, dairy, fruit and veg. Furthermore, markets promote sustainability and waste minimisation through offering second-hand/preloved goods and upcycled items as well as supporting ethical and fair trade.

In line with the Council's objectives for 'Environment', Tiverton Market is committed to:

- Increasing recycling and reducing waste (in particular plastic and other non-biodegradable waste)
- Reducing our carbon footprint
- Protecting the natural environment

Outlined below are actions we aim to focus on to achieve these objectives.

#### Aim 1: Increase Recycling and Reduce the Amount of Waste

##### What we're already doing:

- ★ **Offer trade recycling** – the Market previously offered no trade waste recycling service to traders. Now we offer two trade recycling bins, regularly filled and have reduced our bi-weekly general waste (landfill) collection to weekly.
- ★ **Support 'love food, hate waste' campaigns** – the Market is working with Community Action Group (CAG) Devon on reducing food waste. This includes providing end-of-life produce to the 'Grubs Up' catering scheme and promoting their campaigns to the public and traders at our Streetfood events.
- ★ **Work with local groups on reducing waste** – the Market supports the work of Tiverton Repair Café (held at the Market Youth Centre) and promotes their local events through the Market's social media channels.
- ★ Work with Devon Recycling to **promote local recycling and composting schemes** to the general public.
- ★ **Reduce plastic waste** by removing disposable plastic cups from the water cooler in the office. Instead Market Staff (and traders) can use refillable containers (such as cups or eco-friendly bottles). In addition, in liaison with 'Refill Devon' we are officially a 'water refill station' and on the water refill map for Devon.
- ★ **Zero carrier bag policy** – the Market has banned carrier bags from being used, instead traders offer alternative carrier/packaging options (such as paper bags).

##### What else we will introduce:

- Increase recycling** – currently glass, food waste, garden waste or textiles are not able to be recycled under the current Trade Waste scheme. We will work with the Council's Trade Waste service to introduce a food trade waste / composting scheme and look into options for the other recyclable materials. Furthermore, we aim to increase public recycling through the provision of public recycling and charity bins on site.
- Educate traders and public on **reduce, reuse, recycle initiatives** by taking part in National Recycling Week, promotion on social media (with links where relevant to Market products), related activities with local school children and hosting 'shopping' events.
- Use recycled materials and art** in any building or renovation work (where possible) at the Market.
- Provide branded reusable bags** and associated strategy to encourage reuse.

##### Other options that we can investigate:

- **Awareness Raising Events** – in liaison with relevant parties we will look to host awareness raising events at the market.

Target: Reduce need for general waste collection from the market to once every three weeks by 2020.

## Priority 2: Reduce our Carbon Footprint

### What we're already doing:

- ★ **Promote alternative modes of transportation** – the Market has bike racks for the public to use plus we have links with local public transport provider Tiverton and District Community Transport Association (TDCTA) for a drop-off point next to the Market.
- ★ **Minimising food miles** – by supporting local producers, the Market offers products with reduced food miles from farm-to-fork. We also encourage traders to source local suppliers.

### What else we will introduce:

- Switch to energy efficient lighting** – we aim to replace existing bulbs with energy-efficient LED bulbs.
- During any renovation or construction work to the Market, **eco-paint and low-emitting and recycled building materials** will be used where possible (subject to receipt of appropriate listed building consent)
- Improve bicycle storage** for traders and their staff to encourage alternative modes of transportation.
- Further **promote the bike racks** and bus drop off point at the Market with the public and through liaison with bus and coach companies.
- Liaise with hot food traders over the potential of offering **green menus** and promote the quality of meat offered at the Market, educating customers on how to cook it carefully and use every bit of the animal along with promotion of vegetarian products.
- A **strategy to reduce electricity** use by better understanding current usage and look for opportunities to operate more efficiently.

### Other options that we can investigate:

- Installing solar (PV) panels (or other options for **generating energy**) at the Market.
- Providing an **electric-car charging point** in the Market Car Park.
- When required, replacing the trader toilet with a **low-flowing toilet**.
- Provide **trader and staff changing room facilities**.

Target: Reduce electricity usage by 10% by 2020 proportionate to trade.

## Priority 3: Protect the Natural Environment

### What we're already doing:

- ★ Offer **organic food** / produce made using eco-friendly farming methods.
- ★ **Support bee-friendly** products – plant sellers at the Market are encouraged to offer bee-friendly products and to highlight this in their labels. In addition, the Market displays seasonal hanging baskets containing bee-friendly plants.
- ★ **Limited use of plastic packaging** – most produce at the Market is free from packaging, with limited plastic used where necessary for health/hygiene purposes. Meat producers are encouraged to use butcher paper instead of Styrofoam to wrap produce and our egg sellers use paper cartons instead of polystyrene. At our food events, the Market requests all participating traders to use food containers, packaging, plates and cutlery made from biodegradable materials where possible.

### What else we will introduce:

- Add greenery to the Market with a **wild flower garden** featuring bee-friendly plants (such as Lavender).
- Ensure **eco-friendly cleaning products** are used.
- Promote environmentally friendly options** on social media (with links to Market products).

### Other options that we can investigate:

- While the Market is not a suitable location to site a **bee hive**, we would support any suitable business wishing to look after one in the town centre by offering their honey at the Market.
- When needing to repave the Market outside space, we will look into green options such as **grass paving** or other suitable permeable alternatives.







Target: Achieve all three proposed initiatives by 2020.



### Further Actions

- i. The market's Communication Strategy will reinforce and promote the environmental aims of this strategy. The Market also aims to showcase more ethical and fair-trade products and welcomes traders offering such goods (in line with the Markets Balance of Goods Policy).
- ii. Traders will be encouraged to know and promote the eco-credentials of the products they stock. For example whether they are local? Do they use minimal or recycled packaging? Are fish @Marine Stewardship Council' (MSC)-certified etc.?
- iii. This Strategy will be monitored by a working group formed of Tiverton Market Traders and a representative from the Market Management Team. The working group will:
  - Actively monitor progress towards the aims and actions within this Strategy along with the wider aims within the Market Strategy;
  - Actively promote the aims and actions within this Strategy;
  - Identify further opportunities to improve our impact on the environment; and
  - Review and amend the strategy following relevant changes in best practice or legislation.
- iv. The Strategy will be formally reviewed every five years (next review due 2022) in consultation with relevant Mid Devon District Council services and with Tiverton Market Traders.

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## Implementation Plan

Action Point	Implementation Mechanism	Expected Timeframe
<b>Offer trade recycling</b> – the Market previously offered no trade waste recycling service to traders. Now we offer two trade recycling bins, regularly filled and have reduced our bi-weekly general waste (landfill) collection to weekly.	Continuation of Existing Arrangements.	Currently being implemented. 
<b>Support 'love food, hate waste' campaigns</b> – the Market is working with Community Action Group (CAG) Devon on reducing food waste. This includes providing end-of-life produce to the 'Grubs Up' catering scheme and promoting their campaigns to the public and traders at our Streetfood events.	Continuation of Existing Arrangements.	Currently being implemented. 
<b>Work with local groups on reducing waste</b> – the Market supports the work of Tiverton Repair Café (held at the Market Youth Centre) and promotes their local events through the Market's social media channels.	Continuation of Existing Arrangements. Working group to explore other opportunities.	Currently being implemented. 
Work with Devon Recycling to <b>promote local recycling and composting schemes</b> to the general public.	Continuation of Existing Arrangements such as making space to accommodate Devon recycling when required. Working group to explore other opportunities.	Currently being implemented. 
<b>Reduce plastic waste</b> by removing disposable plastic cups from the water cooler in the office. Instead Market Staff (and traders) can use refillable containers (such as cups or eco-friendly bottles). In addition, in liaison with 'Refill Devon' we are officially a 'water refill station' and on the water refill map for Devon.	Continuation of Existing Arrangements. No more plastic disposable cups to be supplied after use of existing stock.	Currently being implemented. 
<b>Zero carrier bag policy</b> – the Market has banned carrier bags from being used, instead traders offer alternative carrier/packaging options (such as paper bags).	Continuation of Existing Arrangements. To be monitored and reviewed by working group. Connection with branded reusable bag initiative below.	Currently being implemented. 
<b>Increase recycling</b> – currently glass, food waste, garden waste or textiles are not able to be recycled under the current Trade Waste scheme. We will work with the Council's Trade Waste service to introduce a food trade waste / composting scheme and look into	Work currently underway with MDDC trade waste to be included in Food Waste Pilot. Currently MDDC in discussions with Salvation Army to	Ongoing. Additional schemes expected to be implemented by April 2018.

options for the other recyclable materials. Furthermore, we aim to increase public recycling through the provision of public recycling and charity bins on site.	consider provision of a Clothes Bank. In addition to reductions in pressure on landfill, this would also enable a modest income stream to MDDC. Other opportunities for making the most from waste & recycling will be considered by the working party.	
Educate traders and public on <b>reduce, reuse, recycle initiatives</b> by taking part in National Recycling Week, promotion on social media (with links where relevant to Market products), related activities with local school children and hosting 'shopping' events.	Event at market to encourage Recycling Art and Products. Details to be agreed by working party.	September 2018
<b>Use recycled materials and art</b> in any building or renovation work (where possible) at the Market.	Opportunities to be discussed with property services and conservation team.	As and when building projects and renovation works occur and subject to budget.
<b>Provide branded reusable bags</b> and associated strategy to encourage reuse.	Initial enquiries have been made as to the range of available products. Discussions currently underway with traders.	May 2018 to support 'Love Your Local Market' Campaign.
<b>Awareness Raising Events</b> – in liaison with relevant parties we will look to host awareness raising events at the market.	Investigate opportunities with partners.	September 2018
<b>Promote alternative modes of transportation</b> – the Market has bike racks for the public to use plus we have links with local public transport provider Tiverton and District Community Transport Association (TDCTA) for a drop-off point next to the Market.	Continuation of Existing Arrangements. Inclusion of details on Market Website. Working Group to investigate other opportunities as they occur.	Currently being implemented. Working Group to keep under review. 
<b>Minimising food miles</b> – by supporting local producers, the Market offers products with reduced food miles from farm-to-fork. We also encourage traders to source local suppliers.	Continuation of existing practices and investigate opportunities for new initiatives.	Currently being implemented. Working Group to keep under review. 
<b>Switch to energy efficient lighting</b> – we aim to replace existing bulbs with energy-efficient LED bulbs.	Currently liaising with Property Services to review electrical systems in general including	2018

	lighting.	
During any renovation or construction work to the Market, <b>eco-paint and low-emitting and recycled building materials</b> will be used where possible (subject to receipt of appropriate listed building consent).	Continued Liaison with Property Services.	As and when building projects and renovation works occur.
<b>Improve bicycle storage</b> for traders and their staff to encourage alternative modes of transportation.	Review by working Group.	2018  Subject to budget and review and monitoring of current public provision.
Further promote <b>the bike racks and bus drop off point</b> at the Market with the public and through liaison with bus and coach companies.	Details added to website. Contacts with coach companies currently underway.	Currently underway and ongoing.
Liaise with hot food traders over the potential of offering <b>green menus</b> and promote the quality of meat offered at the Market, educating customers on how to cook it carefully and use every bit of the animal along with promotion of vegetarian products.	Liaise with traders to promote through social media.	2018
A <b>strategy to reduce electricity use</b> by better understanding current usage and look for opportunities to operate more efficiently.	Working with Property Services to implement use of dedicated electric meters.	2018
Installing solar (PV) panels (or other options for <b>generating energy</b> ) at the Market.	Opportunities to be sought through working group.	2018
Providing an <b>electric-car charging point</b> in the Market Car Park.	Investigate opportunities through liaison with partners and any emerging wider strategy.	2018/19  Subject to budget
When required, replacing the trader toilet with a <b>low-flowing toilet</b> .	Investigate opportunities with property services.	2018 Subject to budget.
Provide <b>trader and staff changing room facilities</b> .	Dependent on reconfiguration of market space.	2019/20 Subject to budget
Offer <b>organic food</b> / produce made using eco-friendly farming methods.	Organic food already provided at market, opportunities to increase	Ongoing.

	offer, through discussions between Market Manager and Traders.	
<b>Support bee-friendly</b> products – plant sellers at the Market are encouraged to offer bee-friendly products and to highlight this in their labels. In addition, the Market displays seasonal hanging baskets containing bee-friendly plants.	Market Manager to promote with traders. To be reviewed by working group.	Ongoing. Hanging Baskets 2018.
<b>Limited use of plastic packaging</b> – most produce at the Market is free from packaging, with limited plastic used where necessary for health/hygiene purposes. Meat producers are encouraged to use butcher paper instead of Styrofoam to wrap produce and our egg sellers use paper cartons instead of polystyrene. At our food events, the Market requests all participating traders to use food containers, packaging, plates and cutlery made from biodegradable materials where possible.	Continuation of Existing Arrangements. Monitored by working group.	Currently underway and ongoing.  ✓
Add greenery to the Market with a <b>wild flower garden</b> featuring bee-friendly plants (such as Lavender).	Dependent on Town Centre Masterplan. In the meantime use of movable containers.	2020 Movable containers 2018.
Ensure <b>eco-friendly cleaning products</b> are used.	To be included in new contracts.	2018
<b>Promote environmentally friendly options</b> on social media (with links to Market products).	Continued use of social media to promote environmental initiatives.	Currently underway. Ongoing.  ✓
While the Market is not a suitable location to site a <b>bee hive</b> , we would support any suitable business wishing to look after one in the town centre by offering their honey at the Market.	Market Manager to facilitate and explore.	Opportunities to be sought throughout strategy period.
When needing to repave the Market outside space, we will look into green options such as <b>grass paving</b> or other suitable permeable alternatives.	Dependent on Tiverton Masterplan Work and liaison with property services.	2020



# CABINET

## 1<sup>st</sup> February 2018

### NNDR 1 for 2018/19

**Cabinet Member:** Cllr Peter Hare-Scott  
**Responsible Officer:** Revenues Manager, John Chumbley

**Reason for Report:** To provide Members with an update of the income generation and financial implications of the number of business Rate properties in Mid Devon and to approve the NNDR1 (estimated income to be generated in 2018/19 from business rates).

#### RECOMMENDATIONS:

1. That the calculation of the NNDR1 net yield of £ 15.510m from 3002 Business Rated properties is noted and approved for 2018/19;
2. That the proportions distributed to the respective authorities and central government be allocated as per the statutory regulations; and
3. That Members note and approve that central government will reimburse the Council through a Section 31 grant to compensate it for the reduction in collectable business rates as a result of introducing reliefs.

#### Relationship to Corporate Plan:

1. This report sets out the estimated net business rates 2018/19; the estimate will then be used in the calculation of future Council budgets.
2. This report is in line with the Council's Corporate Plan objectives and is essential to delivering the necessary funding to balance the 2018/19 General Fund Revenue budget.

**Financial Implications:** Mid Devon District Council is a Statutory Billing Authority and now has a duty to carry out this task each year as part of the budgetary process.

**Legal Implications:** This is a statutory function and is a legal requirement. The Council must set its budget annually based on the tax base and the NNDR1 projected budgets.

**Risk Assessment:** If the Council fails to carry out this duty, then it will not be able to calculate its future budgets from 2018/19 onwards.

#### 1.0 Introduction

- 1.1 Prior to 1 April 2013, all billing authorities collected the business rates in their area and passed this money onto a central government pool. The pool was then redistributed to local authorities throughout the country based on their needs, resources and services they provide to their community. For example, one billing authority may collect £15m and only require £10m to run its services,

whereas another billing authority may collect £10m and require £15m to run its services. The shortfall and excess is then redistributed by central government through a fixed sum as part of the Formula Grant Settlement.

## **2.0 Business rates retention scheme**

2.1 From 1 April 2013, central government changed the way this financing is distributed. Each billing authority now has to forecast the amount of revenue it will generate from business rates and then redistribute that income between central government, the county council, the fire authority and itself, based on a centrally prescribed formula (see below). The Business Rates Retention Scheme as it is now known, also allows the billing authority to keep a share of the increase in revenue it generates, therefore encouraging billing authorities to encourage business growth in its area. However, the converse of this applies and if a billing authority's business rates decline, the District Council (i.e. MDDC) will see a proportionate drop in revenue.

2.2 This is the key difference between the old and new schemes. As under the old business rates scheme, the level of funding is determined at the beginning of the year and was fixed thereafter.

2.3 In order to assist local authorities in retaining revenue within the counties, central government allowed county councils and district councils to join together to pool their growth and offset the growth of one area against a decline in another area. Effectively, this creates a larger critical mass across the county to alleviate exposure to individual authority losses, thus enabling counties and districts to retain more of the rates collected instead of contributing this money to the central pool. Mid Devon District Council joined the Devon County-wide pool in 2014 and will remain in the pool for 2018/19.

2.4 This report details the calculations necessary to determine the estimated debit the Council is expected to collect in business rates for the 2018/19 year. The net collectable debit is then split proportionally in accordance with the provisions of the Local Government Finance Settlement issued at the end of 2017 which now enables the whole of Devon to keep 100% rates retention, subject to tariffs or levies. The tier split for Devon is as follows:

- 59% is distributed to Devon County Council
- 40% is kept by Mid Devon District Council
- 1% is distributed to the Devon & Somerset Fire & Rescue Authority

2.5 The New 2017 Valuation list took effect from 1<sup>st</sup> April 2017 and the overall effect of these changes is settling down now.

## **3.0 S31 grant and reduced business rates income**

3.1 The Chancellor of the Exchequer announced changes to the Business Rates system in his Autumn Statement for 2017, and councils once again will be compensated for the loss by means of a "S31" government grant in recognition of the lower amount of business rates that would otherwise become due.

### 3.2 The main changes are as follows;

- Central Government is to legislate to enable revaluations every three years following the next revaluation, currently due in 2022. To enable this, ratepayers will be required to provide regular information to the VOA on who is responsible for business rates and property characteristics including use and rent.
- From 1 April 2018 the multiplier calculation will be based on CPI not RPI
- The Government will legislate to reverse the “Staircase tax” which was introduced as a result of recent case law. Many small businesses that lost Small Business Rate Relief as a result of the Court judgement will once again be entitled to SBRR.
- The Business Rate relief scheme for Pubs (up to £1,000 discount for public houses with a rateable value of up to £100,000) subject to state aid limits for businesses with multiple properties, for one year from 1 April 2018 will continue.
- The Discretionary Rate Relief scheme introduced from 1<sup>st</sup> April 2017 will continue for a further three years.

Note: Local government will be fully compensated for the loss of income as a result of these measures.

#### 3.2.1 Continue to double the Rural Rate relief for 1<sup>st</sup> April 2018

3.2.3 The Small Business Rate Relief scheme has been doubled to 100% and is to be made permanent. All ratepayers whose Rateable value is between £ 12000 and £15000 will receive tapered relief and all those ratepayers between RV £15,000 and RV 51,000 will pay their rates based on the lower multiplier.

3.2.4 Appendix 1 shows the estimated net yield from business rates for 2018/19 set out in the NNDR1 return. The Council is notionally able to keep 40% of the total business rates it collects and this will generate an estimated £6.2m (i.e. £15.51 - 40%). In addition to this, we receive £108k from the DCLG as a grant towards collecting the years’ business rates and in addition retain income from renewable energy schemes of £123k.

3.2.5 As part of the Ministry of Housing, communities and Local Government’s financial settlement central government has determined that Mid Devon’s business rates baseline (i.e. its financial need) as £2.7m for 2018/19, this includes revenue support grant and rural services delivery grant of £0.5m therefore, in reality the Council will be able to keep is £2.2m circa 14.18% of the business rates it collects which overall is 0.41 more than last year.

## 4.0 100% Business Rate Pilot

4.1 As members have been previously advised, the Government announced on the 19/12/17, that the Devon wide Business Rate Pool had been successful in its application to become a 100% Business Rate Pilot. Current modelling indicates that the Council will be able to keep an additional £230k of business rates within the District during this 12 month trial.

## 5.0 Conclusion

5.1 Due to the associated volatility and significant sums of revenue involved, Members will receive regular updates on the level of business rates being collected during 2018/19.

**Contact for more information:** John F Chumbley 01884 234301  
([jchumbley@middevon.gov.uk](mailto:jchumbley@middevon.gov.uk))

**Background Papers:** CTB1 and supporting documentation

**File Reference:** JFC/G/CTB1

**Circulation of Report:** Cllr Peter Hare-Scott, Management Team

**NATIONAL NON-DOMESTIC RATES RETURN - NDR1**

**2018-19**

Please e-mail to: [nndr.statistics@communities.gsi.gov.uk](mailto:nndr.statistics@communities.gsi.gov.uk) by no later than **31 January 2018**.  
In addition, a certified copy of the form should be returned by no later than **31 January 2018** to the same email address

**All figures must be entered in whole £**

Please check the validation tabs and supply answers to the validation queries that require a comment

Select your local authority's name from this list:

Mansfield	-
Medway UA	-
Melton	-
Mendip	-
Merton	-
Mid Devon	-

Authority Name  
E-code  
Local authority contact name  
Local authority contact number  
Local authority e-mail address

Mid Devon
E1133
John Chumbley
01884 234301
jchumbley@middevon.gov.uk

Ver 1

**PART 1A: NON-DOMESTIC RATING INCOME**

**COLLECTIBLE RATES**

£

1. Net amount receivable from rate payers after taking account of transitional adjustments, empty property rate, mandatory and discretionary reliefs and accounting adjustments 15,509,719

**TRANSITIONAL PROTECTION PAYMENTS**

2. Sums due to the authority 11,650

3. Sums due from the authority 0

**COST OF COLLECTION (See Note A)**

4. Cost of collection formula 108,153

5. Legal costs 0

6. Allowance for cost of collection 108,153

**SPECIAL AUTHORITY DEDUCTIONS**

7. City of London Offset : Not applicable for your authority 0

**DISREGARDED AMOUNTS**

8. Amounts retained in respect of Designated Areas 0

9. Amounts retained in respect of Renewable Energy Schemes (See Note B) 143,080  
of which:

10. sums retained by billing authority 122,920

11. sums retained by major precepting authority 20,160

**NON-DOMESTIC RATING INCOME**

12. Line 1 plus line 2, minus lines 3 and 6 - 9 15,270,136

**NATIONAL NON-DOMESTIC RATES RETURN - NDR1**

**2018-19**

Please e-mail to: [nndr.statistics@communities.gsi.gov.uk](mailto:nndr.statistics@communities.gsi.gov.uk) by no later than **31 January 2018**.  
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**All figures must be entered in whole £**

Please check the validation tabs and supply answers to the validation queries that require a comment

Local Authority : Mid Devon

Ver 1.00

**PART 1B: PAYMENTS**

**This page is for information only; please do not amend any of the figures**

The payments to be made, during the course of **2018-19** to:

- i) the Secretary of State in accordance with Regulation 4 of the Non-Domestic Rating (Rates Retention) Regulations 2013;
  - ii) major precepting authorities in accordance with Regulations 5, 6 and 7; and to be
  - iii) transferred by the billing authority from its Collection Fund to its General Fund,
- are set out below

	Column 1 Central Government	Column 2 Mid Devon	Column 3 Devon County Council	Column 4 Devon and Somerset Fire Authority	Column 5 Total
<b>Retained NDR shares</b>					
13. % of non-domestic rating income to be allocated to each authority in 2018-19	£ 0%	£ 40%	£ 59%	£ 1%	£ 100%
<b>Non-Domestic Rating Income for 2018-19</b>					
14. Non-domestic rating income from rates retention scheme	0	6,108,054	9,009,380	152,701	15,270,136
15. (less) deductions from central share	0	0	0	0	0
16 <b>TOTAL:</b>	0	6,108,054	9,009,380	152,701	15,270,136
<b>Other Income for 2018-19</b>					
17. add: cost of collection allowance		108,153			108,153
18. add: amounts retained in respect of Designated Areas		0			0
19. add: amounts retained in respect of renewable energy schemes		122,920	20,160		143,080
20. add: qualifying relief in Designated Areas		0	0	0	0
21. add: City of London Offset		0			0
22. add: additional retained Growth in Pilot Areas		0	0	0	0
23. add: in respect of Port of Bristol hereditament		0			0
<b>Estimated Surplus/Deficit on Collection Fund</b>					
24. % of 2017-18 surplus/deficit to be allocated to each authority using 2016-17 shares (for row 25)	£ 50%	£ 40%	£ 9%	£ 1%	£ 100%
25. Estimated Surplus/Deficit at end of 2017-18	-31,579	-25,264	-5,684	-632	-63,159
<b>TOTAL FOR THE YEAR</b>					
26. Total amount due to authorities	£ -31,579	£ 6,313,863	£ 9,023,856	£ 152,069	£ 15,458,210

**NATIONAL NON-DOMESTIC RATES RETURN - NNDR1**

**2018-19**

Please e-mail to: [nndr.statistics@communities.gsi.gov.uk](mailto:nndr.statistics@communities.gsi.gov.uk) by no later than **31 January 2018**.  
In addition, a certified copy of the form should be returned by no later than **31 January 2018** to the same email address

**All figures must be entered in whole £**

Please check the validation tabs and supply answers to the validation queries that require a comment

Local Authority : Mid Devon

Ver 1.00

**PART 1C: SECTION 31 GRANT (See Note C)**

**This page is for information only; please do not amend any of the figures**

*Estimated sums due from Government via Section 31 grant, to compensate authorities for the cost of changes to the business rates system announced in the 2013 to 2016 Autumn Statements and 2017 (November) Budget*

	Column 2 Mid Devon	Column 3 Devon County Council	Column 4 Devon and Somerset Fire Authority	Column 5 Total
	£	£	£	£
<b>Multiplier Cap</b>				
27. Cost of cap on 2014-15, 2015-16 and 2018-19 small business rates multiplier	129,812	188,115	3,181	321,108
<b>Small Business Rate Relief</b>				
28. Cost of doubling SBRR & threshold changes for 2018-19	889,231	1,311,616	22,231	2,223,078
29. Cost to authorities of maintaining relief on "first" property	0	0	0	0
<b>Rural Rate Relief</b>				
30. Cost to authorities of providing 100% rural rate relief	0	0	0	0
<b>Local Newspaper Temporary Relief</b>				
31. Cost to authorities of providing relief	0	0	0	0
<b>Supporting Small Businesses Relief</b>				
32. Cost to authorities of providing relief	10,119	14,926	253	25,298
<b>Discretionary Scheme</b>				
33. Cost to authorities of providing relief	24,092	35,535	602	60,229
<b>Pub Relief (&lt;£100k RV)</b>				
34. Cost to authorities of providing relief	26,909	39,691	673	67,273
<b>Designated Areas qualifying relief in 100% pilot areas</b>				
35. Cost to authorities of providing relief	0	0	0	0
<b>TOTAL FOR THE YEAR</b>				
36. Amount of Section 31 grant due to authorities to compensate for reliefs	1,080,163	1,589,883	26,940	2,696,986

**NB** To determine the amount of S31 grant due to it, the authority will have to add / deduct from the amount shown in line 36, a sum to reflect the adjustment to tariffs / top-ups in respect of the multiplier cap (See notes for Line 36)

Certificate of Chief Financial Officer / Section 151 Officer

**There are a number of validation questions that require an answer. Please complete the main validation sheet**

I confirm that the entries in this form are the best I can make on the information available to me and amounts are calculated in accordance with regulations made under Schedule 7B to the Local Government Act 1988. I also confirm that the authority has acted diligently in relation to the collection of non-domestic rates.

Name of Chief Financial Officer  
or Section 151 Officer : .....

Signature : .....

Date : .....

**PROVISIONAL NATIONAL NON-DOMESTIC RATES RETURN - NNDR1**  
**2018-19**

All figures must be entered in whole £

Please check the Validation tab and answer the validation queries that need to be answered

Ver 1

**Local Authority : Mid Devon**

**PART 2: NET RATES PAYABLE**

**You should complete column 1 only**

**GROSS RATES PAYABLE**

(All data should be entered as +ve unless specified otherwise)

	Column 1 BA Area (exc. Designated areas) <b>Complete this column</b>	Column 2 Designated areas <b>Do not complete this column</b>	Column 3 <b>TOTAL</b> (All BA Area) <b>Do not complete this column</b>
	£	£	£
1. Rateable Value at <input type="text" value="17th January 2018"/>	<input type="text" value="42,741,161"/>	<input type="text" value="0"/>	<input type="text" value="42,741,161"/>
2. Small business rating multiplier <input type="text" value="48.0"/> for 2018-19 (pence)			
3. Gross rates 2018-19 (RV x multiplier)	<input type="text" value="20,515,757"/>	<input type="text" value="0"/>	
4. Estimated growth/decline in gross rates (+ = increase, - = decrease)	<input type="text" value="234,554"/>	<input type="text" value="0"/>	
5. Forecast gross rates payable in 2018-19	<input type="text" value="20,750,311"/>	<input type="text" value="0"/>	<input type="text" value="20,750,311"/>
<b>TRANSITIONAL ARRANGEMENTS (See Note E)</b>			
6. Revenue foregone because increases in rates have been deferred (Show as -ve)	<input type="text" value="-802,391"/>	<input type="text" value="0"/>	<input type="text" value="-802,391"/>
7. Additional income received because reductions in rates have been deferred (Show as +ve)	<input type="text" value="790,741"/>	<input type="text" value="0"/>	<input type="text" value="790,741"/>
8. Net cost of transitional arrangements	<input type="text" value="-11,650"/>	<input type="text" value="0"/>	
9. Changes as a result of estimated growth / decline in cost of transitional arrangements (+ = decline, - = increase)	<input type="text" value="0"/>	<input type="text" value="0"/>	
10. Forecast net cost of transitional arrangements	<input type="text" value="-11,650"/>	<input type="text" value="0"/>	<input type="text" value="-11,650"/>

**TRANSITIONAL PROTECTION PAYMENTS (See Note F)**

11. Sum due to/(from) authority	<input type="text" value="11,650"/>	<input type="text" value="0"/>	<input type="text" value="11,650"/>
---------------------------------	-------------------------------------	--------------------------------	-------------------------------------

**MANDATORY RELIEFS (See Note G) (All data should be entered as -ve unless specified otherwise)**

**Small Business Rate Relief**

12. Forecast of relief to be provided in 2018-19	<input type="text" value="-3,245,468"/>	<input type="text" value="0"/>	<input type="text" value="-3,245,468"/>
13. of which: relief on existing properties where a 2nd property is occupied	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>
14. Additional yield from the small business supplement (Show as +ve)	<input type="text" value="278,433"/>	<input type="text" value="0"/>	<input type="text" value="278,433"/>
15. Net cost of small business rate relief (line 12 + line 14)	<input type="text" value="-2,967,035"/>	<input type="text" value="0"/>	<input type="text" value="-2,967,035"/>



**PROVISIONAL NATIONAL NON-DOMESTIC RATES RETURN - NNDR1**  
**2018-19**

All figures must be entered in whole £

Please check the Validation tab and answer the validation queries that need to be answered

Ver 1

**Local Authority : Mid Devon**

**PART 2: NET RATES PAYABLE**

**You should complete column 1 only**

	Column 1 BA Area (exc. Designated areas)	Column 2 Designated areas	Column 3 TOTAL (All BA Area)
<b>Charitable occupation</b>			
16. Forecast of relief to be provided in 2018-19	-1,449,823	0	-1,449,823
<b>Community Amateur Sports Clubs (CASCs)</b>			
17. Forecast of relief to be provided in 2018-19	-34,301	0	-34,301
<b>Rural rate relief</b>			
18. Forecast of relief to be provided in 2018-19	-33,891	0	-33,891

**PROVISIONAL NATIONAL NON-DOMESTIC RATES RETURN - NNDR1**  
**2018-19**

All figures must be entered in whole £

Please check the Validation tab and answer the validation queries that need to be answered

Ver 1

**Local Authority : Mid Devon**

**PART 2: NET RATES PAYABLE**

**You should complete column 1 only**

	Column 1 BA Area (exc. Designated areas)	Column 2 Designated areas	Column 3 TOTAL (All BA Area)
19. Forecast of mandatory reliefs to be provided in 2018-19 (Sum of lines 15 to 18)	-4,485,050	0	
20. Changes as a result of estimated growth/decline in mandatory relief (+ = decline, - = increase)	0	0	
<b>21. Total forecast mandatory reliefs to be provided in 2018-19</b>	<b>-4,485,050</b>	<b>0</b>	<b>-4,485,050</b>
<b>UNOCCUPIED PROPERTY (See Note H) (All data should be entered as -ve unless specified otherwise)</b>			
<b>Partially occupied hereditaments</b>			
22. Forecast of 'relief' to be provided in 2018-19	-3,711	0	-3,711
<b>Empty premises</b>			
23. Forecast of 'relief' to be provided in 2018-19	-326,059	0	-326,059
24. Forecast of unoccupied property 'relief' to be provided in 2018-19 (Line 22 + line 23)	-329,770	0	
25. Changes as a result of estimated growth/decline in unoccupied property 'relief' (+ = decline, - = increase)	0	0	
<b>26. Total forecast unoccupied property 'relief' to be provided in 2018-19</b>	<b>-329,770</b>	<b>0</b>	<b>-329,770</b>
<b>DISCRETIONARY RELIEFS (See Note J) (All data should be entered as -ve unless specified otherwise)</b>			
<b>Charitable occupation</b>			
27. Forecast of relief to be provided in 2018-19	-65,185	0	-65,185
<b>Non-profit making bodies</b>			
28. Forecast of relief to be provided in 2018-19	-2,851	0	-2,851
<b>Community Amateur Sports Clubs (CASCs)</b>			
29. Forecast of relief to be provided in 2018-19	0	0	0
<b>Rural shops etc</b>			
30. Forecast of relief to be provided in 2018-19	0	0	0
<b>Small rural businesses</b>			
31. Forecast of relief to be provided in 2018-19	-6,404	0	-6,404

**PROVISIONAL NATIONAL NON-DOMESTIC RATES RETURN - NNDR1**  
**2018-19**

All figures must be entered in whole £

Please check the Validation tab and answer the validation queries that need to be answered

Ver 1

**Local Authority : Mid Devon**

**PART 2: NET RATES PAYABLE**

**You should complete column 1 only**

	Column 1 BA Area (exc. Designated areas)	Column 2 Designated areas	Column 3 TOTAL (All BA Area)
<b>Other ratepayers</b>			
32. Forecast of relief to be provided in 2018-19	0	0	0
	<i>of which:</i>	<i>of which:</i>	
33. Relief given to Case A hereditaments		0	
34. Relief given to Case B hereditaments	0		

**PROVISIONAL NATIONAL NON-DOMESTIC RATES RETURN - NNDR1**  
**2018-19**

All figures must be entered in whole £

Please check the Validation tab and answer the validation queries that need to be answered

Ver 1

**Local Authority : Mid Devon**

**PART 2: NET RATES PAYABLE**

**You should complete column 1 only**

Column 1  
**BA Area (exc.  
Designated areas)**

Column 2  
**Designated  
areas**

Column 3  
**TOTAL  
(All BA Area)**

35. Forecast of discretionary relief to be provided in 2018-19 (Sum of lines 27 to 32)

-74,440

0

36. Changes as a result of estimated growth/decline in discretionary relief (+ = decline, - = increase)

0

0

**37. Total forecast discretionary relief to be provided in 2018-19**

-74,440

0

-74,440

**DISCRETIONARY RELIEFS FUNDED THROUGH SECTION 31 GRANT**  
(See Note K) (All data should be entered as -ve unless specified otherwise)

**Rural Rate Relief**

38. Forecast of relief to be provided in 2018-19

0

0

0

**Local Newspaper Relief**

39. Forecast of relief to be provided in 2018-19

0

0

0

**Supporting Small Businesses Relief**

40. Forecast of relief to be provided in 2018-19

-24,782

0

-24,782

**Discretionary Scheme**

41. Forecast of relief to be provided in 2018-19

-59,000

0

-59,000

**Pub Relief (<£100k RV)**

42. Forecast of relief to be provided in 2018-19

-65,900

0

-65,900

43. Forecast of discretionary reliefs funded through S31 grant to be provided in 2018-19 (Sum of lines 38 to 42)

-149,682

0

44. Changes as a result of estimated growth/decline in Section 31 discretionary relief (+ = decline, - = increase)

0

0

**45. Total forecast of discretionary reliefs funded through S31 grant to be provided in 2018-19**

-149,682

0

-149,682

**NET RATES PAYABLE**

46. Forecast of net rates payable by rate payers after

£

15,699,719

£

0

£

15,699,719

**PROVISIONAL NATIONAL NON-DOMESTIC RATES RETURN - NNDR1**  
**2018-19**

All figures must be entered in whole £

Please check the Validation tab and answer the validation queries that need to be answered

Ver 1

**Local Authority : Mid Devon**

**PART 2: NET RATES PAYABLE**

**You should complete column 1 only**

Column 1 BA Area (exc. Designated areas)	Column 2 Designated areas	Column 3 TOTAL (All BA Area)
taking account of transitional adjustments, unoccupied property relief, mandatory and discretionary reliefs		

Checked by Chief Financial / Section 151 Officer :

**PROVISIONAL NATIONAL NON-DOMESTIC RATES RETURN - NDR1**  
2018-19

All figures must be entered in whole £

Please check the Validation tab and answer the validation queries that need to be answered

Ver 1

**Local Authority : Mid Devon**

**PART 3: COLLECTABLE RATES AND DISREGARDED AMOUNTS**

**You should complete column 1 only**

	Column 1	Column 2	Column 3
	BA Area (exc. Designated areas) <i>Complete this column</i>	Designated Areas	TOTAL (All BA Area) <i>Do not complete this column</i>
	£	£	£
<b>NET RATES PAYABLE</b>			
1. Sum payable by rate payers after taking account of transitional adjustments, empty property rate, mandatory and discretionary reliefs	15,699,719	0	15,699,719
<b>(LESS) LOSSES</b>			
2. Estimated bad debts in respect of 2018-19 rates payable	-40,000	0	-40,000
3. Estimated repayments in respect of 2018-19 rates payable	-150,000	0	-150,000
<b>COLLECTABLE RATES</b>			
4. Net Rates payable less losses	15,509,719	0	15,509,719
<b>DISREGARDED AMOUNTS</b>			
5. Renewable Energy	143,080	0	143,080
6. Transitional Protection Payment		0	
7. Baseline		0	
<b>DISREGARDED AMOUNTS</b>			
8. Total Disregarded Amounts		0	0
<b>DESIGNATED AREAS IN 100% PILOT AREAS</b>			
9. Designated Areas Qualifying Relief	0	0	0
<b>DEDUCTIONS FROM CENTRAL SHARE</b>			
10. Designated Areas Qualifying Relief: Not applicable	0	0	0
<b>Growth Pilot Areas</b>			
11. Net Rates payable for Growth Baseline comparison	0		0
12. Growth Baseline	0		0
13. Additional Growth in 'Growth Pilot' Areas	0		0
Port of Bristol			
14. In respect of Port of Bristol: Not applicable	0		0
<b>DEDUCTIONS FROM CENTRAL SHARE</b>			
15. Total Deductions	0	0	0

Checked by Chief Financial / Section 151 Officer :

**PROVISIONAL NATIONAL NON-DOMESTIC RATES RETURN - NNDR1**  
**2018-19**

All figures must be entered in whole £

Please check the Validation tab and answer the validation queries that need to be answered

Ver 1

**Local Authority : Mid Devon**

**PART 4: ESTIMATED COLLECTION FUND BALANCE**

**OPENING BALANCE**

	£	£
1. Opening Balance (From Collection Fund Statement)		-356,391

**BUSINESS RATES CREDITS AND CHARGES**

2. Business rates credited and charged to the Collection Fund in 2017-18	15,012,290	
3. Sums written off in excess of the allowance for non-collection	-75,000	
4. Changes to the allowance for non-collection	-30,000	
5. Amounts charged against the provision for appeals following RV list changes	776,000	
6. Changes to the provision for appeals	-617,000	
<b>7. Total business rates credits and charges (Total lines 2 to 6)</b>		<b>15,066,290</b>

**OTHER RATES RETENTION SCHEME CREDITS**

8. Transitional protection payments received, or to be received in 2017-18	767,678	
9. Transfers/payments to the Collection Fund for end-year reconciliations	0	
10. Transfers/payments into the Collection Fund in 2017-18 in respect of a previous year's deficit	295,660	
<b>11. Total Other Credits (Total lines 8 to 10)</b>		<b>1,063,338</b>

**OTHER RATES RETENTION SCHEME CHARGES**

12. Transitional protection payments made, or to be made, in 2017-18	-778,988	
13. Payments made, or to be made, to the Secretary of State in respect of the central share in 2017-18	-7,409,489	
14. Payments made, or to be made to, major precepting authorities in respect of business rates income in 2017-18	-1,481,898	
15. Transfers made, or to be made, to the billing authority's General Fund in respect of business rates income in 2017-18	-5,927,591	
16. Transfers made, or to be made, to the billing authority's General Fund; and payments made, or to be made, to a precepting authority in respect of disregarded amounts in 2017-18	-232,434	
17. Transfers/payments from the Collection Fund for end-year reconciliations	-5,996	
18. Transfers/payments made from the Collection Fund in 2017-18 in respect of a previous year's surplus	0	
<b>19. Total Other Charges (Total lines 12 to 18)</b>		<b>-15,836,396</b>

**ESTIMATED SURPLUS/(DEFICIT) ON COLLECTION FUND IN RESPECT OF FINANCIAL YEAR 2017-18 - Surplus (positive), Deficit (Negative)**

	£
20. Opening balance plus total credits, less total charges (Total lines 1, 7, 11 & 19)	-63,159

Checked by Chief Financial / Section 151 Officer :

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**Budget for 2018/19**

**Cabinet Member:** Cllr Peter Hare-Scott  
**Responsible Officer:** Andrew Jarrett, Director of Finance, Assets and Resources

**Reason for Report:** This report provides the proposals for the General Fund and the Housing Revenue Account for the year 2018/19.

**RECOMMENDATIONS:**

**That the Cabinet recommend to full Council that:**

1. **Council Tax is increased by 2.998% (£5.76) to £197.91.**
2. **General Fund budget for 2018/19 is approved.**
3. **The 2018/19 budget requires no transfer from the General Fund Balance.**
4. **The General Fund Budget requires a transfer of £222k from New Homes Bonus.**
5. **HRA budget for 2018/19 be approved – Appendix 5.**
6. **HRA fees/charges are approved based on the attached schedule shown as Appendix 5a.**
7. **Work on strategic planning for delivering balanced budgets in the future is commenced in the spring based on the funding levels contained in the fixed 4 year Government grant settlement & the major changes announced to Business Rates & New Homes Bonus.**
8. **Continue to maintain a 25% General Fund Balance of our net operational expenditure as referred to in para 5.1**

**Relationship to Corporate Plan:** This report is driven by the key priorities contained within the current Corporate Plan, which seeks to deliver a wide range of cost effective services. All budget decisions have taken account of these priorities and pledges.

**Financial Implications:** Sound financial management underpins the entire report.

**Legal Implications:** It is a legal requirement to set a balanced budget under the Local Government Act 2003.

**Risk Assessment:** The production of the budget has taken full account of the following:

1. The outturn for 2016/17.
2. The 2017/18 monitoring and forecasted outturns.
3. Inflation levels.
4. Changes in legislation.
5. Major income flows have been prudently estimated.
6. Risk assessments of all significant budgets have been incorporated into the budget setting process.
7. Reserves will be maintained above minimum recommended levels.
8. The Medium Term Financial Plan.

**Equality Impact Assessment:** The impact of this report on equality related issues has been considered in section 3.0 Budget Consultation.

## **1.0 Introduction**

- 1.1 Preparing the 2018/19 budget after 8 years of austerity measures was always going to be a difficult challenge. The Council's overall Formula Grant (which includes a Business Rate retention amount) has now been reduced from £6.2m in 2010/11 down to circa £2.7m for 2018/19 an overall reduction of **£3.5m or 56.5%**. However this calculation is further complicated by additional Business Rate revenues secured from: an increase in district based businesses, benefit from the Devon wide Pool and now the 1 year only 100% Business Rate Pilot status.
- 1.2 At this juncture it is worth remembering that the Council has already secured significant savings during the past 8 years in order to "balance the books" and maintain service delivery. Therefore, to secure further savings from 2019/20 onwards will not be possible without making some difficult decisions that will alter the shape/quality/quantity/frequency of services in the future.
- 1.3 Senior Management, Service Managers and the Finance Team have been involved in discussions to secure significant savings, without reducing service delivery. However it is now becoming a more difficult challenge year on year and therefore looking to the future a new more strategic process will be required to match service provision to available funding.
- 1.4 The draft budget considered at PDG and Cabinet meetings in October and November showed a budget deficit of £617k, based upon a number of key assumptions (e.g. Government funding, inflation rates, pay award, Council Tax level, use of balances/reserves, etc.), and embraced a number of savings/income increases totalling circa £497k offset by cost pressure together with funding reductions in excess of £1m.

## **2.0 January PDGs and Cabinet – Budget Update**

- 2.1 The subsequent PDG and Cabinet meetings in January received an update report on the draft budget position which highlighted a reduced budget gap of £195k. This accounted for a number of additional changes to service costs/incomes and provided an update on the Formula Grant, the 100% Business Rate Pilot, the increased referendum limit and confirmed the changes to NHB.
- 2.2 After this update report the Finance Team has been revisiting provisional budgets to secure further savings and managed to model the overall salary impact of the recently announced National Employers pay offer of 2% and higher increases to specific grades. Unfortunately this has resulted in an overall budget gap of £222k which will be funded by a temporary transfer from NHB.

### **3.0 Budget Consultation**

- 3.1 All budget decisions are clearly linked to our Corporate Plan priorities and are set against the context of annual budget consultation exercises, which have included residents, Town & Parish Councils and Local Organisations.
- 3.2 The law also requires consultation with Business Ratepayers. This meeting was held on the 18 January 2018, where the current financial issues facing the Council were outlined to a group of our commercial ratepayers. This looked at the proposed budget for 2018/19 and talked through a number of assumptions which had been made in order to deliver a “balanced” budget.

### **4.0 The Corporate Plan**

- 4.1 The most recent update of the Corporate Plan still maintains the Councils commitment to four key aims: economy, homes, empowering our community, the environment. All decisions made whilst compiling the draft 2018/19 budget had regard to the main aims and priorities of the Corporate Plan.

### **5.0 Key Assumptions for the 2018/19 Budget**

- 5.1 The Council has carefully scrutinised all existing budgets and the service risks associated with delivering them. It has also examined all material income sources, especially the ones which are most at risk, due to the continuing fluctuations in demand and price movements e.g. recycling products, planning and leisure services income. In addition to the above, regard has been made to our existing and future level of balances which are required. We have a number of ongoing commitments made against this balance (e.g. future capital contributions, economic development and building projects, “spend to save” projects, business transformation, town centre regeneration, future grant settlements). It is strongly recommended that our General Fund Balance should be maintained at 25% of operational expenditure (circa £2.217m (£8,867,780 \*25%)) which was last agreed by Full Council on the 22 February 2017.
- 5.2 With regard to all items of expenditure and income, Service Managers in conjunction with the Finance Team, review all areas for known increases/decreases based on both prevailing and predicted changes in demand, price inflation, contractual obligations, etc., when proposing the 2018/19 budget. More volatile budgets are subject to sensitivity analysis and a reasonably prudent assessment is made.

### **6.0 Local Government Finance Settlement**

- 6.1 The 2018/19 final Formula Grant Settlement was received on the 19 December 2017.
- 6.2 The settlement awarded Mid Devon an overall funding level of £2.7m which notionally includes RSG £179k, RSDG £375k with the remainder attributed to the Districts share of Local Business Rates.

## **7.0 Requirements for Council Tax Setting**

- 7.1 In recent years the Government (via the DCLG) has become far more prescriptive with regard to acceptable levels of Council Tax increase. The implementation of the Localism Act has effectively replaced Government set “capping limits” and replaced them with principles that allow the local electorate to call for a referendum if the Council is planning to increase its Council Tax above an acceptable level. The level for District Councils announced as part of the settlement was set at a maximum of the greater of 3% or £5 for the 2018/19 budget year.
- 7.2 The Council Tax income included in the proposed budget includes a £5.76 (2.998%) increase. This equates to a band D charge of £197.91. (A further 1% variation to our Council Tax changes the income generated by approximately £56k).

## **8.0 General Fund Budget 2018/19**

- 8.1 The proposals contained in this report result in a balanced budget for the General Fund (see Appendix 1). After the updated budget report was considered by the PDGs and Cabinet in January there was still an outstanding budget gap of £195k. Since that time we have considered a number of budget savings, produced an additional month’s budget monitoring information and have also reviewed our existing level of earmarked reserves and fully quantified the budget implications of the current pay offer. Following this additional work to balance the budget for 2018/19 we will have a requirement to take an additional £222k from New Homes Bonus.

## **9.0 Future Funding Concerns/Cost Pressures**

- 9.1 As the existing range/quality of service provision will be financially undeliverable from 2019/20 onwards the Council will need to reassess its overall corporate priorities and therefore where it allocates future budgets, it will also need to consider:
- Statutory vs Discretionary service provision
  - Reaffirm resident priorities
  - How it can work more closely with Towns/Parishes
  - Take on more commercial opportunities (but be aware of risks)
  - Continue to consider any partnership possibilities
  - Review Treasury options
  - Maximise all income possibilities
  - Impact of changes to New Homes Bonus
- 9.2 Recent announcements on NHB will see our annual receipt fall from £1.7m in 2017/18 to £1.1m in 18/19 and then to circa £0.95m from 2019/20 onwards. Clearly this will have a major funding impact on the size of future capital programmes and the amounts we can use to fund one off Revenue projects. Recent Central Government advice has stated that calculations could also be revisited from 19/20 onwards; any changes will need to be factored into our future MTFP.

9.3 It's important to highlight how much New Homes Bonus is being used to help fund our General Fund and Capital Budgets in 2018/19, appendix 4 shows a total transfer of £891k to contribute towards various General Fund projects, this includes £335k towards additional work required in 18/19 to finalise our Local Plan and also the £222k transfer referred to in recommendation 4 of this report. The NHB used to fund the Capital Programme amounts to £828k, (please see individual report also on this agenda) which gives a total of £1,719k (£891k + £828k) to be utilised in 2018/19. As referred to in 9.2 above our allocation for 2018/19 is £1.121k and with this reducing from 2019/20 onwards the Council will need to be mindful of the future funding available and agree service level changes accordingly.

## **10.0 Overall General Fund (GF) position at 31 March 2018**

10.1 The monthly monitoring report to the end of December tabled to this Cabinet meeting shows an estimated GF overspend of £182k by the end of 2017/18. This will result in the Council ending this financial year near its minimum level of circa £2.142m (25% of 2017/18 operational expenditure) agreed by Full Council in February 2017.

## **11.0 Transfers to and from earmarked reserves**

11.1 Appendix 3 shows in detail which amounts are being contributed to various earmarked reserves in 2018/19, including significant amounts to fund the future purchase of vehicles for refuse and recycling and ICT equipment replacement. Appendix 4 shows which amounts are expected to be taken from earmarked reserves in 2018/19, the largest of which is £335k to be used to finalise the Local Plan process and £190k to provide for the sinking fund to replace ICT equipment.

## **12.0 General Fund Budget Summary**

12.1 The final budget summary for the 2018/19 General Fund is as follows:

- To provide a balanced budget without any transfer from the General Fund Balance
- To increase Council Tax by £5.76 or 2.998%
- To utilise New Homes Bonus receipts to balance the budget
- To continue to provide the current level of service provision

## **13.0 Housing Revenue Account Budget 2018/19**

13.1 The Housing Revenue Account (HRA) is ring fenced and accounts for the income and expenditure associated with the Council's statutory housing obligations to its tenants.

13.2 The recent budget proposals that went before the Homes PDG have resulted in a balanced draft budget for the Housing Revenue Account for 2018/19 as shown at Appendix 5.

- 13.3 The main proposals for the 2018/19 budget can be summarised as follows:
- Legislation requires a 1% decrease in social housing rents for four years (2018/19 will be the third of those four years)
  - Freeze alarm charges at current rates
  - Freeze garage rents
  - Freeze garage plot ground rents at current rates
- 13.4 A more detailed analysis of the proposed rent **decrease** can be found in Appendix 5a & 5b that shows that the average housing rent will decrease to £78.26 on a 52 week basis.
- 13.5 The overall HRA budget has been constructed on a detailed line by line examination of expenditure and income, having regard to last year's outturn, this year's forecast position and the on-going improvement of the housing service.
- 13.6 Some items of expenditure can be defined quite accurately whilst others require managers to exercise business judgement based upon their experience, particularly in the case of new commitments. Where such judgement has been applied the proposals before Members are based upon realistic assumptions.
- 13.7 The main factors influencing this year's budget are broken down between the key national and local issues that are pertinent to next year's housing business plan as detailed below.

#### **14.0 Key National Issues affecting the Housing Revenue Account**

- 14.1 The key issues affecting the budget for the HRA are detailed below:
- Formula Rent (FR) reducing by 1% each year for four years
  - Right to buy (RTB) enhanced discounts, resulting in higher sales volumes
  - Universal Credit
- 14.2 In the Government budget announcement made in July 2015, we learnt that FR will reduce by 1% each year for the next four years. Until that point, we had expected it to increase by CPI + 1% each year for the next nine years. Since dwelling rent is the largest number in the HRA, the impact this has is obviously significant.
- 14.3 The single biggest issue facing social housing is welfare reform. There was a recent announcement concerning the roll-out of Universal Credit in Mid Devon. Some tenants in the District are already receiving Universal Credit but as the roll out gathers pace we can anticipate that it will have significant implications for the income stream into the HRA.
- 14.4 Current legislation on Right to Buy means that we're likely to sell many properties in future years. This will have an impact on our rent income, which in turn affects our ability to fund property maintenance and development as well as servicing any existing or new debt.

## **15.0 Key Local Issues affecting Mid Devon's HRA**

15.1 The key local issues facing the HRA are as follows:

- Building more stock
- Review our investment levels based on our 30 year Business Plan – in line with projected future demand
- Demand for increased housing stock and funding to deliver it

15.2 The prospect of building new social housing raises the issue of significant financing requirements. It means that reserves may need to be built up or additional debt taken on (subject to the cap on debt) in the near future, increasing the need to manage the impact on the revenue budget each year.

## **16.0 Capital Works and Planned Maintenance**

16.1 The major repairs allowance is determined by the level of depreciation charged on our properties. The latest stock condition survey (2010) identified a need to spend £3.5m per annum over the next 30 years, meaning any operating surpluses or savings generated by the new Self Financing system should be directed here.

## **17.0 Housing Benchmarking**

17.1 The Council continues to undertake valuable benchmarking work in conjunction with Housemark. These findings are then used to inform the budget setting process. In doing so, MDDC are able to better identify their position in relation to other authorities in the sector and identify areas for improved efficiency.

## **18.0 Overall Financial Position of the Housing Revenue Account**

18.1 It has been deemed as prudent to maintain the HRA reserve balance at £2.0m and it is expected to remain so throughout 2018/19. Other HRA reserves are expected to total £12.9m by the end of 2017/18.

18.2 This is made up of £12.4m in the Housing Maintenance Fund (HMF) and £0.5m in the Renewable Energy Fund (REF). It is intended that any expenditure funded from this money be used on renewable energy schemes.

## **19.0 Housing Revenue Account Budget Summary**

19.1 The final budget summary for the 2018/19 HRA is shown in Appendix 5. It will continue to provide for an enhanced housing service which will allow for more capital investment and additions to our existing stock.

## **20.0 Capital Programme 2018/19**

- 20.1 This is discussed in a separate agenda item which shows that the 2018/19 programme totals £10,004k – the most significant funding source required to support this programme is the £4,000k of borrowing from the Public Works Loan Board in relation to fund various asset transactions as part of the District Wide Redevelopment Project, this will be subject to a rigorous business case assessment and their cost will determine the amount of prudential borrowing required.

## **21.0 Conclusion**

### **HRA**

- 21.1 The HRA has an obligation to provide a high quality, value for money service for its tenants coupled with affordable rent levels. The government's legal requirement to cut housing rents by 1% for next year and the year after will reduce the available income to fund both revenue and capital expenditure. In addition, there is a concern that the roll out of the full service of Universal Credit will have a significant impact upon revenue into the HRA due to the expected rise in the level of rent arrears.

### **General Fund**

- 21.2 The General Fund budget has been set against a back drop of 8 consecutive years of cuts to Public Sector funding. Uncertainty is still the prevailing factor in Local Government funding. We have: the abolition of RSG in 2019/20, a 100% Business Rate Pilot (for 1 Year only) for the Devon Wide Pool, no confirmation of when or how much Business rates will be kept locally from 2019/20, the probable loss of circa £0.8m in NHB per annum (with the "threat" that the Government may still revisit the calculations behind this funding source) and no formal implementation date or mechanics of the Fairer Funding Review.
- 21.3 Nevertheless we need to prepare for the future in a timely manner and this is why we will continue to discuss how we can continue to provide a wide range of services in a much reduced funding envelope. The process will need to involve all staff, Members and our local residents/businesses.

### **Capital Programme**

- 21.4 With few disposable assets and a greater reliance on government grants our future capital programmes will come under greater pressure. If we continue to use a proportion of New Homes Bonus to help balance the General Fund there will be less available to help fund our annual capital programmes in the district. Indeed with the loss of circa £0.8m per annum of New Homes Bonus we will need to start planning the affordability of revenue contributions for capital, to maintain the level of our capital programme.



**Contact for more information:** Andrew Jarrett, Director of Finance, Assets and Resources  
01884 234242 (ajarrett@middevon.gov.uk)

**Circulation of the Report:** Management Team, Cllr Hare-Scott, Cllr Stanley

**Background Papers:** Oct, Nov & January Cabinet & PDG's (Budget Draft, MTFP and Budget Update reports)

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## GENERAL FUND REVENUE ACCOUNT DRAFT BUDGET SUMMARY 2018/19

	Notes	Net Direct Costs Budget 2017/18 £	Budget Changes £	Draft Net Direct Costs Budget 2018/19 £
Cabinet	2,4	4,287,630	274,540	4,562,170
Community	2,4	2,648,810	233,510	2,882,320
Economy	2,4,7	(700,830)	35,740	(665,090)
Environment	2,4	2,252,740	132,720	2,385,460
Homes	2,4	1,131,370	(169,510)	961,860
<b>TOTAL NET DIRECT COST OF SERVICES</b>		<b>9,619,720</b>	<b>507,000</b>	<b>10,126,720</b>
Net recharge to HRA	6	(1,245,730)	(201,430)	(1,447,160)
Provision for the financing of capital spending		398,370	(2,800)	395,570
<b>NET COST OF SERVICES</b>		<b>8,772,360</b>	<b>302,770</b>	<b>9,075,130</b>
PWLB Bank loan interest payable		106,920	(4,920)	102,000
Finance Lease interest payable		36,760	4,610	41,370
Interest payments for new loans		0	45,000	45,000
Interest from Funding provided for HRA		(54,000)	3,460	(50,540)
Interest receivable/payable on other activities		0	(50,000)	(50,000)
Interest Received on Investments	5	(254,000)	0	(254,000)
New Homes Bonus	8	(1,721,980)	600,730	(1,121,250)
Transfers into earmarked reserves	3	2,366,980	(178,960)	2,188,020
Transfers from earmarked reserves	3	(632,590)	(253,510)	(886,100)
Proposed contribution from New Homes Bonus Rese	3	(89,380)	(132,470)	(221,850)
<b>TOTAL BUDGETED EXPENDITURE</b>		<b>8,531,070</b>	<b>336,710</b>	<b>8,867,780</b>
<b>Funded by:-</b>				
Revenue Support Grant		(497,550)	318,290	(179,260)
Rural Services Delivery Grant		(374,510)	0	(374,510)
Transition Grant		(31,510)	31,510	0
NNDR revenue		(2,265,210)	(414,790)	(2,680,000)
CTS Funding Parishes		46,960	(30,040)	16,920
Collection Fund Surplus		(52,860)	2,340	(50,520)
Council Tax (28,297.74 x £197.91)	1	(5,356,390)	(244,020)	(5,600,410)
<b>TOTAL FUNDING</b>		<b>(8,531,070)</b>	<b>(336,710)</b>	<b>(8,867,780)</b>
<b>REQUIREMENT TO BALANCE THE BUDGET</b>		<b>0</b>	<b>0</b>	<b>0</b>

**Current Assumptions :**

1. Council Tax has been increased by 2.998% from £192.15 to £197.91 with an increased property growth of 420
2. 2018/19 salary budgets include an increase of 2% for SCP 20 and above and additional increases to those spinal points below SCP 20 per National Employers pay award offer
3. All earmarked reserves have been reviewed and adjustment made based upon existing need.
4. All income flows have been reviewed and adjusted for changes in demand and unit price.
5. Investment income has been based upon the existing lending criteria now in force.
6. Support services have been calculated in accordance with the annual process.
7. Car parking fees are based upon 2017/18 fees and vends.
8. New Homes Bonus receipts based on new legislation changes.

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**PDG SERVICE UNIT MOVEMENTS**

Appendix 2

GENERAL FUND SUMMARY		Budget Net Direct Cost	Current Budgeted Net Direct Cost	Movement	+/- %
		2017/18	2018/19	2018/19	2018/19
<b>Cabinet</b>					
SCM01	Leadership Team	459,240	466,370	7,130	1.6%
SCM02	Corporate Functions	0	82,050	82,050	N/A
SCM03	Corporate Fees/Charges	226,930	207,340	(19,590)	-8.6%
SCM06	Pension Backfunding	901,510	890,060	(11,450)	-1.3%
SFP01	Accountancy Services	321,260	358,300	37,040	11.5%
SFP02	Internal Audit	103,460	89,100	(14,360)	-13.9%
SFP03	Procurement	77,840	72,580	(5,260)	-6.8%
SFP04	Purchase Ledger	45,480	46,210	730	1.6%
SFP05	Sales Ledger	44,580	44,550	(30)	-0.1%
SHR01	Human Resources	266,470	281,050	14,580	5.5%
SHR02	Mddc Staff Training	41,530	139,100	97,570	234.9%
SHR03	Payroll	57,520	58,390	870	1.5%
SHR04	Learning And Development	50,590	62,260	11,670	23.1%
SIT01	It Gazetteer Management	65,080	70,310	5,230	8.0%
SIT03	It Information Technology	794,370	819,590	25,220	3.2%
SLD01	Electoral Registration	135,590	144,260	8,670	6.4%
SLD02	Democratic Rep And Management	440,980	465,470	24,490	5.6%
SLD04	Legal Services	255,200	265,180	9,980	3.9%
		<b>4,287,630</b>	<b>4,562,170</b>	<b>274,540</b>	<b>6.4%</b>
<b>Community PDG</b>					
SCD01	Community Development	82,700	87,530	4,830	5.8%
SCS20	Customer Services Admin	108,030	107,230	(800)	-0.7%
SCS22	Customer First	686,270	647,510	(38,760)	-5.6%
SES01	Emergency Planning	0	7,880	7,880	N/A
SES04	Public Health	44,370	4,090	(40,280)	-90.8%
SES11	Pool Cars	0	(590)	(590)	N/A
SES16	Es Staff Units/Recharges	607,020	692,730	85,710	14.1%
SES17	Community Safety	59,960	520	(59,440)	-99.1%
SES18	Food Safety	(12,530)	(17,870)	(5,340)	42.6%
SES21	Licensing	(15,480)	(7,340)	8,140	-52.6%
SES22	Pest Control	4,000	4,000	0	0.0%
SES23	Pollution Reduction	4,240	550	(3,690)	-87.0%
SPR01	Building Regulations	500	(13,490)	(13,990)	-2798.0%
SPR02	Enforcement	100,380	101,650	1,270	1.3%
SPR03	Development Control	156,910	31,730	(125,180)	-79.8%
SPR04	Local Land Charges	(32,830)	(30,880)	1,950	-5.9%
SPR09	Forward Planning	204,290	249,340	45,050	22.1%
SPR11	Regional Planning	348,160	348,940	780	0.2%
SRB01	Collection Of Council Tax	201,600	236,190	34,590	17.2%
SRB02	Collection Of Business Rates	(76,180)	(100,870)	(24,690)	32.4%
SRB03	Housing Benefit Admin & Fraud	111,380	171,920	60,540	54.4%
SRB04	Housing Benefit Subsidy	(75,000)	(45,000)	30,000	-40.0%
SRB06	Debt Recovery	94,380	98,380	4,000	4.2%
SRS01	Recreation And Sport	46,640	308,170	261,530	560.7%
		<b>2,648,810</b>	<b>2,882,320</b>	<b>233,510</b>	<b>8.8%</b>

**PDG SERVICE UNIT MOVEMENTS**

Appendix 2

GENERAL FUND SUMMARY		Budget Net Direct Cost	Current Budgeted Net Direct Cost	Movement	+/- %
		2017/18	2018/19	2018/19	2018/19
<b><u>Economy PDG</u></b>					
SCD02	Economic Development - Markets	34,420	52,000	17,580	51.1%
SCP01	Parking Services	(592,390)	(587,120)	5,270	-0.9%
SES03	Community Safety - C.C.T.V.	3,060	(1,950)	(5,010)	-163.7%
SPR06	Economic Development	413,470	421,930	8,460	2.0%
SPS12	GF Properties Shops / Flats	(559,390)	(549,950)	9,440	-1.7%
		<b>(700,830)</b>	<b>(665,090)</b>	<b>35,740</b>	<b>-5.1%</b>
<b><u>Environment PDG</u></b>					
SES02	Cemeteries	(34,850)	(74,060)	(39,210)	119.3%
SES05	Open Spaces	85,410	79,290	(6,120)	-15.1%
SGM01	Grounds Maintenance	541,150	622,090	80,940	8.0%
SPS03	Flood Defence And Land Drain	26,430	26,430	0	0.0%
SPS04	Street Naming & Numbering	7,560	7,420	(140)	-2.6%
SPS07	Public Transport	(15,110)	(13,220)	1,890	-13.2%
SPS11	Public Conveniences	43,230	51,630	8,400	25.2%
SWS01	Street Cleansing	374,320	385,160	10,840	0.5%
SWS02	Waste Collection	445,110	396,390	(48,720)	-15.6%
SWS03	Recycling	608,700	632,390	23,690	-0.5%
SWS04	Waste Management	170,790	271,940	101,150	57.5%
		<b>2,252,740</b>	<b>2,385,460</b>	<b>132,720</b>	<b>5.9%</b>
<b><u>Homes PDG</u></b>					
SES15	Private Sector Housing Grants	163,900	(22,610)	(186,510)	-113.8%
SHG03	Homelessness Accommodation	251,340	195,400	(55,940)	-22.3%
SPS05	Administration Buildings	257,310	229,360	(27,950)	-10.9%
SPS06	Mddc Depots	28,120	58,120	30,000	106.7%
SPS08	Office Building Cleaning	53,490	57,600	4,110	7.7%
SPS09	Property Services Staff Unit	377,210	443,990	66,780	17.7%
		<b>1,131,370</b>	<b>961,860</b>	<b>(169,510)</b>	<b>-15.0%</b>
	<b>GRAND TOTAL</b>	<b>9,619,720</b>	<b>10,126,720</b>	<b>507,000</b>	<b>-0.6</b>

2018/19 BUDGETS

Transfers into Earmarked Reserves

Page 135

SERVICE		MAINT 18/19 BUDGET	PLANT 18/19 BUDGET	EQUIPMENT 18/19 BUDGET	VEHICLES 18/19 BUDGET	OTHER 18/19	NEW HOMES BONUS	Market Walk /Fore Street Surplus	
CP540	PAYING CAR PARKS (MACHINE REPLACEMENT SINKING FUND)			3,000.00					
CS500	MESSENGER SERVICES				1,200				
CS900	CENTRAL PHOTOCOPYING								
CS902	CENTRAL POSTAGE								
CS910	CUSTOMER SERVICES ADMIN								
CS932	CUSTOMER FIRST								
ES100	CEMETERIES	25,000							
ES450	PARKS & OPEN SPACES	25,000							
ES580	POOL CAR RUNNING COSTS				3,600				
ES660	CONTROL OF POLLUTION								
ES730	ENVIRONMENTAL ENFORCEMENT				3,600				
GM960	GROUNDS MAINTENANCE		14,360		52,960				
EQ754	PHOENIX PRINTERS EQUIP SFUND			2,200					
LD201	ELECTION COSTS - DISTRICT					20,000			
LD300	DEMOCRATIC REP & MANAGEMENT					5,000			
PR810	STATUTORY DEVELOPMENT PLAN					100,000			
PS350	PUBLIC CONVENIENCES				1,200				
PS880	BUS STATION	5,000							
PS980	PROPERTY SERVICES STAFF UNIT				8,100				
PS990	FORE STREET MAINT S.FUND	5,000							
PS992	MARKET WALK MAINT S.FUND	20,000							
RB100	COUNCIL TAX				1,200				
RS140	LEISURE SINKING FUND			75,000					
EQ737	STREET CLEAN VEHICLE SFUND				63,110				
EQ738	REFUSE VEHICLE SFUND				223,680				
EQ739	TRADE WASTE VEHICLE SFUND				23,070				
EQ740	RECYCLING VEHICLE SFUND				173,290				
EQ761	RECYCLING PLANT SFUND		20,000						
EQ763	RECYCLING MAINT SINKING FUND	2,700							
EQ755	ICT EQUIPMENT SINKING FUND			189,500					
IE435	New Homes Bonus Grant						1,121,250		
NHB									
<b>TOTAL</b>		<b>82,700</b>	<b>34,360</b>	<b>269,700</b>	<b>555,010</b>	<b>125,000</b>	<b>1,121,250</b>	<b>0</b>	<b>2,188,020</b>
<b>2017/18</b>		<b>52,700</b>	<b>14,360</b>	<b>51,450</b>	<b>510,990</b>	<b>20,000</b>	<b>1,721,980</b>	<b>50,000</b>	<b>2,421,480</b>
<b>Movement</b>		<b>30,000</b>	<b>20,000</b>	<b>218,250</b>	<b>44,020</b>	<b>105,000</b>	<b>(600,730)</b>	<b>(50,000)</b>	<b>(233,460)</b>

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**2018/19 BUDGETS**

**Appendix 4**

**Transfers from Earmarked Reserves**

SERVICE		UTILISE NHB	OTHER	
CS938	DIGITAL STRATEGY STAFFING			
ES733	PUBLIC HEALTH		(35,900)	
LD600	LEGAL SERVICES			
PR220	TIVERTON EUE		(52,030)	
PR225	GARDEN VILLAGE PROJECT		(51,830)	
PR400	BUSINESS DEVELOPMENT	(45,000)		
PR400	BUSINESS DEVELOPMENT	(100,000)		
PR200	DEVELOPMENT CONTROL		(35,000)	
PR810	STATUTORY DEVELOPMENT PLAN	(334,740)		
RB600	REVENUES MISC INCOME TEAM			
ES361	PUBLIC HEALTH			
EQ638	DEV CONT LINEAR PARK		(4,170)	
EQ640	W52 POPHAM CLOSE COMM FUND		(1,950)	
EQ641	W67 MOORHAYES COM DEV FUND		(1,630)	
EQ642	W69 FAYRECROFT WILLAND EX WEST		(4,620)	
EQ643	W70 DEVELOPERS CONTRIBUTION		(6,650)	
EQ644	DEV CONT WINSWOOD CREDITION		(3,080)	
EQ660	ES354 PRIVATE SECTOR HOUSING EMR		(20,000)	
EQ755	ICT EQUIPMENT SINKING FUND	(189,500)		
	Proposed contribution from NHB for 18/19 GF Budget	(221,850)		
<b>TOTAL</b>		<b>(891,090)</b>	<b>(216,860)</b>	<b>(1,107,950)</b>

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## Analysis by service

Code	Service unit	Previous Year Outturn	Current Year Budget	Movement	Proposed Budget 2018/19
	<b>Income</b>				
SHO01	Dwelling Rents	(12,604,467)	(12,368,590)	250,100	(12,118,490)
SHO04	Non Dwelling Rents	(573,241)	(571,420)	(12,710)	(584,130)
SHO07	Leaseholders' Ch For Serv	(20,887)	(21,640)	0	(21,640)
SHO08	Contributions Towards Exp	(62,729)	(36,470)	(5,000)	(41,470)
SHO09	Alarm Income - Non Tenants	(206,090)	(209,520)	209,520	0
SHO10	H.R.A. Investment Income	(59,430)	(40,000)	(19,000)	(59,000)
SHO11	Misc. Income	(636,997)	(19,000)	(350)	(19,350)
	<b>Services</b>				
SHO13A	Repairs & Maintenance	3,181,377	3,098,380	22,070	3,120,450
SHO17A	Housing & Tenancy Services	1,180,802	1,315,290	100,250	1,415,540
SHO22	Alarms	100,270	121,700	(121,700)	0
	<b>Accounting entries 'below the line'</b>				
SHO29	Movement in Bad Debt Provision	(3,309)	25,000	0	25,000
SHO30	Share Of Corp And Dem	187,545	165,320	29,270	194,590
SHO32	H.R.A. Interest Payable	1,257,909	1,214,500	(48,890)	1,165,610
SHO34	Transfers To or From Earmarked Reserves	2,716,699	2,952,820	(504,350)	2,448,470
SHO36	Revenue Contribution to Capital Operations	109,352	32,000	98,000	130,000
SHO37	Capital Receipts Reserve Adjustment	(36,400)	(26,000)	0	(26,000)
SHO38	Major Repairs Allowance	2,797,005	2,275,000	(174,000)	2,101,000
SHO45	Renewable Energy Transactions	(180,224)	(130,000)	(39,000)	(169,000)
	<b>NET DIRECT TOTAL</b>	<b>(2,250,717)</b>	<b>(2,222,630)</b>	<b>(215,790)</b>	<b>(2,438,420)</b>

## Subjective analysis

Code	Service unit	Current Year Budget	Movement	Proposed Budget 2018/19
1000	Employees	2,250,580	158,720	2,409,300
2000	Premises	165,030	22,940	187,970
3000	Transport	407,960	(183,120)	224,840
4000	Cost Of Goods And Services	8,489,060	(597,890)	7,891,170
7000	Income	(13,535,610)	383,910	(13,151,700)
	<b>NET DIRECT TOTAL</b>	<b>(2,222,980)</b>	<b>(215,440)</b>	<b>(2,438,420)</b>
5000	RECHARGES	1,245,730	201,430	1,447,160
6000	CAPITAL CHARGES	977,250	14,010	991,260
	<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>

## Assumptions

All rents to decrease by 1%, moving the actual average rent to £78.26 per week (over 52 weeks)

Thirty properties sold during 2017/18

Twenty properties sold during 2018/19

Average of twenty properties void at any one time

Six properties are excluded from rent setting as they are not available for re-let

Affordable Rents to decrease by 1%, moving the actual average rent to £110.16 per week (over 52

Garage rents to remain at £11.10 per week

Occupancy in HRA retail units to remain at current levels

Employee costs have risen due to expected 2% increase and increases in FTE in Repairs and Tenancy  
Significant reduction in vehicle purchase budget for 2018/19

Cost of Goods And Services lower due to transfer to Housing Maintenance Fund being substantially less than 2017/18 as well as a lower demand for major works in 2018/19

Community alarm service is no longer a landlord function and so will be accounted for in the General Fund

HRA cash balances to remain high in the short term and so generate investment income of circa £59k

Debt repayments of £2,645k to PWLB

- including debt interest payments of £1,115k to PWLB and £51k to GF

£1,605k contribution to the Housing Maintenance Fund to be made

Recharges to increase by £201k

<b>6000 CAPITAL CHARGES</b>	£
MRP for capital financing (Wells Park)	74,950
Depreciation	2,000,000
Depreciation reversal	(2,000,000)
PWLB loan MRP	916,310
	<u><b>991,260</b></u>
<b>SHO34 H.R.A. Transfer to/from EMR</b>	£
Surplus amount	1,604,507
Renewable energy surplus	169,000
Affordable Rent surplus	72,330
Loan premium deficit	602,633 (see below)
Total	<u><b>2,448,470</b></u>
<b>PWLB loan</b>	£
Principal actually repaid	1,518,945
Principal accounted for	916,313
Loan premium deficit	<u><b>602,633</b></u>

## HRA: Proposed Fees and Charges 2018/19

	<u>2017/18</u>	<u>Increase</u>	<u>Increase %</u>	<u>2018/19</u>
<u>Community Alarm Charges per week per property</u> (48 week basis)				
Accessible Accommodation Support	£3.30	£0.46	13.9%	£3.76
Lifeline Base Unit	£3.76	£0.00	0.0%	£3.76

Garage rents per week (48 week basis) <i>It should be noted that council tenants receive a discount of £2.00 per week on any garage rent.</i>	£11.10	£0.10	0.9%	£11.20
Garage ground rents (Annual charge)	£225	£0	0.0%	£225

<u>N.B.</u>				
MDDC Formula Rent on average (52 weeks)	2017/18: <b>£79.10</b>	2018/19: <b>£78.31</b>		

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## HRA Rent Budget 2018/19

Description	Average rent (52 week basis) £	Average properties 2018/19	Annual rent total £	Void level	Annual rent total (less voids)	Budget (rounded)
Social rent (in use)	78.26	2,941	11,968,458	0.51%	11,907,416	11,907,420
Social rent (not in use)	78.26	6	24,417	100.00%	0	0
Affordable rent properties	110.16	43	246,318	0.51%	245,061	245,070
Rent written off					(35,000)	(35,000)
Write offs recovered					1,000	1,000
HO700 budget					12,118,477	12,118,490
Affordable rent surplus					72,327	72,330
<b>TOTAL</b>		<b>2,990</b>				

Formula Rent	78.31
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**CAPITAL PROGRAMME 2018/19 – 2021/22**

**Cabinet Member** Cllr Peter Hare Scott  
**Responsible Officer** Andrew Jarrett Director of Finance Assets & Resources

**Reason for Report:** To seek approval of the 2018/19 Capital Programme and note the draft 2019/20, 2020/21 & 2021/22 programmes.

**RECOMMENDATIONS: That the Cabinet recommend to Full Council:**

- 1. The detailed Capital Programme for 2018/19 be approved and the estimated amounts for 2019/20, 2020/21 & 2021/22 be noted.**
- 2. To agree to earmark New Homes Bonus (NHB) monies of £828k to support the 2018/19 Capital Programme (see para 2.3).**

**Relationship to the Corporate Plan:** The Capital Programme identifies the capital investment proposed across all strands of the Corporate Plan over the next four years.

**Financial Implications:** The Capital Programme submitted for 2018/19 is fully funded; however this includes £4,000k anticipated PWLB borrowing to fund various asset acquisitions as part of the district wide redevelopment project. Future capital receipts are now estimated at such a low level that the Council needs to evaluate ways of making additional provision to fund its long term capital programme or reduce its property portfolio. This is especially relevant after recent announcements on the future of New Homes Bonus.

**Legal Implications:** See comments below in relation to spending of grants and receipts.

**Risk Assessment:** There is a risk of claw back of external funds if sums received are not spent in accordance with the terms on which they were given, or not within agreed timescales. Useable Capital Receipts for 2018/19 have been projected at a prudent level of £350k but there is a risk that if these do not materialise, the authority may need to delay scheme start dates to the following financial year or to make a revenue contribution to Capital to ensure full programme delivery.

**Equality Impact Assessment:** It is considered that the impact of this report on equality related issues will be nil.

**1.0 Introduction**

- 1.1** The proposed Capital Programme has been produced following detailed consultation with spending officers and is now mainly focused on essential asset maintenance, funding a range of private sector housing projects,

modernisation of our refuse and recycling vehicles, ICT replacement and investment and ensuring that our existing housing stock is maintained to the decent homes standard. The programme also includes Council House building projects and spend to save projects that will only be undertaken if a robust business case demonstrates an acceptable payback period. This year additional projects include: various asset acquisitions as part of the district wide redevelopment project, various proposed Economic Development schemes that are dependant on successful funding bids together with acceptable business cases.

- 1.2 A significant amount of work was undertaken when producing the Council's Medium Term Financial Plan (MTFP) during the late summer which helped to scope the size and funding of the 2018/19 capital programme. A number of subsequent meetings were held with service managers which focused on the essential projects (in terms of end of life asset replacement or health and safety) and involved reprioritising or rescheduling expenditure to future years.

## 2.0 The 2018/19 Capital Programme

- 2.1 Through reprioritisation of capital projects the Council has been able to set a balanced capital programme for 2018/19. Appendix 1 shows the proposed Capital Programme for 2018/19 which totals £10,004k.

- 2.2 The 2018/19 Capital Programme is fully funded by a combination of:

<b>General Fund Project Funding Sources</b>	<b>Amount of Funding</b>
S106 & Affordable Housing Contributions	116
Capital Reserve	65
DCLG (Disabled Facilities Grant)	552
New Homes Bonus (NHB)	807
Contrib from Private Sector Housing EMR	106
Contrib from Vehicle sinking fund EMR's	52
Contribution from existing Useable Capital Receipts	68
PWLB Borrowing	4,000
Other Funding	87
<b>Total Funding General fund Projects</b>	<b>£5,853k</b>
<b>HRA Project Funding Sources</b>	<b>Amount of Funding</b>
Contribution from existing Useable Capital Receipts	117
Use of forecast Useable Capital Receipts to be generated in 2018/19	350
Major Repairs Allowance	2,101
New Homes Bonus (NHB)	21
Use of forecast Replacement Homes Capital Receipts	590

Contrib from Renewable Energy fund EMR	100
Contrib from Housing Maintenance Fund	800
*Contrib from Affordable Rents Surplus EMR	72
<b>Total Funding HRA Projects</b>	<b>£4,151k</b>
<b>Total Funding (GF &amp; HRA)</b>	<b>£10,004k</b>

\* Note Affordable Rents Surplus is the additional amount generated from new Council Houses let at affordable rents as opposed to social rent historically charged for our Council Homes.

- 2.3 The 2018/19 Capital Programme requires £828k (£807k General Fund + £21k HRA) of New Homes Bonus (NHB) funding to ensure it is balanced. Further contributions from NHB are required over the life of the MTFP, with the forecast contribution amounting to £2,859k for 2019/20, 2020/21 and 2021/22.
- 2.4 Recent announcements on NHB will see our annual receipt fall from £1.7m in 2017/18 to £1.1m in 18/19 to circa £0.95m from 2019/20 onwards. Clearly this will have a major funding impact on the size of future capital programmes. Recent Central Government advice has stated that calculations could also be revisited from 19/20 onwards; any changes will need to be factored into our future MTFP.
- 2.5 A contribution is expected from the Housing Maintenance Fund (30 year maintenance plan) of £800k in order to deliver the HRA related projects identified in the 18/19 Capital Programme. Further contributions from this reserve will be required to deliver council house building aspirations identified in our MTFP amounting to £10,577k for 2019/20, 2020/21 and 2021/22. The remainder of these schemes will be mainly funded by a combination of useable capital receipts (general and replacement homes receipts) and to take advantage of current favourable PWLB borrowing rates. (See Para 4.2)
- 2.6 A deliverable programme of £2,101k has been identified to maintain our existing council house stock, the balance of available monies will remain in the Housing Maintenance Fund in order to deal with future additional spend that has been identified by the stock condition survey.
- 2.7 Appendix 2 shows the MTFP, which was presented at the October 2017 Cabinet. Appendix 1 shows, the 18/19 Capital Programme that has evolved from the MTFP and has been refreshed with up to date information on expenditure and funding as referred to in paragraphs 2.1 to 2.6 above. A summary of the subsequent 3 years is shown in the table below.

## MTFP summary 2019/20, 2020/21 & 2021/22

	<b>2019/20 (£k)</b>	<b>2020/21 (£k)</b>	<b>2021/22 (£k)</b>
Total General Fund Capital Projects	12,540	11,560	11,867
Total HRA Capital Projects	12,516	7,418	7,384
<b>Total GF &amp; HRA Capital Projects</b>	<b>25,056</b>	<b>18,978</b>	<b>19,251</b>

For a detailed breakdown please refer to Appendix 2

- 2.8 The further into the future we try to predict the more difficult it is to do with the same level of certainty, therefore although 2020/21 and 2021/22 give an indication of the likely resource required during these years, we will know with a greater level of certainty nearer the time, therefore the predicted level of expenditure may well change.

### **3.0 Funding the Capital Programme**

- 3.1 NHB funding forms a substantial amount of the funding of this programme (as referred to in para 2.3 above) (£3,687k over the four years which includes £828k in 18/19). The significant change in NHB funding (referred to in para 2.4), will impact on our future capital programmes and they may need to be curtailed to match the funding we have available.
- 3.2 Due to the very low level of estimated new capital receipts for 2018/19, only a small number of new Council funded schemes have been incorporated in the Capital Programme. Council house sales have been predicted at 20 sales per annum for the life of this programme. The Government Pooling arrangements mean a proportion of the sale is pooled to the government, a proportion is retained in a ring fenced reserve for replacement house building (linked to the HRA self-financing arrangements that have been in place since 01/04/12) and the balance is retained by the authority as a useable capital receipt, which can be used to support our Capital Programme.
- 3.3 The projected level of usable capital receipts available for 2018/19 is £535k (this is made up of £350k, net of pooling, estimated to be generated from sales in 2018/19 and a contribution of £185k (£68k + £117k) from existing Useable Capital Receipts). All other previously generated capital receipts have been used to balance the subsequent years of the MTFP.
- 3.4 The figures assumed for receipts from the sale of assets have been calculated prudently and therefore if any additional receipts are generated we can return to some of the projects which could not be funded in the first instance and consider their inclusion. Any such decision (subject to constraints within the financial rules) would require Full Council approval and be linked to the Corporate Plan priorities.

3.5 Additional sinking funds have been created for future replacement of Leisure plant and equipment totalling £75k and £190k for future replacement of ICT systems and equipment; this ensures the revenue base budget is more realistic in that we are making provision to replace assets in much the same way as we have for our vehicle fleet.

#### **4.0 Council Borrowing**

4.1 Prudent borrowing has been estimated for 2018/19, this will be used to fund the proposed project for asset acquisitions as part of the district wide redevelopment project (subject to a rigorous business case assessment) their cost will determine the amount of prudential borrowing required which is currently budgeted at £4,000k.

4.2 Borrowing is also envisaged in 2019/20, 2020/21 and 2021/22 to deliver the proposed Waddeton Park Council House Building Scheme. Borrowing is only considered in exceptional circumstances, whether in relation to the projects detailed above or for spend to save projects following a robust cost/benefit analysis exercise that would be able to demonstrate both an acceptable 'payback period' and that savings would be generated in excess of the annual revenue cost of servicing the debt.

#### **5.0 Conclusion**

5.1 As previously mentioned, the Capital Programme for the next four years is limited due to the scarce availability of funding (with the exception of borrowing). It is, therefore, imperative that capital funds are only spent on those projects which enable the Council to deliver its Corporate Plan objectives or reduce operational cost or generate a financial return.

5.2 Due to the continuing austerity programme being implemented by Central Government the Council is beginning to explore more commercial options in order to balance budgets. Examples include: regeneration projects and land or building acquisition; any such projects will need to be justified through robust business cases. Projects of this type will need significant capital funding either from existing receipts or from longer term borrowing. All members will be kept informed of any developments in these areas.

<b>Contact for more information:</b>	Andrew Jarrett, Robert Fish 01884 234242, 01884 234313 <a href="mailto:ajarrettmiddevon.gov.uk">ajarrettmiddevon.gov.uk</a>
<b>Background Papers:</b>	Capital Bid Submissions and workings for MTFP
<b>File Reference</b>	None
<b>Circulation of the Report:</b>	Management Team



**Provisional 2018-19 Budgeted Capital Programme**Final Draft  
18/19 Budget

	£k
<b><u>Lords Meadow Leisure centre</u></b>	
Lords Meadow - Replace main pool filters	80
Lords Meadow - Tennis Courts surface and lining	25
<b><u>Exe Valley Leisure Centre</u></b>	
EVLC pool tiling and balance tank repairs	25
EVLC - Pool Cover	25
<b>Total</b>	<b>155</b>
<b><u>Phoenix House</u></b>	
Phoenix House - Electric water heater replacement	25
Phoenix House- Toilet refurbishment flooring and units	30
<b><u>MDDC Depot Sites</u></b>	
Old Road Depot - Actions following condition report	50
Grounds Maintenance relocation (subject to feasibility)	0
<b><u>Play Areas</u></b>	
Open Space Infrastructure (incl Play Areas)	50
<b><u>Other Projects</u></b>	
Land drainage flood defence schemes - St Marys Hemyock	25
Land drainage flood defence schemes - Ashleigh Park Bampton	87
Fore Street Flats refurbishment	60
<b><u>General Fund Development Schemes</u></b>	
* District Wide Redevelopment project - Asset acquisition	4,000
<b>Total</b>	<b>4,327</b>
* Note - unknown timing of Capital Expenditure, therefore Capital Financing excluded in Revenue Budget but be factored into Business Case as potential schemes come forward.	
<b><u>Economic Development Schemes</u></b>	
** Tiverton Town Centre improvements	40
** Mills Electricity Project	100
** Broadband Project	60
<b>Total</b>	<b>200</b>
** All Economic Development schemes are subject to acceptable Business Case	
<b><u>ICT Projects</u></b>	
Desktop states replacement/refresh	50
CRM replacement	75
Data centre hardware refresh servers/storage	120
Replacement Grounds Maintenance system	100
<b>Total</b>	<b>345</b>

### Affordable Housing Projects

Grants to housing associations to provide houses (covered by Commuted Sums) 116

**Total 116**

### Private Sector Housing Grants

Empty homes and enforcement 106

Disabled Facilities Grants–P/Sector 552

**Total 658**

### Replacement Vehicles

#### Grounds Maintenance

Van Tipper 52

**Total 52**

**TOTAL GF PROJECTS 5,853**

### HRA Projects

#### Existing Housing Stock

Major repairs to Housing Stock 2,101

Renewable Energy Fund 100

Disabled Facilities Grants - Council Houses 300

#### Housing Development Schemes

Palmerston Park - Additional budget required 1,074

Birchen Lane - Additional budget required 446

**Total 4,021**

#### HRA ICT Projects

Housing mobile working and additional modules 130

**Total 130**

#### HRA Replacement Vehicles

Van Tipper 7T (Voids) 0

**Total 0**

**TOTAL HRA PROJECTS 4,151**

**GRAND TOTAL GF + HRA 10,004**

### MDDC Funding Summary

	2018-19
EXISTING FUNDS	£k
Capital Grants Unapplied Reserve	688
Capital Receipts Reserve	1,125
Earmarked Reserves	1025
New Homes Bonus Funding	828
Miscellaneous Funding	2,338
<b>Subtotal</b>	<b>6,004</b>
<b>NEW FUNDS</b>	
Borrowing	4,000
Revenue Contributions	0
<b>Subtotal</b>	<b>4,000</b>
<b>TOTAL FUNDING</b>	<b>10,004</b>



## Medium Term Financial Plan 2018/19 - 2021/22 - Capital

Appendix 2

	Provisional Capital Programme	Estimated Capital Programme	Estimated Capital Programme	Estimated Capital Programme	Total
	2018/19 £k	2019/20 £k	2020/21 £k	2021/22 £k	£k
<b><u>Estates Management</u></b>					
<b><u>Leisure - Site Specific</u></b>					
<b><u>Lords Meadow Leisure Centre</u></b>					
Lords Meadow - Replace main pool filters	80				80
Lords Meadow - Tennis Courts surface and lining	25				25
LMLC pool tiling and balance tank repairs		25			25
Lords Meadow - Squash Court Climate Control		50			50
LMLC - Pool Cover			25		25
<b><u>Exe Valley Leisure Centre</u></b>					
EVLC pool tiling and balance tank repairs	25				25
Evlc - Replace isolated CHP for Bio Mass Boiler (spend to save)		150			150
EVLC - Pool Cover	25				25
EVLC - Water cooled Chiller -Major Maintenance		30			30
<b><u>Culm Valley sports centre</u></b>					
Culm Valley- Fitness Gym Extension			500		500
	<b>Total</b>	<b>155</b>	<b>255</b>	<b>525</b>	<b>935</b>
				<b>0</b>	<b>935</b>
<b><u>Other MDDC Buildings</u></b>					
<b><u>Pannier Market</u></b>					
Pannier Market -Paving replacement (linked to Tiverton masterplan)		150			150

	Provisional Capital Programme	Estimated Capital Programme	Estimated Capital Programme	Estimated Capital Programme	Total
	2018/19	2019/20	2020/21	2021/22	

### Phoenix House

Phoenix House - Replacement BMS software			20		20
Phoenix House - AHU changes to allow cooling		100			100
Phoenix House - Electric water heater replacement	25				25
Phoenix House- Toilet refurbishment flooring and units	30	30			60
Phoenix House - Boiler replacement		100			100

### General Car parks

P&D resurfacing and lining - Becks Square Tiverton		50			50
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### MSCP Improvements

MSCP refer to Matrix condition report		50			50
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Note - MSCP and Phoenix Lane access road resurfacing to be negotiated with Premier Inn project

### MDDC Depot sites

Old Road yard resurfacing		35			35
Old Road Depot - Actions following condition report	50	50			100
Carlu Close - Potential Air Conditioning units		20			20
Grounds Maintenance relocation (subject to feasibility)	80				80
Land Purchase for combined depot				1,000	1,000

### MDDC Shops/industrial Units

0

### Play Areas

Play area refurbishment District wide - 18/19 Detailed scheme??			50		0
Play area refurbishment District wide	50	50	50	50	200

### Cemeteries

Tiverton and Crediton Cemetery Chapel maintenance		50			50
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	Provisional Capital Programme 2018/19	Estimated Capital Programme 2019/20	Estimated Capital Programme 2020/21	Estimated Capital Programme 2021/22	Total
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### Other Projects

Land drainage flood defence schemes - 18/19 Detailed scheme??					
Land drainage flood defence schemes	25	25	50	50	150
Land drainage flood defence schemes - Ashleigh Park Bampton	87				87

Note - Town Centre Master Planning initial consultant costs will be revenue but affordable schemes identified will be highlighted in future Capital MTFP

### General Fund Development Schemes

Tiverton redevelopment project		6,000	7,000	7,000	20,000
Tiverton Redevelopment project - Asset acquisition	4,000				4,000
Commercial property/Land Acquisition		2,500	2,500	2,500	7,500

<b>Total</b>	<b>4,347</b>	<b>9,210</b>	<b>9,620</b>	<b>10,600</b>	<b>33,777</b>
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0

### Economic Development Schemes

*Cullompton Townscape Heritage Initiative (Subject to £1.152m HLF bid)		253	251	251	755
Tiverton Town Centre improvement	40				40
Pannier Market Projects		25	25		50
Mills Electricity Project	100	100	100		300
Broadband Project	100	100			200

<b>Total</b>	<b>240</b>	<b>478</b>	<b>376</b>	<b>251</b>	<b>1,345</b>
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0

\* Project to be delivered over 5 years therefore likely to be complete in 2023/24. Depending on successful HLF bid. At this stage equal cost £1,257k assumed over 5 year period & therefore will straddle this MTFP until 2023/24. Submission for 2nd HLF bid due 08/12/17, bid value may change in new submission.

All Economic Development schemes are subject to acceptable Business Case

Harlequin Valley site options being considered as to whether could be a potential site for SPV delivery

	Provisional Capital Programme 2018/19	Estimated Capital Programme 2019/20	Estimated Capital Programme 2020/21	Estimated Capital Programme 2021/22	Total
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### ICT Projects

Desktop states replacement/refresh	50		50		100
Remote Sites connections refresh - Aug '19		40			40
Server virtualisation/storage replacement				90	90
Continuous replacement of WAN/LAN		100			100
CRM replacement	75	75			150
Additional payment kiosk - subject to Business case		25			25
HR System Refresh				35	35
Efin System Refresh				45	45
Idox System Refresh				45	45
Revenues & Benefits System Refresh				45	45
Housing System Refresh			75		75
AIM/ACR System Refresh		30			30
SQL/Oracles refreshes		100			100
Data centre hardware refresh servers/storage	120				120
Application Virtualisation /deployment		50			50
Website development		20			20
Mobile/agile business transformation - estimate only for change of kit, servers and comms links		300			300
Project Liberty (SQL database and Information Services - Tech Refresh)		50			50
Leisure Technical Refresh - Portal Solution		35			35
Replacement Grounds Maintenance system	100				100
<b>Total</b>	<b>345</b>	<b>825</b>	<b>125</b>	<b>260</b>	<b>1,555</b>

### Affordable Housing Projects

Grants to housing associations to provide houses (covered by Commuted Sums)	116	116	116	116	464
<b>Total</b>	<b>116</b>	<b>116</b>	<b>116</b>	<b>116</b>	<b>464</b>

### Private Sector Housing Grants

Empty homes and enforcement	106	108	110	115	439
Disabled Facilities Grants-P/Sector	500	510	520	525	2,055
<b>Total</b>	<b>606</b>	<b>618</b>	<b>630</b>	<b>640</b>	<b>2,494</b>

	Provisional Capital Programme 2018/19	Estimated Capital Programme 2019/20	Estimated Capital Programme 2020/21	Estimated Capital Programme 2021/22	Total
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Replacement VehiclesRecycling Collection

Telehandler		134			134
Recycling Tipper			22		22

Waste Collection

Refuse Collection Vehicles		680			680
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Street Cleansing

Large Sweeper		120	120		240
Van Tipper		26			26
					0

Grounds Maintenance

Van Tipper	52	78	26	0	156
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<b>Total</b>	<b>52</b>	<b>1,038</b>	<b>168</b>	<b>0</b>	<b>1,258</b>
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0

<b>TOTAL GF PROJECTS</b>	<b>5,861</b>	<b>12,540</b>	<b>11,560</b>	<b>11,867</b>	<b>41,828</b>
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HRA ProjectsExisting Housing Stock

Major repairs to Housing Stock	2,101	2,092	1,993	1,984	8,170
Renewable Energy Fund	100	100	100	100	400
Disabled Facilities Grants - Council Houses	300	300	300	300	1,200

Housing Development Schemes

Palmerston Park - Soil Nailing -RC Wall -Tree Clearance-Re sequencing charges	1,056				1,056
Birchen Lane - PHL correction work	143				143
* Watery Lane Tiverton - Garage conversion (15 Units - Subject to design)		1,000			1,000
Waddeton Park Tiverton (70 Units)		3,000	3,000	3000	9,000
* Round Hill Tiverton (21 Units - Subject to design)		3,000			3,000
* Replace end of life units (8 units)		2,000			2,000
Council Housing building schemes to be identified			2,000	2000	4,000

Note - Decision to be made whether HRA will buying or leasing newly built properties from the SPV

	Provisional Capital Programme 2018/19	Estimated Capital Programme 2019/20	Estimated Capital Programme 2020/21	Estimated Capital Programme 2021/22	Total
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**Commercial Development Schemes**

\* Shapland Place Tiverton garage conversion (2-3 Units - Subject to design)

Note - consideration of land banking/demand for commercial developments

				1,000	1,000
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**HRA ICT Projects**

<b>Total</b>	<b>3,700</b>	<b>12,492</b>	<b>7,393</b>	<b>7,384</b>	<b>30,969</b>
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0

\* Proposed Council House Building / industrial units schemes subject to full appraisal

**HRA Replacement Vehicles**

Van Tipper 3.5T (Voids)

Van Tipper 7T (Voids)

Van Tipper 4.5T (Responsive Repairs)

			25		25
	40				40
		24			24
<b>Total</b>	<b>40</b>	<b>24</b>	<b>25</b>	<b>0</b>	<b>89</b>

0

<b>TOTAL HRA PROJECTS</b>	<b>3,740</b>	<b>12,516</b>	<b>7,418</b>	<b>7,384</b>	<b>31,058</b>
	0	0	0	0	0

<b>GRAND TOTAL GF + HRA</b>	<b>9,601</b>	<b>25,056</b>	<b>18,978</b>	<b>19,251</b>	<b>72,886</b>
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	Provisional Capital Programme 2018/19	Estimated Capital Programme 2019/20	Estimated Capital Programme 2020/21	Estimated Capital Programme 2021/22	Total
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**MDDC Funding Summary**

	2018/19 £k	2019/20 £k	2020/21 £k	2021/22 £k	Total £k
<b>EXISTING FUNDS</b>					
Capital Grants Unapplied Reserve	636	626	636	641	2,539
Capital Receipts Reserve	1,125	1,298	874	874	4,171
Earmarked Reserves	1462	8526	3063	3365	16,416
Miscellaneous Funding	2,338	2,582	2,480	2,471	9,871
<b>Subtotal</b>	<b>5,561</b>	<b>13,032</b>	<b>7,053</b>	<b>7,351</b>	<b>32,997</b>

**NEW FUNDS**

Borrowing	4,000	12,000	11,900	11,900	39,800
Revenue Contributions	40	24	25	0	89
<b>Subtotal</b>	<b>4,040</b>	<b>12,024</b>	<b>11,925</b>	<b>11,900</b>	<b>39,889</b>

<b>TOTAL FUNDING</b>	<b>9,601</b>	<b>25,056</b>	<b>18,978</b>	<b>19,251</b>	<b>72,886</b>
	<b>Control</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

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# CABINET

## 1 February 2018

### The Establishment

**Cabinet Member:** Cllr. Margaret Squires

**Responsible Officer(s):** Jane Cottrell, Group Manager for Human Resources

**Reason for Report:** To inform Members of the overall structure of the Council showing the management and deployment of officers. This report should be read in conjunction with the functions of individual officers highlighted in the Constitution.

**RECOMMENDATION:** The Cabinet is asked to recommend to Council the Establishment.

**Relationship to Corporate Plan:** This report highlights the Establishment figures and, as such, supports our aim to reduce costs without affecting service quality and continuity.

**Financial Implications:** Financial risk will only occur where the structure of a service changes without adherence to allocated budgets.

**Legal Implications:** In accordance with Article 14 of the Constitution.

**Risk Assessment:** If changes to the method of providing service delivery are not implemented the Council will find it more difficult to achieve the required budget cuts and quality and continuity may be affected.

**Equalities impact assessment:** No equality issues identified for this report.

#### 1.0 Introduction

1.1 Under Article 14 of the Mid Devon District Council Constitution, the Chief Executive is required to report to full Council on the manner in which the discharge of the Council's functions is co-ordinated, the number and grade of officers required and the organisation of officers. [Structure Charts](#)

#### 2.0 Structure of the Council

2.1 A significant amount of change has once again been undertaken during the past 12 months with the appointment of the Group Manager cohort in September. The process of selection of senior managers was undertaken in a way that minimises redundancies and provides additional challenge to allow them to grow in these more demanding roles. As a result of their appointments each Group Manager has been tasked with undertaking a comprehensive review of their service area to provide a more efficient and cost effective outcome.

### 3.0 Resources

- 3.1 The total number of Full Time Equivalentents (FTE) varies throughout the year. It is the responsibility of the Council's management to ensure that we do not overspend on the allocated budget unless that revenue expenditure has been authorised. Some services have much more movement of staff than others.
- 3.2 The FTE as at 1 January 2018 was 408.02 (including 11 Apprentices) compared to 408.81(including 10 Apprentices) as at 1 January 2017. This reduction demonstrates that the Council has sought, wherever possible, to ensure that services are being maintained in the context of significant changes to our financial operating context.

Directorate	FTE 2018	FTE 2017
<b>Chief Executive</b>	<b>6</b>	<b>5</b>
<b>Corporate Affairs</b>	<b>58.08</b>	<b>64.27</b>
<b>Finance &amp; Assets</b>	<b>46.54</b>	<b>48.53</b>
<b>Operations</b>	<b>252.19</b>	<b>250.48</b>
<b>Planning</b>	<b>45.21</b>	<b>40.53</b>
<b>Total</b>	<b>408.02</b>	<b>408.81</b>

- 3.3 Whilst the pressures of work are rising, the Council has implemented support for staff suffering from stress by offering stress awareness sessions for both managers and individuals. Free confidential counselling is also offered. Any member of staff who shows signs of stress is given support via Occupational Health, review of workload and if necessary a different working pattern.
- 3.4 Sickness absence continues to be managed and support is provided to assist employees on long term sickness back to work. The current data indicates an increase 0.6 days lost per employee during the monitoring period compared to last year.

Monitoring Period	Days Lost	Long Term Absence (15+ days)	Short Term Absence (less than 15 days)
1 Jan 2017 – 1 Jan 2018	3706 (average 8.1 per employee)	2240 (average 4.9 per employee)	1466 (Average 3.2 per employee)
1 Jan 2016- 1 Jan 2017	3501 (average 7.5 per employee)	1939 (average 4.2 per employee)	1562 (average 3.4 per employee)

#### **4.0 Turnover**

4.1 The annual turnover rate to January 2018 is 11.31%. During the 12 month monitoring period 57 employees left the council; 40 were resignations, 7 dismissals, 2 redundancies, 2 end of fixed term contract, 4 were non-starters and 2 were transferred under TUPE to Devon Audit Partnership.

#### **5.0 Looking Forward**

5.1 The Chief Executive will scrutinise all vacancies that arise and attempt to meet the work requirements by alternatives to normal recruitment, such as flexible working, joint appointments with other councils, or use of part time or fixed term posts. Once this process has been exhausted consideration will be given to external recruitment.

5.2 The Chief Executive, in conjunction with the Leadership Team, will continue to reorganise the workforce to best reflect the needs and priorities of the Council as and when the opportunity arises.

5.3 Support will be provided to staff as we continue to train and develop staff and encourage a more flexible approach to working, enabling employees to develop and take on more challenging roles in the future.

5.4 The Council's workforce will continue to become more complex in terms of full time/part time/job sharing/flexible working etc. as well as in terms of increased use of working from home and use of more flexible job descriptions.

#### **6.0 Training**

6.1 In order to encourage staff to work more flexibly and take on different roles and responsibilities we need to provide or enable them with the necessary skills to achieve this. It is important that everyone is aware that change, innovation or adaptation is needed to deliver the Council's objectives.

#### **7.0 Use of Consultants**

7.1 Consultants are only used where there is a need to deliver a specific project or piece of work for which expertise is required which is not available within the Council's existing resource. These areas include pure professional advice, for example barristers' advice, engineering calculations and landscaping advice.

**Contact for more information:** Jane Cottrell, Group Manager for Human Resources, 01884 234919 / [jcottrell@middevon.gov.uk](mailto:jcottrell@middevon.gov.uk))

**Circulation of the Report:** Cllr M Squires; Leadership Team

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# **CABINET**

## **1 FEBRUARY 2018**

### **POLICY FRAMEWORK**

**Cabinet Member** Cllr C J Eginton - Leader  
**Responsible Officer** Stephen Walford - Chief Executive

**Reason for Report:** To endorse the Policy Framework for the year.

**RECOMMENDATION(S):** To recommend to Council that the Policy Framework be adopted.

**Relationship to Corporate Plan:** An efficient and effective policy framework helps provide the infrastructure to deliver the corporate plan

**Financial Implications:** None arising from this report

**Legal Implications:** The Local Government Act 2000 gives the full Council responsibility for approving the policy framework; this is set out in Article 4 of the Constitution

**Risk Assessment:** Not updating the strategic policies of the Council would result in policies not being aligned to corporate objectives and an inefficient use of resources.

**Equality Impact Assessment:** No equality issues identified for this report.

#### **1.0 Introduction**

1.1 The Policy Framework consists of both statutory documents that have to be adopted or approved by the Council as well as locally determined policies and strategies that form an integral part of the decision making process and their subsequent implementation.

1.2 A list of Strategies and Policies covered by the Framework is attached at Annex 1.

1.3 It is recommended that these Strategies and Policies be formally approved as the Council's Policy Framework in accordance with the Constitution so far as they still apply and are relevant.

1.4 As new policies are approved by Council they will automatically be added to the Policy Framework.

#### **2.0 Way Forward**

2.1 Under the Budget and Policy Framework Procedure Rules, the Cabinet will be responsible for the implementation of the Budget and Policy Framework.

- 2.2 The purpose of this report therefore is to inform the Cabinet of their role in the implementation of the budget and policy framework highlighting to the Scrutiny Committee, Audit Committee and Policy Development Groups its work for the coming year.
- 2.3 The table therefore covers all strategic rather than operational policies and highlights those which are for Cabinet only approval and those which require full Council approval.

**Contact for more Information:**

Stephen Walford – Chief Executive

Sally Gabriel - Member Services Manager [sgabriel@middevon.gov.uk](mailto:sgabriel@middevon.gov.uk) (01884 234229)

**Circulation of the Report:** Councillor C J Eginton and Management Team

Community Policy Development Group						
Policy	Head of Service	Last Approved	Group/Committee to review/develop	Expected date for next approval	Approval required from	Frequency to be reviewed
Air Quality Action Plan	Director of Operations	Nov-17	Community PDG	Nov-21	Cabinet	4 yearly
Community Engagement <u>Action Plan</u>	Director of Corporate Affairs & Business Transformation	Mar-17	Community PDG	Oct-18	Cabinet	Annually
Community Engagement <u>Strategy</u>	Director of Corporate Affairs & Business Transformation	Mar-15	Community PDG	Oct-18	Cabinet	2 yearly
Community Safety Partnership Plan	Director of Operations	Jun-15	Community PDG	Mar-18	Council	2 yearly
Corporate Anti Social Behaviour Policy	Director of Operations	Jan-18	Community PDG	Jan-21	Cabinet	3 yearly
Corporate Health & Safety Policy	Director of Corporate Affairs and Business Transformation	Jan-17	Community PDG	Mar-18	Cabinet	Annually
Customer Care Policy	Director of Corporate Affairs & Business Transformation	Sep-14	Community PDG	Oct-18	Cabinet	3 yearly
Grant payments to external organisations (the strategic grants review process)	Group Manager for Growth, Economy & Delivery	Oct-16	Community PDG	Mar-20	Cabinet	4 yearly
Public Health Enforcement Policy	Director of Operations	Aug-16	CWB and DAH (joint meeting)	Aug-18	Cabinet	2 yearly
Regulation of Investigatory Powers	Director of Corporate Affairs and Business Transformation	Jan-17	Community PDG	Mar-18	Cabinet	Annually
Safeguarding Children & Adults at Risk Policy and Procedures	Director of Corporate Affairs and Business Transformation	Aug-17	Community PDG	Jun-20	Cabinet	3 yearly
Single Equalities Policy and Equality Objective	Director of Corporate Affairs and Business Transformation	May-17	Community PDG	May-18	Cabinet	Annually

Town and Parish Charter	Director of Corporate Affairs and Business Transformation	Jan-18	Community PDG	Jan-21	Cabinet	3 yearly
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**Environment Policy Development Group**

Policy	Head of Service	Last Approved	Group/Committee to review/develop	Expected date for next approval	Approval required from	Frequency to be reviewed
Climate Strategy and Action Plan	Director of Operations	Mar-16	Environment PDG	Mar-20	Cabinet	4 yearly
Contaminated Land Cost Recovery Policy	Director of Operations	Mar-15	Environment PDG	Mar-20	Cabinet	5 yearly
High Hedges Policy	Director of Operations	Aug-16	Environment PDG	Aug-23	Cabinet	7 yearly
Litter and Dog Bin Policy	Director of Operations	Jun-17	Environment PDG	Mar-20	Cabinet	3 yearly
Natural Assistance Burial Procedure	Director of Operations	Jun-16	Environment PDG	Jun-19	Cabinet	3 yearly
Open Space and Play Area Strategy (2013 - 2033)	Director of Operations	Jan-15	Environment PDG	Jan-33	Cabinet	18 yearly
Parks and Open Spaces 10 Year Management Plan and Design Principles	Director of Operations	Nov-17	Environment PDG	Nov-27	Cabinet	10 yearly
Play Area Safety Inspection Policy	Director of Operations	Mar-16	Environment PDG	Mar-19	Cabinet	3 yearly
Street Scene Enforcement Policy	Director of Operations	Mar-17	Environment PDG	Mar-20	COUNCIL	3 yearly
Tree Policy	Director of Operations	May-16	Environment PDG	May-21	Cabinet	5 yearly

## Economy - Policy Development Group

Policy	Head of Service	Last Approved	Group/Committee to review/develop	Expected date for next approval	Approval required from	Frequency to be reviewed
Joint Exeter and the Heart of Devon (EHOD) Economic Development Strategy (review progress against action plan only, Strategy to be reviewed by the Cabinet)	Chief Executive and Director of Growth	Jan-17	Economy PDG	Mar-18	Economy PDG - Cabinet	Annually
Market Schedule of Tolls	Chief Executive and Director of Growth	Mar-17	Economy PDG	Mar-18	Economy PDG - Cabinet	Annually
Strategy for Tiverton 2017/27	Chief Executive and Director of Growth	Feb-17	Economy PDG	Feb-27	Economy PDG - Cabinet	Every 10 years

## Homes Policy Development Group

Policy	Head of Service	Last Approved	Group/Committee to review/develop	Expected date for next approval	Approval required from	Frequency to be reviewed
Aids and Adaptations Policy	Director of Operations	Sep-16	Homes PDG	Sep-20	Cabinet	4 yearly
Allocations Policy and Procedures	Director of Operations	March 2016	Homes PDG	Mar-19	Cabinet	3 yearly
Asbestos Policy, Corporate	Director of Operations	Oct-15	Homes PDG	Aug-18	Cabinet	3 yearly
Asbestos Management Plan	Director of Operations	October 2015	Homes PDG	Aug-18	Cabinet	3 yearly
ASB Policy and Procedures	Director of Operations	Jul-15	Homes PDG	Jul-18	Cabinet	3 yearly
Car Parking Management Policy (housing amenity, residential and permit holder car parks).	Director of Operations	Jan-16	Homes PDG	Jan-20	Cabinet	4 yearly
Compensation Policy	Director of Operations	Sep-17	Homes PDG	Sep-19	Cabinet	2 yearly
Decant Policy	Director of Operations	Jan-17	Homes PDG	Jan-21	Cabinet	4 yearly
Domestic Abuse Policy	Director of Operations	Jul-15	Homes PDG	Jun-19	Cabinet	4 yearly
Fire Risk in Communal Areas Policy	Director of Operations	Jul-17	Homes PDG	Jul-21	Cabinet	4 yearly
Garage Management Policy	Director of Operations	Jan-16	Homes PDG	Jan-20	Cabinet	4 yearly
Gas Safety Policy	Director of Operations	Sep-13	Homes PDG	Mar-18	Cabinet	4 yearly

## Homes Policy Development Group

Policy	Head of Service	Last Approved	Group/Committee to review/develop	Expected date for next approval	Approval required from	Frequency to be reviewed
Harrasment Policy	Director of Operations	Jul-15	Homes PDG	Jun-19	Cabinet	4 yearly
Hoarding Policy	Director of Operations	Jul-15	Homes PDG	Jun-19	Cabinet	4 yearly
Homelessness Strategy	Director of Operations	Mar-14	Homes PDG	Mar-19	Cabinet	5 yearly
Housing Assistance Policy (previously known as the Private Sector Renewal Policy)	Director of Operations	Jan-18	Homes PDG	Jan-19	Cabinet	Annually
Housing Enabling - SPD (S106 - Houising Need Allocation - Exception Sites)	Director of Operations	May-17	Homes PDG	May-20	Cabinet	3 yearly
Housing Revenue Account Asset Management Strategy	Director of Operations	May-14	Homes PDG	May-19	Cabinet	5 Yearly
Housing Strategy	Director of Operations	Jan-16	Homes PDG	Jan-21	Cabinet	5 yearly
Improvements to Council Property Policy	Director of Operations	Dec-15	Homes PDG	Dec-19	Cabinet	4 yearly
Income Management Policy	Director of Operations	Aug-15	Homes PDG	Aug-19	Cabinet	4 yearly
Introductory Tenancies Policy	Director of Operations	Sep-16	Homes PDG	Sep-20	Cabinet	4 yearly
Leasehold Management policy	Director of Operations	Dec-15	Homes PDG	Dec-19	Cabinet	4 yearly
Neighbourhood Management Policy	Director of Operations	Sep-14	Homes PDG	Sep-18	Cabinet	4 yearly
Pets and Animals policy	Director of Operations	Jul-15	Homes PDG	Jun-19	Cabinet	4 yearly

## Homes Policy Development Group

Policy	Head of Service	Last Approved	Group/Committee to review/develop	Expected date for next approval	Approval required from	Frequency to be reviewed
Recharge Policy	Director of Operations	Jan-16	Homes PDG	Jan-20	Cabinet	4 yearly
Service Standards Review	Director of Operations	Sep-16	Homes PDG	Sep-20	Cabinet	4 yearly
Severe Weather Emergency Protocol and Extended Winter Provision Protocol	Director of Operations	Jan-18	Homes PDG	Sep-20	Cabinet	2 yearly
Supply and Demand Policy	Director of Operations	Dec-15	Homes PDG	Dec-18	Cabinet	3 yearly
Telecare Policy	Director of Operations	Mar-17	Homes PDG	Mar-21	Cabinet	4 yearly
Tenancy Policy	Director of Operations	Aug-15	Homes PDG	Aug-19	Cabinet	4 yearly
Tenancy Changes Policy (formerly known as the 'Succession and Assignment Policy')	Director of Operations	Jun-16	Homes PDG	May-20	Cabinet	4 yearly
Tenancy Agreement	Director of Operations	Jul-16	Homes PDG	Jul-21	Cabinet	5 yearly
Tenancy Inspection Policy	Director of Operations	Jul-16	Homes PDG	Jul-20	Cabinet	4 yearly
Tenant Involvement Policy	Director of Operations	Jun-15	Homes PDG	Mar-18	Cabinet	3 yearly
Tenant Involvement Strategy	Director of Operations	Jun-15	Homes PDG	Mar-18	Cabinet	3 yearly
Tenancy Strategy (Formerly known as the Strategic Tenancy Policy)	Director of Operations	Nov-12	Homes PDG	Mar-18	Cabinet	4 yearly

**Homes Policy Development Group**

Policy	Head of Service	Last Approved	Group/Committee to review/develop	Expected date for next approval	Approval required from	Frequency to be reviewed
Void Management Policy	Director of Operations	Jul-16	Homes PDG	Jul-18	Cabinet	2 yearly
Vulnerability Policy	Director of Operations	Mar-17	Homes PDG	Mar-21	Cabinet	4 yearly

<b>Licensing Committee</b>						
<b>Policy</b>	<b>Responsible Officer</b>	<b>Last Approved</b>	<b>Group/Committee to review/develop</b>	<b>Expected date for next approval</b>	<b>Approval required from</b>	<b>Frequency to be reviewed</b>
Hackney Carriage and Private Hire Policy and Conditions	Director of Operations	Mar-16	Regulatory Committee	Mar-19	Regulatory Committee	3 Yearly
Licensing Policy	Director of Operations	Dec-13	Licensing Committee	Dec-18	Council	5 yearly
Statement of Principles for Gambling Act 2005	Director of Operations	Oct-15	Licensing Committee	Oct-18	Council	3 Yearly

## Audit Committee

Policy	Head of Service	Last Approved	Group/Committee to review/develop	Expected date for next approval	Approval required from	Frequency to be reviewed
Annual Governance Statement and Governance Framework	Director of Corporate Affairs and Business Transformation	Jul-17	Audit Committee	Jul-18	Audit Committee	Annually
Anti-fraud and Corruption and Anti-Money Laundering Policies	Director of Corporate Affairs and Business Transformation	Dec-14	Audit Committee	Dec-18	Audit Committee	4 yearly
Corporate Debt Recovery Policy	Director of Finance, Assets and Resources	Jan-18	Audit Committee	Jan-21	Cabinet	3 yearly
Data Quality Policy	Director of Corporate Affairs and Business Transformation	Dec-14	Audit Committee	Dec-18	Audit Committee	4 yearly
Financial and Contract Procedure Rules	Director of Finance, Assets and Resources	Oct-16	Audit Committee	Sep-19	Audit Committee - Full Council	3 yearly
Four year Strategic Audit Plan and Work Programme	Director of Corporate Affairs and Business Transformation	Mar-17	Audit Committee	Mar-18	Audit Committee	Annually
Internal Audit Charter	Director of Corporate Affairs and Business Transformation	Jan-18	Audit Committee	Jan-21	Audit Committee	3 yearly
Internal Audit Strategy	Director of Corporate Affairs and Business Transformation	Jan-18	Audit Committee	Jan-21	Audit Committee	When legislation changes
Risk and Opportunity Management Strategy	Director of Corporate Affairs and Business Transformation	Mar-17	Audit Committee	Mar-18	Audit Committee	Annually
Whistleblowing Policy	Director of Corporate Affairs and Business Transformation	Mar-17	Audit Committee	Mar-21	Audit Committee	4 yearly



<b>Cabinet</b>						
<b>Policy</b>	<b>Head of Service</b>	<b>Last Approved</b>	<b>Group/Committee to review/develop</b>	<b>Expected date for next approval</b>	<b>Approval required from</b>	<b>Frequency to be reviewed</b>
Statement of Community Involvement	Head of Planning, Economy and Regeneration	Aug-12	PPAG	Jun-18	Cabinet - Council	5+ years
Area of Special Control for advertisements	Head of Planning, Economy and Regeneration	Dec-11	PPAG	Nov-18	Cabinet - Council	5 years
Asset Management and Capital Strategy Plan 2016-2020	Director of Finance, Assets & Resources	Jul-16	Cabinet	Jul-20	Cabinet	4 years
Capital Strategy & Asset Management Plan 2016 - 2020	Director of Finance, Assets & Resources	Jul-16	Cabinet	Jul-20	Cabinet	4 yearly
Channel Access Strategy 2014-2017	Director of Corporate Affairs abd Business Transformation	Jan-15	Cabinet	Mar-18	Cabinet	3 years
Communication Strategy	Director of Corporate Affairs abd Business Transformation	Feb-16	Cabinet	Feb-20	Cabinet	4 years
Communication Strategy Action Plan	Director of Corporate Affairs abd Business Transformation	Mar-17	Cabinet	Mar-18	Cabinet	Annually
Community Infrastrure Levy	Head of Planning, Economy and Regeneration	Dec-16	PPAG	As and when required as part of the Local Plan	Cabinet - Council	As and when required as part of the Local Plan
Complaints and Feedback policy	Director of Corporate Affairs and Business Transformation	Sep-15	Cabinet	Sep-18	Cabinet	3 years
Corporate Debt Recovery Policy	Director of Finance, Assets and Resouces	Feb-18	Audit Committee - Cabinet	Febraury 2021	Cabinet	3 years
Corporate Plan (2016 - 2020)	Director of Corporate Affiars and Business Transformation	Mar-16	Cabinet	Mar-20	Cabinet - Council	4 yearly
Council Tax Reduction Scheme	Director of Finance, Assets and Resouces	Dec-16	Cabinet	Dec-18	Council	2 yearly

Cabinet						
Policy	Head of Service	Last Approved	Group/Committee to review/develop	Expected date for next approval	Approval required from	Frequency to be reviewed
Data Protection Policy	Director of Corporate Affairs and Business Transformation	Mar-16	Cabinet	Apr-18	Cabinet	Annually for the first year (2019) and then 3 yearly after that.
Discretionary Rate Relief Scheme	Director of Finance, Assets and Resources	Sep-17	Cabinet	Sep-18	Cabinet	Annually
Email Policy	Director of Corporate Affairs and Business Transformation	Dec-15	Cabinet Member for the Working Environment and Head of ICT	Dec-18	Cabinet Member for the Working Environment	3 Yearly
The Establishment	Director of Corporate Affairs and Business Transformation	Feb-18	Cabinet	Feb-19	Cabinet	Annually
Freedom of Information Policy	Director of Corporate Affairs and Business Transformation	Dec-16	Cabinet or Cabinet Member	Apr-18	Cabinet	Annually for the first year (2019) and then 3 yearly after that.
ICT Strategy	Director of Corporate Affairs and Business Transformation	Oct-11	Cabinet	Oct-18	Cabinet	5 yearly
Internet Policy	Director of Corporate Affairs and Business Transformation	Dec-15	Cabinet Member for the Working Environment and Head of ICT	Dec-18	Cabinet Member for the Working Environment	3 Yearly
Joint Exeter and Heart of Devon (EHOD) Economic Development Strategy	Chief Executive and Director of Growth	Jan-17	Cabinet	Jan-20	Cabinet	3 Yearly
Leisure Pricing Policy	Director of Operations and Director of Finance, Assets and Resources	Feb-17	Individual Decision by the Cabinet Member for Community Well Being	Feb-18	Cabinet	Annually
Local Development Scheme	Head of Planning, Economy and Regeneration	Dec-16	PPAG	Dec-18	Cabinet	2 yearly

**Cabinet**

<b>Policy</b>	<b>Head of Service</b>	<b>Last Approved</b>	<b>Group/Committee to review/develop</b>	<b>Expected date for next approval</b>	<b>Approval required from</b>	<b>Frequency to be reviewed</b>
Local Enforcement Plan (replaces Development Control Enforcement Policy)	Head of Planning, Economy and Regeneration	Jan-18	PPAG	Jan-21	Cabinet - Council	3 yearly
Media and Social Media Policy	Director of Corporate Affairs and Business Transformation	Jun-15	Cabinet	May-19	Cabinet	4 yearly
Medium Term Financial Strategy	Director of Finance, Assets and Resouces	Oct-17	Cabinet	Oct-18	Cabinet	Annually
Pay Policy	Director of Corporate Affiars and Business Transformation	Mar-17	Cabinet	Mar-18	Cabinet - Council	Annually
Treasury Management Strategy and Annual Investment Strategy	Director of Finance, Assets and Resouces	Nov-17	Cabinet	Nov-18	Cabinet	Annually

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**COUNCIL**  
**21 FEBRUARY 2018**

## **COUNCIL TAX RESOLUTION 2018/19**

**Cabinet Member:** Cllr Peter Hare-Scott  
**Responsible Officer:** Andrew Jarrett - Director of Finance Assets & Resources

**Reason for Report:** The Council as a billing authority is required to set the Council Tax for 2018/19.

**RECOMMENDATION:** To approve the formal Council Tax Resolution.

**Relationship to Corporate Plan:** The 2018/19 budget shows the costs of delivering the key priorities of the Council's Corporate Plan.

**Financial Implications:** This report sets out the Council's Council Tax Requirement for 2018/19 which is derived from its aggregate budget requirement which was finally recommended by Cabinet on the 1 February 2018.

**Legal Implications:** The Council has a statutory duty to approve a Council Tax Requirement.

**Risk Assessment:** The Council is required under the Local Government Finance Act 1992 to set a Council Tax.

**Equality Impact Assessment:** It is considered that the impact of this report on equality related issues will be nil.

### **1.0 Introduction**

- 1.1 The introduction of the Localism Act has seen some minor amendments to the legislative process of approving a Council Tax Requirement and has also removed the formal capping rules. These capping rules have now been replaced by a range of maximum percentage increases based upon the relevant precepting body, which if exceeded, could result in a local referendum (this limit was provisionally confirmed as part of the overall grant settlement announcement made in late December 2017), the additional flexibility this gives has been increased to a maximum of 3% or a £5 cash increase whichever is higher on a Band D bill for District Councils.
- 1.2 In addition to the Council Tax levels permissible for a District Council, Central Government has also increased the referendum limit for County Councils to 3% with the additional flexibility for those with Adult Social Care responsibilities to allow a further increase of 3% as long as it ring-fences the income specifically for expenditure in that area. Fire Authorities also have the increased 3% referendum limit, whereas Police and Crime Commissioners are able to increase a Band D bill by £12.

- 1.3 Within this Resolution the billing authority has to indicate whether any of the major precepting bodies have exceeded their specified limit (see Appendix A paragraph 6.0).

## **2.0 2018/19 Council Tax Resolution**

- 2.1 Since the meeting of the Cabinet on the 1 February 2018 the precept levels of other precepting bodies have been received. These are detailed below:

### Town and Parish Councils

The Town and Parish Councils precepts for 2018/19 are detailed in Appendix A, paragraph 3.1, and total £1,538,844. The increase in the average Band D Council Tax for Town and Parish Councils is 7.70% and results in an average Band D Council Tax figure of £54.38 for 2018/19 (£50.49 for 2017/18). These figures are all based on the net precepts received from the Town and Parish Councils. (i.e. after deducting the Council Tax Reduction (CTR) grant that is passed on from the District Council even though this specific grant is no longer separately identified in the MDDC formula grant settlement). 2018/19 will be the final year that this grant will be awarded as it has been reduced in line with our RSG grant which will reduce to zero for 2019/20.

### Devon County Council

Devon County Council met on the 15 February 2018 and set their precept at £37,669,669 adjusted by a Collection Fund surplus of £264,012. This results in a Band D Council Tax of £1,331.19, a 4.99% increase on the previous year. This precept includes the additional 2% Adult Social Care premium introduced by Central Government for 2017/18.

### Devon & Cornwall Police & Crime Commissioner

Devon & Cornwall Police & Crime Commissioner met on the 2 February 2018 and set their precept at £5,327,898, adjusted by a Collection Fund surplus of £36,706. This results in a Band D Council Tax of £188.28, being a 6.81% increase on the previous year.

### Devon and Somerset Fire & Rescue Authority

Devon and Somerset Fire & Rescue Authority met on the 16 February 2018 and set their precept at £2,377,293 adjusted by a Collection Fund surplus of £16,985. This results in a Band D Council Tax of £84.01, being a 2.99% increase on the previous year.

- 2.2 The recommendations of the Cabinet are set out in the formal Council Tax Resolution in Appendix A. If the formal Council Tax Resolution at Appendix A is approved, the total Band D Council Tax will be as follows:

Table 1 – Council Tax Levies in Mid Devon

Council Tax Levies	2017/18 £	2018/19 £	Variation % <b>(1)</b>
Mid Devon District Council	192.15	197.91	3.00
Parish & Town Councils (Average)	50.49	54.38	7.70
Sub Total	242.64	252.29	
Devon County Council	1,267.92	1,331.19	4.99 (includes 2% for ASC)
Devon & Cornwall Police & Crime Commissioner	176.28	188.28	6.81
Devon & Somerset Fire & Rescue Authority	81.57	84.01	2.99
TOTAL	1,768.41	1,855.77	

(1) Note - rounded to 2 decimal places. MDDC increase is 2.998%

### **3.0 2018/19 General Fund Budget**

- 3.1 On the 1 February 2018 the Cabinet considered the budget for the financial year 2018/19 which included our final settlement for Formula Grant as confirmed by the Secretary of State. This meeting recommended a balanced General Fund budget and a 2.998% increase in Council Tax (as detailed in table 1 in para 2.2 above).
- 3.2 Precepts from the Town and Parish Councils within Mid Devon have now all been received and their gross total is confirmed as £1,555,699 (£1,454,290 for 2017/18). Please note the Parish Precepts have been reduced by a share of the CTR grant passed on by MDDC of £16,854 (£46,768 for 2017/18); therefore leaving £1,538,844 (£1,555,699 - £16,854 (subject to rounding)) net precept to be generated through Council Tax.
- 3.3 In making decisions in relation to the setting of Council Tax, the Local Government Act 2003 requires the Chief Financial Officer of the Council to report to it on the robustness of the estimates and the adequacy of the financial reserves. This statement is presented in the following sections of this report.

### **4.0 Section 151 Officer's Report**

- 4.1 The Local Government Act 2003 imposes a duty on the Council's Section 151 Officer to comment, as part of the budget setting process, on:
- The robustness of the estimates, and
  - The adequacy of reserves

## **5.0 Robustness of the estimates**

- 5.1 The estimate process adopted by the Council for 2018/19 is concerned with the mitigation of risk when approving the budget.
- 5.2 Construction of the estimates for 2018/19 has taken full account of the following:
  - a. Previous years outturn
  - b. Current year revised estimates
  - c. Regular budget monitoring up to and including December 2017
  - d. Inflation levels
  - e. Current income levels
  - f. Changes in legislation
  - g. Service prioritisation linked to the current Corporate Plan
  - h. Feedback from Budget Consultation
  - i. Known and unknown changes to RSG, NHB and Business Rates (including the Fair Funding Review)
- 5.3 Budget monitoring throughout 2017/18 has informed the forward year budget process. In particular regular reviews of income streams and expenditure patterns at variance with profiles of expected activity are identified at the earliest opportunity to Members and officers so that corrective action can be initiated.
- 5.4 The Council has sought to involve all Members throughout the budget setting process. An initial budget gap of circa £750k was estimated for 2018/19; mainly as a consequence of further Government grant reductions of £493k. Other contributing factors include normal pay and price inflation, increases to pension contribution rates and further reductions to specific grants received from central government. This estimated budget gap was reduced by a number of operational service savings or increased income totalling circa £380k and increased income from Council Tax of £212k. The first round of PDG and Cabinet meetings in October/November discussed an overall budget gap of £617k. This process gave all Members the opportunity to challenge and review all draft budget proposals and also recommend where further savings could be made.
- 5.5 All budgets were compiled on a prudent basis, bearing in mind the level of risk associated with certain income sources (e.g. car parking, planning, leisure and interest receipts). We also have increased volatility and risk in the Council's overall budget (i.e. the Council Tax Reduction scheme (CTR), the localisation of Business Rates and our commercial rental portfolio). These budgets have been carefully monitored during 2017/18 and this process will continue during 2018/19.
- 5.6 The Finance Team have liaised with all Service Managers, Senior Management and Members during this process and have ensured a robust challenge process of all proposed budgets. Two additional all member budget briefings were arranged and a meeting with the Business Rates Consultative Committee was also held in January.
- 5.7 In all respects the estimates are prepared on the best information available. We review current experience, for example, the estimates of income have been rebased, especially where the income stream is demand led. In a similar way all salary estimates have been constructed on an individual officer basis because this element of the budget is such a significant expenditure heading.



- 5.8 Finally, in preparing the detailed estimates the Council takes advice from third party organisations concerning a number of discrete areas. In particular Treasury Management decisions are informed with reference to interest rate movements forecast by Capita and similarly external guidance on insurance and pension contributions is also used.
- 5.9 Once the draft budget has been reviewed by the four PDGs and the Cabinet it is then taken to the Scrutiny Committee for further review and challenge, prior to a final Cabinet meeting which has recommended the budget for approval by Full Council on 21 February.
- 5.10 The key component for ensuring the estimates are reviewed and deliver the priorities of the Council is the budget monitoring process. The ability to manage and control spending within the approved budgets during the course of the forward year mitigates the Council's level of financial risk.

## **6.0 Adequacy of Reserves**

- 6.1 Reserves are held for three main purposes:
- a. A contingency to cushion the impact of unexpected events
  - b. As a cushion against uneven cash flows
  - c. As a means of building up funds to meet known or predicted liabilities (earmarked reserves)
- 6.2 CIPFA makes it clear that the level of reserves for each Council cannot be decided by the application of a formula. Each Council must assess their own reserve levels based on the specific risks and pressures they face.
- 6.3 The General Fund balance brought forward into 2017/18 amounted to £2.24m. The 2017/18 budget monitoring reports are predicting a year end deficit of approximately £182k, giving a forecast General Fund balance of £2.06m.
- 6.4 We received the final approved Grant Settlement on 8 February 2018. However current complications surrounding the Fairer Funding Review, the move to 100% Business Rates, negative RSG figures provided for 2019/20 and only 1 years certainty that New Homes Bonus will not be revisited puts local government funding in the medium term in a very uncertain environment.
- 6.5 Therefore, it is my strong recommendation that the Council maintain its level of reserves at 25% of our operational spend moving into 2018/19 (e.g. £8,868m \* 25% = £2.217m).

## **7.0 Conclusion**

- 7.1 As noted above a great deal of work has been carried out to ensure the robustness of the estimates. Because of this work, combined with the increased awareness by Members and officers of the Council's financial position, and the availability of reserves, it is my considered opinion as Section 151 Officer that the budget for 2018/19 has been set within a robust framework and the impact of this resolution will maintain an adequate level of the financial reserves held by the Council.

**Contact for more information:** Andrew Jarrett, Director of Finance, Assets and Resources  
01884 234242 (ajarrett@middevon.gov.uk)

**Background Papers:** Cabinet Report – 01 February 2018

**Circulation of Report:** Full Council

**The Council is recommended to resolve as follows:**

1.0 It be noted that on 4 January 2018 the Cabinet calculated the Council Tax Base 2018/19

(a) for the whole Council area as 28,875.24 [Item T in the formula in Section 31B of the Local Government Finance Act 1992, as amended (the "Act")]; and

(b) for dwellings in those parts of its area to which a Parish Precept relates as detailed in 1.1 below.

1.1 Taxbase for Councils area adjusted from overall Council Tax Base of 28,875.24 reduced to 98% (28,297.74), to allow for less than full collection. (subject to rounding)

Bampton	752.28
Bickleigh	108.83
Bow	442.45
Bradninch	736.89
Brushford	23.72
Burlescombe	323.28
Butterleigh	53.29
Cadbury	65.10
Cadeleigh	90.43
Chawleigh	246.42
Cheriton Bishop	280.78
Cheriton Fitzpaine	337.33
Clannaborough	25.65
Clayhanger (B Gate)	59.10
Clayhidon	219.15
Coldridge	155.32
Colebrooke	177.22
Copplestone	440.32
Crediton	2,585.03
Crediton Hamlets	525.51
Cruwys Morchard	206.34
Cullompton	3,255.37
Culmstock	352.26
Down St Mary	150.11
Eggesford	32.03
Halberton	612.41
Hemyock	839.64
Hittisleigh	61.23
Hockworthy (B Gate)	86.43
Holcombe Rogus	214.60
Huntsam (B Gate)	64.28
Kennerleigh	37.95
Kentisbeare	375.77
Lapford	381.86
Loxbeare	77.59
Morchard Bishop	414.64
Morebath	144.44
Newton St Cyres	356.97
Nymet Rowland	50.15
Oakford	173.73
Poughill	79.85
Puddington	88.34
Sampford Peverell	488.10
Sandford	498.82
Shobrooke	201.63
Silverton	773.33
Stockleigh English	28.72
Stockleigh Pomeroy	59.15
Stoodleigh	145.46
Templeton	63.62
Thelbridge	137.35
Thorverton	375.89
Tiverton	6,888.87
Uffculme	1,046.93
Uplowman	156.46
Upton Hellions	31.70
Washfield	164.29
Washford Pyne	44.21
Wembworthy	102.40
Willand	1,155.78
Woolfardisworthy	71.55
Zeal Monachorum	159.38

**Total Tax Base** 28,297.74

- 2.0 As a preliminary step, calculate that the Council Tax requirement for the Council's own purposes for 2018/19 (excluding Parish precepts) is £5,600,410. (subject to rounding to nearest £10)
- 3.0 That the following amounts be calculated for the year 2018/19 in accordance with Sections 30 and 31A to 36 of the Act:

- (a) £ 53,260,799 being the aggregate of the amounts which the Council estimates for the items set out in Section 31A(2) of the Act taking into account all precepts issued to it by Parish Councils.
- (b) £ 46,121,545 being the aggregate of the amounts which the Council estimates for the items set out in Section 31A(3) of the Act.
- (c) £ 7,139,254 being the amount by which the aggregate at 3(a) above exceeds the aggregate at 3(b) above, calculated by the Council, in accordance with Section 31A(4) of the Act, as its Council Tax requirement for the year. (Item R in the formula in Section 31B of the Act).
- (d) £ 252.29 being the amount at 3(c) above (item R), all divided by Item T (1.0 (a) above), calculated by the council, in accordance with Section 31B of the Act, as the basic amount of its Council Tax for the year (including Parish precepts).
- (e) £ 1,538,844 being the aggregate amount of all special items (Parish precepts) referred to in Section 34(1) of the Act as detailed in column 4 of table in 3.1 below.  
This figure is the gross Parish Precept less the reduced government grant of £16,854.19 detailed in columns 2 & 3 of table 3.1 below.
- (f) £ 197.91 being the amount at 3(d) above less the result given by dividing the amount at 3(e) above by Item T (1.0(a) above), calculated by the Council, in accordance with section 34 (2) of the Act, as the basic amount of its Council Tax for the year for dwellings in those parts of its area to which no Parish precept relates.
- (g) See text across The amounts stated in valuation Band D in table at 3(h) below given by adding to the amount at 3(f) above the amounts of the special item or items relating to dwellings in those parts of the council area specified in column 5 of table in 3.1 divided in each case by the amount in 1(a) above (result in column 5 of table in 3.1 below), calculated by the Council, in accordance with section 34(3) of the Act, as the basic amounts of its council tax for the year for dwellings in those parts of its area set out in column 1 of table in 1.1 to which one or more special items relate.

e.g. Silverton - table 3h column 5 = £216.88 this is made up of 3f = £197.91 + £18.97 in table 3.1 column 5. The £18.97 is calculated by taking the Parish Precept in Column 4 of table 3.1 and dividing by the relevant taxbase figure detailed in column 2 of the table in 1.1 above (in this example  $\frac{£14,668.99}{773.33} = £18.97$ ).

- 3.1 This table shows the full precept for each parish and the band D equivalent charge which is determined by dividing the revised total precept in column 4 by the relevant parishes taxbase detailed in column 2 table 1.1 above.

	Total Precept £	Share of DCLG Grant	Revised Total Precept £	Band D Equivalent £
Bampton	56,281.00	483.23	55,797.77	74.17
Bickleigh	3,500.00	57.89	3,442.11	31.63
Bow	9,500.00	296.60	9,203.40	20.80
Bradninch	35,690.00	531.54	35,158.46	47.71
Brushford	0.00	0.00	0.00	0.00
Burlescombe	11,000.00	152.07	10,847.93	33.56
Butterleigh	150.00	11.02	138.98	2.61
Cadbury	510.00	4.91	505.09	7.76
Cadeleigh	4,540.00	2.94	4,537.06	50.17
Chawleigh	11,950.00	121.36	11,828.64	48.00
Cheriton Bishop	12,000.00	99.32	11,900.68	42.38
Cheriton Fitzpaine	10,500.00	86.41	10,413.59	30.87
Clannaborough	0.00	0.00	0.00	0.00
Clayhanger (B Gate)	981.00	0.00	981.00	16.60
Clayhidon	8,300.00	54.87	8,245.13	37.62
Coldridge	5,000.00	40.98	4,959.02	31.93
Colebrooke	11,000.00	33.96	10,966.04	61.88
Copplestone	12,800.00	250.48	12,549.52	28.50
Credton	241,421.00	1,955.65	239,465.35	92.64
Credton Hamlets	8,250.00	177.05	8,072.95	15.36
Cruwys Morchard	4,200.00	37.36	4,162.64	20.17
Cullompton	334,146.00	1,962.45	332,183.55	102.04
Culmstock	27,560.00	126.19	27,433.81	77.88
Down St Mary	3,750.00	44.83	3,705.17	24.68
Eggesford	0.00	0.00	0.00	0.00
Halberton	12,702.00	282.64	12,419.36	20.28
Hemyock	80,000.00	275.47	79,724.53	94.95
Hittisleigh	1,850.00	20.91	1,829.09	29.87
Hockworthy (B Gate)	1,387.00	8.98	1,378.02	15.94
Holcombe Rogus	7,300.00	52.75	7,247.25	33.77
Huntsham (B Gate)	1,132.00	18.41	1,113.59	17.33
Kennerleigh	100.00	7.32	92.68	2.44
Kentisbeare	24,935.00	117.20	24,817.80	66.04
Lapford	18,433.00	348.07	18,084.93	47.36
Loxbeare	0.00	0.00	0.00	0.00
Morchard Bishop	7,268.00	168.60	7,099.40	17.12
Morebath	5,990.00	63.32	5,926.68	41.03
Newton St Cyres	12,768.00	208.15	12,559.85	35.18
Nymet Rowland	800.00	19.24	780.76	15.57
Oakford	4,250.00	75.24	4,174.76	24.03
Poughill	2,000.00	24.07	1,975.93	24.75
Puddington	1,100.00	31.24	1,068.76	12.10
Sampford Peverell	9,900.00	145.20	9,754.80	19.99
Sandford	16,005.00	208.00	15,797.00	31.67
Shobrooke	5,202.00	140.90	5,061.10	25.10
Silverton	15,000.00	331.01	14,668.99	18.97
Stockleigh English	0.00	0.00	0.00	0.00
Stockleigh Pomeroy	0.00	0.00	0.00	0.00
Stoodleigh	4,000.00	24.68	3,975.32	27.33
Templeton	5,273.00	5.43	5,267.57	82.80
Thelbridge	1,416.00	23.77	1,392.23	10.14
Thorverton	19,670.26	151.32	19,518.94	51.93
Tiverton	331,241.51	5,994.51	325,247.00	47.21
Uffculme	85,000.00	766.93	84,233.07	80.46
Uplowman	2,900.00	20.23	2,879.77	18.41
Upton Hellions	0.00	0.00	0.00	0.00
Washfield	1,504.81	17.81	1,487.00	9.05
Washford Pyne	500.00	8.83	491.17	11.11
Wembworthy	3,300.00	43.70	3,256.30	31.80
Willand	55,242.00	669.72	54,572.28	47.22
Woolfardisworthy	500.00	22.79	477.21	6.67
Zeal Monachorum	4,000.00	26.64	3,973.36	24.93
<b>Total Parish Precepts</b>	<b>1,555,698.58</b>	<b>16,854.19</b>	<b>1,538,844.39</b>	

- 3(h) The amounts set out in table below given by multiplying the amounts at 3g above by the number which, in the proportion set out in section 5(1) of the Act, is applicable to dwellings listed in a particular valuation band divided by the number which in that particular proportion is applicable to dwellings listed in valuation band D, calculated by the Council, in accordance with Section 36(1) of the Act, as the amounts to be taken into account for the year in respect of categories of dwellings listed in different valuation bands.

## Valuation Bands £

	A	B	C	D	E	F	G	H
Bampton	181.39	211.62	241.85	272.08	332.54	393.00	453.47	544.16
Bickleigh	153.03	178.53	204.04	229.54	280.55	331.56	382.57	459.08
Bow	145.81	170.11	194.41	218.71	267.31	315.91	364.52	437.42
Bradninch	163.75	191.04	218.33	245.62	300.20	354.78	409.37	491.24
Brushford	131.94	153.93	175.92	197.91	241.89	285.87	329.85	395.82
Burlescombe	154.31	180.03	205.75	231.47	282.91	334.35	385.78	462.94
Butterleigh	133.68	155.96	178.24	200.52	245.08	289.64	334.20	401.04
Cadbury	137.11	159.97	182.82	205.67	251.37	297.08	342.78	411.34
Cadeleigh	165.39	192.95	220.52	248.08	303.21	358.34	413.47	496.16
Chawleigh	163.94	191.26	218.59	245.91	300.56	355.20	409.85	491.82
Cheriton Bishop	160.19	186.89	213.59	240.29	293.69	347.09	400.48	480.58
Cheriton Fitzpaine	152.52	177.94	203.36	228.78	279.62	330.46	381.30	457.56
Clannaborough	131.94	153.93	175.92	197.91	241.89	285.87	329.85	395.82
Clayhanger(B Gate)	143.01	166.84	190.68	214.51	262.18	309.85	357.52	429.02
Clayhidon	157.02	183.19	209.36	235.53	287.87	340.21	392.55	471.06
Coldridge	153.23	178.76	204.30	229.84	280.92	331.99	383.07	459.68
Colebrooke	173.19	202.06	230.92	259.79	317.52	375.25	432.98	519.58
Copplestone	150.94	176.10	201.25	226.41	276.72	327.04	377.35	452.82
Crediton	193.70	225.98	258.27	290.55	355.12	419.68	484.25	581.10
Crediton Hamlets	142.18	165.88	189.57	213.27	260.66	308.06	355.45	426.54
Cruwys Morchard	145.39	169.62	193.85	218.08	266.54	315.00	363.47	436.16
Cullompton	199.97	233.29	266.62	299.95	366.61	433.26	499.92	599.90
Culmstock	183.86	214.50	245.15	275.79	337.08	398.36	459.65	551.58
Down St Mary	148.39	173.13	197.86	222.59	272.05	321.52	370.98	445.18
Eggesford	131.94	153.93	175.92	197.91	241.89	285.87	329.85	395.82
Halberton	145.46	169.70	193.95	218.19	266.68	315.16	363.65	436.38
Hemyock	195.24	227.78	260.32	292.86	357.94	423.02	488.10	585.72
Hittesleigh	151.85	177.16	202.47	227.78	278.40	329.02	379.63	455.56
Hockworthy(B Gate)	142.57	166.33	190.09	213.85	261.37	308.89	356.42	427.70
Holcombe Rogus	154.45	180.20	205.94	231.68	283.16	334.65	386.13	463.36
Huntsham(B Gate)	143.49	167.41	191.32	215.24	263.07	310.90	358.73	430.48
Kennerleigh	133.57	155.83	178.09	200.35	244.87	289.39	333.92	400.70
Kentisbeare	175.97	205.29	234.62	263.95	322.61	381.26	439.92	527.90
Lapford	163.51	190.77	218.02	245.27	299.77	354.28	408.78	490.54
Loxbeare	131.94	153.93	175.92	197.91	241.89	285.87	329.85	395.82
Morchard Bishop	143.35	167.25	191.14	215.03	262.81	310.60	358.38	430.06
Morebath	159.29	185.84	212.39	238.94	292.04	345.14	398.23	477.88
Newton St Cyres	155.39	181.29	207.19	233.09	284.89	336.69	388.48	466.18
Nymet Rowland	142.32	166.04	189.76	213.48	260.92	308.36	355.80	426.96
Oakford	147.96	172.62	197.28	221.94	271.26	320.58	369.90	443.88
Poughill	148.44	173.18	197.92	222.66	272.14	321.62	371.10	445.32
Puddington	140.01	163.34	186.68	210.01	256.68	303.35	350.02	420.02
Sampford Peverell	145.27	169.48	193.69	217.90	266.32	314.74	363.17	435.80
Sandford	153.05	178.56	204.07	229.58	280.60	331.62	382.63	459.16
Shobrooke	148.67	173.45	198.23	223.01	272.57	322.13	371.68	446.02
Silverton	144.59	168.68	192.78	216.88	265.08	313.27	361.47	433.76
Stockleigh English	131.94	153.93	175.92	197.91	241.89	285.87	329.85	395.82
Stockleigh Pomeroy	131.94	153.93	175.92	197.91	241.89	285.87	329.85	395.82
Stoodleigh	150.16	175.19	200.21	225.24	275.29	325.35	375.40	450.48
Templeton	187.14	218.33	249.52	280.71	343.09	405.47	467.85	561.42
Thelbridge	138.70	161.82	184.93	208.05	254.28	300.52	346.75	416.10
Thorverton	166.56	194.32	222.08	249.84	305.36	360.88	416.40	499.68
Tiverton	163.41	190.65	217.88	245.12	299.59	354.06	408.53	490.24
Uffculme	185.58	216.51	247.44	278.37	340.23	402.09	463.95	556.74
Uplowman	144.21	168.25	192.28	216.32	264.39	312.46	360.53	432.64
Upton Hellions	131.94	153.93	175.92	197.91	241.89	285.87	329.85	395.82
Washfield	137.97	160.97	183.96	206.96	252.95	298.94	344.93	413.92
Washford Pyne	139.35	162.57	185.80	209.02	255.47	301.92	348.37	418.04
Wembworthy	153.14	178.66	204.19	229.71	280.76	331.80	382.85	459.42
Willand	163.42	190.66	217.89	245.13	299.60	354.08	408.55	490.26
Woolfardisworthy	136.39	159.12	181.85	204.58	250.04	295.50	340.97	409.16
Zeal Monachorum	148.56	173.32	198.08	222.84	272.36	321.88	371.40	445.68

- 3(i) This table shows the proportions payable for the MDDC element of Council Tax and would be the amount payable for those Parishes who's Precept has been set at zero.

## Valuation Bands £

	A	B	C	D	E	F	G	H
All other parts of the Council's area	131.94	153.93	175.92	197.91	241.89	285.87	329.85	395.82

- 4.0 That it be noted that for the year 2018/19 the Devon County Council, Devon and Cornwall Police and Crime Commissioner and the Devon and Somerset Fire Authority have stated the following amounts in precepts issued to the District Council, in accordance with Section 40 of the Local Government Finance Act 1992, for each of the categories of dwellings shown below:

## Valuation Bands £

Precepting Authority	A	B	C	D	E	F	G	H
Devon County Council	887.46	1,035.37	1,183.28	1,331.19	1,627.01	1,922.83	2,218.65	2,662.38
Devon & Cornwall Police and Crime Commissioner	125.52	146.44	167.36	188.28	230.12	271.96	313.80	376.56
Devon & Somerset Fire Authority	56.01	65.34	74.68	84.01	102.68	121.35	140.02	168.02

- 5.0 That, having calculated the aggregate in each case of the amounts at 3h and 4 above, the Council, in accordance with Sections 30 and 36 of the Local Government Finance Act 1992, hereby sets the aggregate amounts shown in the table below as the amounts of Council Tax for 2018/19 for each part of its area and for each of the categories of dwellings shown below:

## Valuation Bands £

	A	B	C	D	E	F	G	H
Bampton	1,250.38	1,458.77	1,667.17	1,875.56	2,292.35	2,709.14	3,125.94	3,751.12
Bickleigh	1,222.02	1,425.68	1,629.36	1,833.02	2,240.36	2,647.70	3,055.04	3,666.04
Bow	1,214.80	1,417.26	1,619.73	1,822.19	2,227.12	2,632.05	3,036.99	3,644.38
Bradninch	1,232.74	1,438.19	1,643.65	1,849.10	2,260.01	2,670.92	3,081.84	3,698.20
Brushford	1,200.93	1,401.08	1,601.24	1,801.39	2,201.70	2,602.01	3,002.32	3,602.78
Burlescombe	1,223.30	1,427.18	1,631.07	1,834.95	2,242.72	2,650.49	3,058.25	3,669.90
Butterleigh	1,202.67	1,403.11	1,603.56	1,804.00	2,204.89	2,605.78	3,006.67	3,608.00
Cadbury	1,206.10	1,407.12	1,608.14	1,809.15	2,211.18	2,613.22	3,015.25	3,618.30
Cadeleigh	1,234.38	1,440.10	1,645.84	1,851.56	2,263.02	2,674.48	3,085.94	3,703.12
Chawleigh	1,232.93	1,438.41	1,643.91	1,849.39	2,260.37	2,671.34	3,082.32	3,698.78
Cheriton Bishop	1,229.18	1,434.04	1,638.91	1,843.77	2,253.50	2,663.23	3,072.95	3,687.54
Cheriton Fitzpaine	1,221.51	1,425.09	1,628.68	1,832.26	2,239.43	2,646.60	3,053.77	3,664.52
Clannaborough	1,200.93	1,401.08	1,601.24	1,801.39	2,201.70	2,602.01	3,002.32	3,602.78
Clayhanger(B Gate)	1,212.00	1,413.99	1,616.00	1,817.99	2,221.99	2,625.99	3,029.99	3,635.98
Clayhidon	1,226.01	1,430.34	1,634.68	1,839.01	2,247.68	2,656.35	3,065.02	3,678.02
Coldridge	1,222.22	1,425.91	1,629.62	1,833.32	2,240.73	2,648.13	3,055.54	3,666.64
Colebrooke	1,242.18	1,449.21	1,656.24	1,863.27	2,277.33	2,691.39	3,105.45	3,726.54
Copplestone	1,219.93	1,423.25	1,626.57	1,829.89	2,236.53	2,643.18	3,049.82	3,659.78
Crediton	1,262.69	1,473.13	1,683.59	1,894.03	2,314.93	2,735.82	3,156.72	3,788.06
Crediton Hamlets	1,211.17	1,413.03	1,614.89	1,816.75	2,220.47	2,624.20	3,027.92	3,633.50
Cruwys Morchard	1,214.38	1,416.77	1,619.17	1,821.56	2,226.35	2,631.14	3,035.94	3,643.12
Cullompton	1,268.96	1,480.44	1,691.94	1,903.43	2,326.42	2,749.40	3,172.39	3,806.66
Culmstock	1,252.85	1,461.65	1,670.47	1,879.27	2,296.89	2,714.50	3,132.12	3,758.54
Down St Mary	1,217.38	1,420.28	1,623.18	1,826.07	2,231.86	2,637.66	3,043.45	3,652.14
Eggesford	1,200.93	1,401.08	1,601.24	1,801.39	2,201.70	2,602.01	3,002.32	3,602.78
Halberton	1,214.45	1,416.85	1,619.27	1,821.67	2,226.49	2,631.30	3,036.12	3,643.34
Hemyock	1,264.23	1,474.93	1,685.64	1,896.34	2,317.75	2,739.16	3,160.57	3,792.68
Hittesleigh	1,220.84	1,424.31	1,627.79	1,831.26	2,238.21	2,645.16	3,052.10	3,662.52
Hockworthy(B Gate)	1,211.56	1,413.48	1,615.41	1,817.33	2,221.18	2,625.03	3,028.89	3,634.66
Holcombe Rogus	1,223.44	1,427.35	1,631.26	1,835.16	2,242.97	2,650.79	3,058.60	3,670.32
Huntsam(B Gate)	1,212.48	1,414.56	1,616.64	1,818.72	2,222.88	2,627.04	3,031.20	3,637.44
Kennerleigh	1,202.56	1,402.98	1,603.41	1,803.83	2,204.68	2,605.53	3,006.39	3,607.66
Kentisbeare	1,244.96	1,452.44	1,659.94	1,867.43	2,282.42	2,697.40	3,112.39	3,734.86
Lapford	1,232.50	1,437.92	1,643.34	1,848.75	2,259.58	2,670.42	3,081.25	3,697.50
Loxbeare	1,200.93	1,401.08	1,601.24	1,801.39	2,201.70	2,602.01	3,002.32	3,602.78
Morchard Bishop	1,212.34	1,414.40	1,616.46	1,818.51	2,222.62	2,626.74	3,030.85	3,637.02
Morebath	1,228.28	1,432.99	1,637.71	1,842.42	2,251.85	2,661.28	3,070.70	3,684.84
Newton St Cyres	1,224.38	1,428.44	1,632.51	1,836.57	2,244.70	2,652.83	3,060.95	3,673.14
Nymet Rowland	1,211.31	1,413.19	1,615.08	1,816.96	2,220.73	2,624.50	3,028.27	3,633.92
Oakford	1,216.95	1,419.77	1,622.60	1,825.42	2,231.07	2,636.72	3,042.37	3,650.84
Poughill	1,217.43	1,420.33	1,623.24	1,826.14	2,231.95	2,637.76	3,043.57	3,652.28
Puddington	1,209.00	1,410.49	1,612.00	1,813.49	2,216.49	2,619.49	3,022.49	3,626.98
Sampford Peverell	1,214.26	1,416.63	1,619.01	1,821.38	2,226.13	2,630.88	3,035.64	3,642.76
Sandford	1,222.04	1,425.71	1,629.39	1,833.06	2,240.41	2,647.76	3,055.10	3,666.12
Shobrooke	1,217.66	1,420.60	1,623.55	1,826.49	2,232.38	2,638.27	3,044.15	3,652.98
Silverton	1,213.58	1,415.83	1,618.10	1,820.36	2,224.89	2,629.41	3,033.94	3,640.72
Stockleigh English	1,200.93	1,401.08	1,601.24	1,801.39	2,201.70	2,602.01	3,002.32	3,602.78
Stockleigh Pomeroy	1,200.93	1,401.08	1,601.24	1,801.39	2,201.70	2,602.01	3,002.32	3,602.78
Stoodleigh	1,219.15	1,422.34	1,625.53	1,828.72	2,235.10	2,641.49	3,047.87	3,657.44
Templeton	1,256.13	1,465.48	1,674.84	1,884.19	2,302.90	2,721.61	3,140.32	3,768.38
Thelbridge	1,207.69	1,408.97	1,610.25	1,811.53	2,214.09	2,616.66	3,019.22	3,623.06
Thorverton	1,235.55	1,441.47	1,647.40	1,853.32	2,265.17	2,677.02	3,088.87	3,706.64
Tiverton	1,232.40	1,437.80	1,643.20	1,848.60	2,259.40	2,670.20	3,081.00	3,697.20
Uffculme	1,254.57	1,463.66	1,672.76	1,881.85	2,300.04	2,718.23	3,136.42	3,763.70
Uplowman	1,213.20	1,415.40	1,617.60	1,819.80	2,224.20	2,628.60	3,033.00	3,639.60
Upton Hellions	1,200.93	1,401.08	1,601.24	1,801.39	2,201.70	2,602.01	3,002.32	3,602.78
Washfield	1,206.96	1,408.12	1,609.28	1,810.44	2,212.76	2,615.08	3,017.40	3,620.88
Washford Pyne	1,208.34	1,409.72	1,611.12	1,812.50	2,215.28	2,618.06	3,020.84	3,625.00
Wembworthy	1,222.13	1,425.81	1,629.51	1,833.19	2,240.57	2,647.94	3,055.32	3,666.38
Willand	1,232.41	1,437.81	1,643.21	1,848.61	2,259.41	2,670.22	3,081.02	3,697.22
Woolfardisworthy	1,205.38	1,406.27	1,607.17	1,808.06	2,209.85	2,611.64	3,013.44	3,616.12
Zeal Monachorum	1,217.55	1,420.47	1,623.40	1,826.32	2,232.17	2,638.02	3,043.87	3,652.64

- 6.0 The Council has determined that its relevant basic amount of Council Tax for 2018/19 is not excessive in accordance with principles approved under section 52ZB Local Government Finance Act 1992.

As the billing authority has not been notified by a major precepting authority that its relevant basic amount of Council Tax for 2018/19 is excessive and therefore that the billing authority is not required to hold a referendum in accordance with section 52ZK Local Government Finance Act 1992.

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## MID DEVON DISTRICT COUNCIL

**MINUTES** of a **MEETING** of the **CABINET** held on 9 February 2018 at 10.00 am

### **Present**

#### **Councillors**

C J Eginton (Leader)  
R J Chesterton, P H D Hare-Scott,  
C R Slade, Mrs M E Squires and  
R L Stanley

### **Also Present**

#### **Councillor(s)**

Mrs H Bainbridge and F J Rosamond

### **Also Present**

#### **Officer(s):**

Stephen Walford (Chief Executive), Jenny Clifford (Head of Planning, Economy and Regeneration), Kathryn Tebbey (Group Manager for Legal Services and Monitoring Officer), Tristan Peat (Forward Planning Team Leader), David Pickhaver (Torbay Council) and Julia Stuckey (Member Services Officer)

## 123. **APOLOGIES**

There were no apologies.

## 124. **DECLARATION OF INTERESTS UNDER THE CODE OF CONDUCT**

Cllr R L Stanley declared a Personal Interest as he had received correspondence from residents of Sampford Peverell.

There were no other interests declared.

## 125. **PUBLIC QUESTION TIME**

Mr P Drew, referring to item 5 on the agenda, said I am a Chartered Town Planner and I live in a house on Turnpike, within the Grand Western Canal Conservation Area.

The NPPF says the significance of a heritage asset, such as a conservation area, can be harmed through development within its setting and that great weight should be given to an asset's conservation.

Policy SP2 refers to conservation area, in the singular, which is a reference to Sampford Peverell Conservation Area at the top of the hill. The reason it does not refer to areas, plural, is because the Council did not notice the Grand Western Canal Conservation Area. One year ago when I asked the most senior officer representing the Council at a local plan consultation event in the village hall what the red line was around my property he wrongly identified it as the Sampford Peverell Conservation Area. As the Council did not identify the Grand Western Canal Conservation Area in its SA it has not assessed the impact of the proposal upon it. This was not addressed in the Historic Environment Appraisal. The Council has refused to

apologise for this elementary error, which means the evidence base is not only unsound but leaves the Council in breach of its statutory duty.

I naively assumed that the Council would take this opportunity to correct this clear and highly material error but, astonishingly, it has not. The full appraisal on page 405 of the report pack still envisages access being derived from Turnpike. That led the company, Place Land LLP, which was formed within a week of the Cabinet meeting on 15 September 2016, to propose a gash in the hillside opposite my driveway, comprising a 100 foot wide cutting, and housing on the opposite side of Turnpike on land that is around 9 m above the level of my house. Since a 2-storey house is typically 9 m to the ridge that would mean built forms on even the lowest level of the site would be around 60 feet above the entrance to my house within the Grand Western Canal Conservation Area. The new dwellings would define the skyline and destroy the open rural setting of the Conservation Area, for example when viewed from the towpath to the south-east. However this form of development would fully accord with your unsound policy and the inadequate evidence base on which it is founded.

I am far from reassured this highly partisan additional work is fair or thorough. It is a blatant attempt to justify an earlier decision that your QC had major concerns about. Moreover if the Council seeks to draw any comfort from the consultant's report, Appendix 1 sets out the various EU requirements and in almost every case it says: "*It is assumed that this requirement was met in the earlier SA report for the proposed submission local plan*". In other words, the scope of the consultant's review did not extend to the very point that I say renders your SA, and hence the allocation at Higher Town, unsound.

So my question is, why has the Council not applied the approach in Historic England's Advice Note 8 in its SA for Higher Town with regard to the Grand Western Canal Conservation Area?

Mrs Christine Holland, representing Sampford Peverell Parish Council and referring to agenda item 5, said in the event that J27 comes forward, the Sampford Peverell Parish Council is not opposed to 60 houses being brought forward in the village, however we feel that the Council has identified the wrong site, in Higher Town, and would respectfully request that Councillors revisit that decision and, if a reasonable alternative site is not available elsewhere, consider allocating a site at the eastern edge of the village. This would better relate to any development at J27, as well as the strategic transport network, including the railway station, the M5, and the approved improvement of Station Road with footpaths, street lighting, bus stops and a 30mph speed limit.

We note that in Table 5 (Page 92 of the public pack) that MDDC considers that several sites in the east of the village would be reasonable alternatives but that they are more extensive tracts of land. We ask you to consider restricting for development a smaller area of one of these other sites that have already been assessed within the SA process, just as you selected a smaller area of the Higher Town site for dwellings within the Higher Town site.

My question is please can you reflect the views of most residents in the village and choose one of the reasonable alternative sites that have been identified to be available?

Mr J Byrom, referring to item 5 on the agenda said that this is an evidence based exercise into the SA update and I have studied all of the assessments for the Higher Town site in sustainability appraisals and updates since January 2014 to January 2018. None of these ever mentions any assessment of impact on the Grand Western Canal Conservation area, a heritage asset that lies only 50 meters away from the site at its closest point. What is assessed is impact on the Sampford Peverell village conservation area. For 4 years your SA's have always talked of impact on the conservation area in the singular, so too does the SP policy itself and yet on page 476 of the packs a table in the executive summary of the 2018 SA update states that criteria have now been included in the policy to ensure landscaping and design respect the conservation areas, plural, we have suddenly gained a conservation area. By using the plural this council wrongly implies that it has formally assessed impact on a second conservation area that it has never once considered in any version of its Sustainability Appraisal of this site. Papers from Council meetings in late 2016 show that the canal conservation area was never mentioned in allocating SP 2 to the proposed Local Plan. The last minute historic environmental appraisal of December 2016 does mention the canal conservation area but that is not a Sustainability Appraisal. On pages 91, 241 and 406 of the packs correct wording from earlier SA's is used. This just adds to the confusion. If the extra S on page 476 was just a slip of the pen then it is a slip that may betray assumptions being made by officers and experts in this evidence based exercise. So what now? If you cut the extra S on page 476 you will rightly show that you only ever assessed one conservation area in relation to the site at Higher Town. If you leave the extra S in place I will be sure to urge the inspector to ask to see evidence that your Sustainability Appraisal of this site did assess impact on the canal conservation area. He will find none. My question is what will you do about the extra S on page 476 and what will you do about the fact that appeared there at all.

Dr C Chesney, referring to item 5 on the agenda said it is now 18 months since plans for the Higher Town, SP 2 and J27 were postponed for further studies. Having reviewed the subsequent report by your officer and all the relevant material in the public reports for this meeting, I do not believe the comment in paragraph 1.5 that a 'fair and thorough assessment be undertaken'.

I am particularly struck by the almost complete omission of any reference to the light pollution which would inevitably be produced by development at both J27 and SP 2. The chief reference to lighting and all the documentation states that the overall strategy for Mid Devon area is for the dark night sky to be protected and that 'lighting schemes which could affect these special qualities should be resisted'.

The night time lighting of the large area at J27 would be visible for literally miles around. Similarly, lighting the SP 2, the highest land in the village, would be a shining beacon on a hill, but in a most deleterious sense. Astonishingly official advice has been given that the residential areas should be well illuminated throughout the night. Not only would this lighting be a disturbance to residents but it would inevitably disrupt nocturnal wildlife, mammals, birds, insects and reptiles. Will you now carry out an assessment of this pollution?

The papers state that the 'development is proportional to the size of the existing village'. However Sampford Peverell is designated a village under policy SP 13 and is therefore considered appropriate only for a 'limited level of development'

elsewhere Council documents describe limited development as being some 6 to 10 houses, not sixty. Why is this particular policy not being followed?

Finally on a question of costs. Through service for 16 years as a member of the Royal College of Surgeons Disciplinary Committee, I learnt something of the costs of QC's and Inspectorates. The relevant statutory instrument states that the current daily rate of payment for an Inspector is £993. We can safely assume that the other consultants do not come cheaply either and then there is the cost of your own staff. It would appear that the Council will already have run up unnecessary bills of tens of thousands of pounds since meeting in September 2016. This can only be because the Council has not listened to what the residents have been saying. Having lived in Sampford Peverell for over 11 years and for the last 5 been Chairman of the Village Hall Committee I know that there is considerable dismay at the proposals. Villagers are united in saying the site at Higher Town is entirely unsuitable for housing.

Will you now please listen and act upon what I and other residents are saying?

Mr P Dumble, referring to item 5 on the agenda, said the brief given to LUC Consultants is narrow and was highly controlled by MDDC Planning Officers. As stated in section 1.4 of the LUC report, consultants did not reassess the February 2015 Sustainability Appraisal or SA report. Consultants were not able to critically reappraise the SA process nor allowed to do an independent assessment of the SA for SP2 site nor to compare this allocation objectively to alternative sites within Sampford Peverell or elsewhere.

Any changes to the 2017 SA appraisal update have been made entirely by MDDC Planners. Any technical opinions and judgements are those of MDDC Planners, not independent consultants.

The full and unchanged SA appraisals are included as annex 3 within the new SA update January 2018 report for approval today. As it is these appraisals that lie at the heart of the questions raised for last years suspended hearings it seems to me that this exercise has been a complete waste of time and ratepayers money.

Planners have chosen to ignore the many well-argued and in some cases expert submissions from members of the public and seem determined to defend the indefensible allocation of SP2, even if this risks further delaying the adoption of the Local Plan.

I would like to remind Councillors of the 5 questions raised by the Planning Inspector about SP2 for the aborted hearings:

These are if a site for Sampford Peverell is necessary to cater for additional housing need resulting from J27 allocation, is this site the best performing? Does the proposed allocation have sufficient regard to the historic environment? Does the proposed allocation have sufficient regard to the character and appearance of the area? Is the proposed allocation of property accessible, for pedestrians in particular? Is the tie to J27 strong enough? None of these have been considered within the LUC review. But these issues have not gone away. The Councils failings in assessing the site will I am sure eventually lead the Inspector to find that Policy SP2 is unsound. I sadly predict that we will all be here again in a years' time unless something changes. Councillors, you are being led along a very high risk pathway.

My question is will councillors please grasp the nettle and take the opportunity today to dismiss these wasteful reports, avoid another year of delay and vote now to recommend the Full Council immediately cut Policy SP2 from the Draft Local Plan.

The Chairman read a letter from Mrs Bryony Byrom regarding item 5 on the agenda. The letter said that on 5 September 2016, after officers had spent at least 16 weeks preparing an implications report on the possible allocation of land for development at Junction 27, your Planning Policy Advisory Group sat down to consider allocations for extra housing caused by that J27 Policy. The papers that informed Cabinet of that group's recommendations were to be sent out on 8 September. You therefore gave sixteen weeks on J27 and approximately three days on selecting and confirming additional housing allocations.

In, or possibly just before, those three days, officers apparently received 'new information' about the site at Higher Town that 'access is achievable'. In the light of this new information, they then changed the Sustainability Appraisal scoring so that Higher Town appeared to be more favourable than it was a day or two before. Higher Town was duly added as an allocation to the Local Plan as Policy SP2.

The wording used about the 'new information' on Higher Town is that *'there has been confirmation that access is achievable'*. This strongly suggests that officers went looking for that confirmation. I can find nothing in the Public Report Pack to suggest that you went looking for similar new information on sites other than Higher Town in response to Policy J27.

Since that time you have received new information from the public that you missed a listed building adjacent to the site when you assessed and scored Higher Town. You have not changed its scoring.

You have also received new information from the public that you failed to note the existence of a Conservation Area within 50 metres when you assessed and scored Higher Town. You have not changed its scoring.

You have also received new information that, should it be needed in conjunction with Policy J27, there is now a carefully-prepared alternative and suitably scaled-down site proposal at Mountain Oak. This has been ignored in this report.

My question is "Why did you change the scoring of Higher Town so swiftly when you went looking for new information in the three days when it suited you and why do you ignore other 'new information' of enormous significance when it comes from open consultation with the general public in the months that follow?"

The Chairman read a question from Hayley Keary, regarding item 5 on the agenda.

My question concerns Item 9 on Page 467 of the Public Reports Pack.

LUC advised in Paragraph 1.34 of its report that MDDC should satisfy itself that site options at Cullompton can definitely not be considered to be reasonable options.

In response, you have stated that 'any additional development [at Cullompton] on top of the current Local Plan allocations would not be appropriate until longer-term strategic highways improvements have been delivered'.

You have just announced that Cullompton has been given £10m to improve its highways.

You have rightly imposed a condition on the SP2 site that the site must not be developed until slip roads have been added to the A361 at Sampford Peverell. This means that Policy SP2 is – exactly like Cullompton sites - dependant on highways improvements.

The difference between the two sets of highways improvements is that you have been told by Devon County Council that no funds will be available to do the required work on slip roads at Sampford Peverell for the foreseeable future. Cullompton, on the other hand, now has funding.

My question is:

£10 million has just been granted to develop highways at Cullompton. Is MDDC still satisfied that the evidence shows that site options there are not reasonable alternative options to SP2?

The Chairman indicated that questions would be answered at the agenda item.

## 126. **MINUTES OF THE PREVIOUS MEETING**

The Minutes of the last meeting were approved as a correct record and signed by the Chairman.

## 127. **LOCAL PLAN REVIEW UPDATE 23:41**

The Cabinet had before it a report \* from the Head of Planning, Economy and Regeneration providing an update on the Local Plan Review, specifically information on the findings of the review of Mid Devon District Council's Sustainability Appraisal Update 2017 (SA Update 2017) carried out independently by a consultant. This had been commissioned to advise whether the SA Update 2017 met the legal requirements and to consider matters of reasonable alternatives.

The Cabinet Member for Planning and Economic Regeneration outlined the contents of the report, reminding Members of the context for why the report was before the meeting and why the resolutions sought were important to Mid Devon.

Mid Devon needed an adopted up to date Local Plan. There was a legal requirement for this, and a public expectation that the new local plan was adopted as soon as possible.

The new Local Plan would be used to guide the development of new homes, jobs, and the infrastructure that was needed to the right places across the district. It would help to protect valued countryside from speculative unplanned development. It would help the Council to achieve its corporate priorities.

He reminded Members that decisions taken by the Council on 22<sup>nd</sup> September and 1<sup>st</sup> December 2016 had given approval for the content of the Mid Devon Local Plan Review (incorporating proposed modifications) and for the submission of this plan to the Planning Inspectorate for examination.

He said that he accepted that not all Members had supported all aspects of the plan, but he wished to make clear that the decisions taken reflected the position of the Council as a whole. The Council had approved what it believed to be the best plan for Mid Devon.

The preparation of the new Local Plan had involved significant work by the Council, and had already been subject to extensive consultation with the Mid Devon community over the last 4 years. There had been ample opportunity throughout for comments to be made on this plan. There had been ample opportunity for Members to consider the plan as this had evolved, to have their say and shape its content. He asked Members to recognise the need to progress this through its examination without further delay.

The Cabinet Member further explained that the report in front of them was regarding process and procedure in relation to the Sustainability Appraisal. It was about additional work that had been undertaken by officers in relation to the Sustainability Appraisal. The Sustainability Appraisal was technical evidence that was required to support the Local Plan.

This had followed a Barrister's legal advice to the Council, and a need for confirmation that the Sustainability Appraisal work that had helped shape proposed modifications to the Plan and decisions taken on these had complied with the Strategic Environmental Assessment (SEA regulations).

The Cabinet Member stated that Members would recall that the Local Plan was subject to proposed modifications approved by the Council, prior to its submission to the Planning Inspectorate. The Plan was modified to include proposals for mixed use tourism, leisure and retail uses on land adjacent to Junction 27 on the M5. This proposal had made it necessary for the Plan to make provision for some additional housing over the Plan period – 13 new homes each year. These had included land at Higher Town, Sampford Peverell (SP2), and at Blundell's School (TIV16). Where the content of the Plan had been contested, objections would be considered through the examination process and cases heard at examination hearings. The Inspector would consider matters of planning merit, as well as ruling on the Plan's legal compliance.

The Cabinet Member reminded Members to note that the Plan was submitted in March 2017 to the Planning Inspectorate. The Plan was technically at its examination and would be the subject of forthcoming hearings. The precautionary approach had caused delay to the examination hearings but the work undertaken was justified. It reflected due diligence by the Council in meeting its obligations and this would help the examination process and participants at the forthcoming hearings.

The report drew from the conclusions of an independent assessment of the Sustainability Appraisal work. LUC (Land Use Consultants) were commissioned by the Council for this purpose. LUC's report formed part of the suite of documents with the report before Members.

LUC had concluded the work carried out for the Sustainability Appraisal update for the proposed modifications to the Plan “was proportionate and appropriate to meet the SEA regulations”.

Land Use Consultants had advised it had not been necessary to undertake additional SA work in relation to sites or other options, but that it would be helpful if the Council could sign-post where the requirements for a Sustainability Appraisal were met in each of the previously published Sustainability Appraisal reports and where reasonable alternatives were considered. This was due to information being spread between different existing documentation.

The Council had updated the Sustainability Appraisal in light of Land Use Consultant’s review. The updated Sustainability Appraisal Report and associated work included sign-posting, re-ordering and clarification of its content. This work was shown in Appendix 2 as the completed SA Update 2018.

An Executive Summary of SA Review process (2018) had also been prepared which set out the changes made to the previous SA Update (2017) and the reasons for them (Appendix 3).

A schedule of amendments made to the SA Update (2017) and included in the SA Update (2018) had been prepared (Appendix 4).

The Cabinet Member informed Members that he wished to make clear the findings of the independent review.

In light of the Land Use Consultant’s findings there was nothing which would appear to steer the Council to a different conclusion to that reached in its previous decisions on the proposed modifications made to the Mid Devon Local Plan Review Submission Version (the plan as submitted) and hence there was also nothing arising from this review that would steer the Council to a different position at the examination of this plan.

The Cabinet Member talked through the next steps that would be required, should the recommendations be approved which included:

The suite of documents for the Sustainability Appraisal review be published as set out in the report.

A 6 week period of public consultation would be held at the earliest practicable date for the Schedule of amendments made to the Sustainability Appraisal update (2017). The scope of this consultation was the schedule of Amendments and not the unchanged contents of the submitted Plan.

The suite of documents and all representations received be submitted to the Planning Inspectorate where they could be considered together with all previous consultation responses received to the Mid Devon Local Plan Review Submission Version (incorporating proposed modifications).

This focused consultation was therefore not an opportunity to revisit previous consultations of the Mid Devon Local Plan Review Submission Version (incorporating proposed modifications).



A proposed timetable was set out as follows:

- 6 week public consultation - February – April 2018
- Submission of the suite of documents and consultation responses - April 2018
- The Council would write to the Planning Inspectorate to update them on the above timetable, but it was for the Inspectorate to determine when the examination hearings should be reconvened, having considered the findings of the additional Sustainability Appraisal work together with all previously submitted documentation.
- The restarting of the examination timetable would require a 6 week period of public notification prior to the commencement of the examination hearings. Officers estimated that examination hearings would take place during summer/autumn 2018, but stressed that decisions over timing rested with the Planning Inspectorate.
- Through informal contact with the Planning Inspectorate it was understood that examination dates would not be scheduled until the consultation period had elapsed and associated documentation and responses had been forwarded.

In response to questions raised at Public Question Time the Head of Planning, Economy and Regeneration provided the following responses:

In response to Mr Drew's question the officer informed the Cabinet that in terms of the SA process both the NNPF and National Planning Guidance said that the Sustainability Appraisal process should only focus on what was likely to be needed to assess the likely significant effects of the Local Plan. It should focus on the environmental, economic and social impacts of the sites that were likely to be significant. That it did not need to be done in any more detail or using more resources than was appropriate for the content and level of detail in the Local Plan. In relation to the Grand Western Canal Conservation Area officers did take it into account through this process but the critical issue was that it was not felt to have a significant impact upon it, accordingly it had not formed part of the written inclusions within the SA in relation to impacts because those impacts were not considered to be significant. Accordingly it was also not referred to specifically within mitigation measures, again because the impacts were not considered to be significant. There was therefore a fundamental difference of opinion with Mr Drew in relation to the SA process and the degree of impact in the terms of Policy SP2 and the relationship with the Grand Western Canal conservation area.

David Pickhaver, Planning Officer from Torbay Council and Project Manager of the SA independent review process, agreed that the historic environment appraisal did consider the Grand Western Canal and did not identify any substantial harm. The Land Use Consultants were asked whether the process undertaken had considered reasonable alternatives and their advice had been that reasonable alternatives had been considered and therefore there was no reason to reassess the sites in detail. Their advice was that the work had been proportionate to meet the requirements of the regulations. In relation to the question regarding Historic England's advice, this

advice only came out at the end of 2016 so some of the SA work had been carried out before that. The legal requirements had been met.

With reference to the question asked by Cllr Holland, the officer said that the updated information before Members went into detail about whether there were any reasonable alternatives and the conclusion from that process had been that, with planning judgement, SP2 was still considered to be the most reasonable of those sites and that there were concerns in relation to the others. The sites to the east were not seen to be reasonable alternatives. One of the issues being scale, the sites on the east were being promoted for larger scale allocation and were less acceptable in how they could be scaled up or down and there were affects and impacts with those other sites.

Mr Pickhaver confirmed that LUC were asked whether or not it was necessary to rerun assessments for other sites put forward and their advice had been that those sites had already been considered and rejected. He said that it was a matter of planning judgement and that sites on the east side would result in a larger village extension, which would affect the overall Plan strategy. This was a legitimate reason to reject those sites.

With regard to questions asked by Mr Byrom the Head of Planning, Economy and Regeneration said that as already explained officers had considered both conservation areas and in the case of the Grand Western Canal did not consider there to be significant effect. The officer referred to page 476 of the papers which showed criteria to be included in the policy to ensure that landscaping and design that affected the setting and design of the area. This was where it said conservation areas and this was where Mr Byrom had picked up on the plural by use of the 's'. The officer did not think that this fundamentally affected the basic premise that had already been explained. She explained that officers would look carefully, prior to Full Council, at the question raised by Mr Byrom over the use of the plural rather than singular this part of the report.

With reference to the question asked by Dr Chesney the officer informed the Cabinet that there were no designated dark sky areas in Mid Devon and that in relation to the SA process this was not considered to be significant. Detail regarding items such as lighting would be considered at application time rather than during the SA process. She did not consider this to be a significant impact.

Mr Pickhaver added that he did not recall the LUC being asked specifically about light issues but they were asked whether the sustainability impact appraisal had met the legal requirements and had not picked up that anything to do with light pollution had been missed from the work done. The effects of light pollution would relate to other sites as well and would be picked up within the planning process.

With regard to the number of dwellings the officer explained that in relation to the strategy of the plan and distribution of development it was felt that 60 dwellings was not counter to the strategy of the plan which sought to direct the majority of development towards Tiverton and Cullompton. The allocation of 60 dwellings at Sampford Peverell was not seen as counter to the Plan, and taking into consideration the current size of the village and the facilities available was considered to be acceptable.

With reference to questions asked by Mr Dumble the officer said that the scope of the review was very much around the modifications stage of the Plan. This was that stage at which the Council resolved to add Junction 27 and associated housing sites not only at Sampford Peverell but also at Blundell's Road, Tiverton, these being the major modifications to the Plan. The SA review by LUC did look specifically at this stage of the process and did take into account the SA work in relation to those allocations. This was indeed where the focus of LUC's commission laid. It was an independent process and their outcomes are within the report.

Mr Pickhaver confirmed that in section 1.3.1 of the report LUC advice was that they considered it appropriate and proportionate to SA the modifications rather than revisiting the whole SA process.

Referring to the question asked by Mrs Byrom the Forward Planning Team Leader stated that the alteration to the scoring had come about as a result of additional information received and that the situation according to Devon County Council Highways Officers was that it was feasible to get a reasonable means of access into the SP 2 site and footway improvements to the centre of the village.

The Head of Planning, Economy and Regeneration added that there was already recognised to be a slight negative impact in terms of Sampford Peverell Conservation Area in the scoring in the SA. The SA framework for sites methodology was used and the scoring becoming more positive as a result of clarification of the likelihood of a technical solution for access to the site.

In response to the question asked by Mrs Kearly the officer explained that the funding received for Junction 28 was not to deliver longer term strategic highway improvements, but to unlock some planned for development at Cullompton at an earlier stage. This award did not affect the constraints on further growth at Cullompton due to the road network. The bid funding did not introduce alternative sites in Cullompton and still left a requirement for the site at Sampford Peverell.

Consideration was given to:

- The public could make comments through the examination of the plan;
- The need for detailed papers in order that Members could make an informed decision;
- Land at Jersey Farm (north of A38) was not included in the Junction 27 allocation;
- Housing needs figures were confirmed as 7860;
- The proposed SP 2 allocation criterion that development would not take place until access works for the A361 had been completed;
- The risk of not having a 5 year land supply and speculative applications coming forward.

A request from Mr Drew to meet with the Cabinet Member and Head of Planning, Economy and Regeneration prior to Council was agreed.

**RECOMMENDED** that:

Council notes this report and its appendices and having regard to their contents;

- a) Reaffirms its decisions of 22nd September 2016 and 1<sup>st</sup> December 2016 regarding the Mid Devon Local Plan Review (incorporating proposed modifications) and instructs officers to liaise with the Planning Inspector to restart the examination process as quickly as possible subject to (2) and (3) below;

and, in accordance with part 4 of this report

- b) Approves the publication of the LUC SA Update Review (2018), the Schedule of amendments made to the Sustainability Appraisal Update (2017), the Sustainability Appraisal Update (2018) and the Executive Summary of SA Review process (2018);
- c) Approves a 6 week public consultation on the schedule of amendments made to the Sustainability Appraisal Update (2017).

(Proposed by Cllr R J Chesterton and seconded by Cllr P H D Hare Scott)

Note: - Report \* previously circulated and attached to Minutes.

(The meeting ended at 11.12 am)

**CHAIRMAN**

## CABINET

9TH FEBRUARY 2018

AGENDA ITEM:

### REPORT OF MRS JENNY CLIFFORD, THE HEAD OF PLANNING, ECONOMY AND REGENERATION

#### MID DEVON LOCAL PLAN REVIEW UPDATE: REVIEW OF SUSTAINABILITY APPRAISAL UPDATE.

**Cabinet Member(s):** Councillor Richard Chesterton  
**Responsible Officer:** Mrs Jenny Clifford, Head of Planning, Economy and Regeneration

**Reason for Report:** This report provides an update on the Local Plan Review, specifically information on the findings of the review of Mid Devon District Council's Sustainability Appraisal Update 2017 (SA Update 2017) carried out independently by a consultant. This was commissioned to advise whether the SA Update 2017 met the legal requirements and to consider matters of reasonable alternatives.

#### RECOMMENDATION:

That Council notes this report and its appendices and having regard to their contents;

1. Reaffirms its decisions of 22nd September 2016 and 1<sup>st</sup> December 2016 regarding the Mid Devon Local Plan Review (incorporating proposed modifications) and instructs officers to liaise with the Planning Inspector to restart the examination process as quickly as possible subject to (2) and (3) below;  
and, in accordance with part 4 of this report
2. Approves the publication of the LUC SA Update Review (2018), the Schedule of amendments made to the Sustainability Appraisal Update (2017), the Sustainability Appraisal Update (2018) and the Executive Summary of SA Review process (2018);
3. Approves a 6 week public consultation on the schedule of amendments made to the Sustainability Appraisal Update (2017).

**Relationship to Corporate Plan:** The expedition of the Local Plan Review is a key corporate priority. The Local Plan Review will form the legal basis for determining planning proposals, once it has been adopted.

**Financial Implications:** No direct implications. However securing an up to date development plan is vital to support wider economic and housing development. It will be an important part of the framework that will enable CIL and the effective operation of s106 obligations.

**Legal Implications:** The Local Plan Review must meet legal requirements including the need for a Sustainability Appraisal (“SA”) which complies with the Planning and Compulsory Purchase Act 2004 and the Environmental Assessment of Plans and Programmes Regulations 2004 (the “SEA Regulations”). The independent review of the Sustainability Appraisal Update (2017) by consultants ‘Land Use Consultants’ (LUC) and the Sustainability Appraisal Update 2018 strengthen the Council’s case that it meets this requirement. However, ultimately, this is a matter for the Inspector to decide.

**Risk Assessment:** The independent review of the SA Update 2017 seeks to ensure that the modification stage SA is legally compliant. It has not revisited matters of planning merit, which will be subject to the examination of the Local Plan. A decision to not proceed with the plan as submitted or to vary it would further delay the plan’s preparation as it would in itself form a main modification necessitating further consultation. During which time the Council is more vulnerable to speculative planning applications, the evidence supporting the plan becoming dated, the context of the plan altering through forthcoming the new legislation and the plan becoming less capable to meet the requirements of future national planning policy and legislation. Further amendment to the plan would make the Council’s position unclear at a later examination. It would undermine the credibility of the plan and potentially harm the Council’s reputation as a plan making authority.

The Council submitted the plan for examination, having decided its contents to be appropriate. The outcome of the SA review process has not resulted in the need amend or vary the plan as previously submitted.

**Equality Impact Assessment:** No direct impact, but securing an up to date development plan is critical to delivering a range of development including affordable housing, community facilities and for guiding growth in the public interest.

## **1.0 Background: Mid Devon Local Plan Review Submission and adjournment of examination hearings.**

- 1.1 The Mid Devon Local Plan Review Submission Version (incorporating proposed modifications), hereafter referred to as the “Local Plan Review”, was submitted on 31<sup>st</sup> March 2017 to the Planning Inspectorate for its examination. This was in accordance with the decision of the Council at its meeting on 1<sup>st</sup> December 2016 at which Council adopted the recommendations of the preceding Cabinet meeting held on 21<sup>st</sup> November 2016. The submitted Local Plan Review included a land allocation at Junction 27 and associated housing sites, these having previously also been considered at meetings of Cabinet and Council on 15<sup>th</sup> September 2016 and 22<sup>nd</sup> September 2016 respectively.
- 1.2 The Planning Inspectorate confirmed that the first Local Plan Review examination hearings would be held on 26<sup>th</sup> and 27<sup>th</sup> September 2017, specifically to assess the inclusion of the proposal of Junction 27 on the M5 motorway together with associated housing allocations, in advance of assessment of the remainder of the Local Plan Review.
- 1.3 The Council commissioned legal advice from a Barrister to act on its behalf in respect of the Local Plan Review examination of Junction 27 and subsequent housing allocations. His advice to the Council, having reviewed the Council’s

submissions and those made by objectors was to commission an independent report to review the main modifications stage to the sustainability appraisal (SA Update 2017) and to publish this before the examination hearings. This also provided an opportunity to consider submissions made by objectors as to the SA process undertaken by the Council.

- 1.4 The Council's own legal representative agreed with the Barrister's advice and on 13<sup>th</sup> September 2017 the Chief Executive determined to request to the Planning Inspectorate that the examination hearings scheduled for the 26<sup>th</sup> and the 27<sup>th</sup> September be deferred.
- 1.5 Deferral of the examination hearings would allow for the Council to commission the independent report to review the main modifications stage of the sustainability appraisal (SA Update 2017). This precautionary additional work would benefit the examination process, aid the Inspector's decision making, and give additional assurance to all hearing participants and the public that a fair and thorough assessment has been undertaken. An opportunity for public consultation on the findings of this independent assessment would be provided prior to the hearings being reconvened.
- 1.6 On 14<sup>th</sup> September 2017 the Council received notification from the appointed Planning Inspector that he agreed to the requested deferment of the examination hearings.
- 1.7 The Local Plan Review examination hearings have since remained adjourned to allow for the independent review of the main modifications stage to the sustainability appraisal (SA Update 2017) to take place.

## 2.0 **Sustainability Appraisal and independent review.**

- 2.1 The Planning and Compulsory Purchase Act 2004 and Environmental Assessment of Plans and Programmes Regulations (2004) ("The SEA Regulations") place a legal requirement for the Local Plan Review to be supported by a sustainability appraisal (SA). This legal requirement is an important element of testing the "soundness" of local plans that is required by National Planning Policy Framework paragraph 182.
- 2.2 A sustainability appraisal (SA) forms part of the technical evidence required to support the Local Plan Review. The process helps to consider the effects of the Local Plan Review (and the effect without the Local Plan Review) on the environment, on people and on the economy. It helps the Council make sure that the proposals in the Local Plan Review are the most appropriate given the reasonable alternatives, to promote sustainable development.
- 2.3 The Local Plan Review's SA comprises a Scoping Report (2013), Interim Report (2014) and SA Proposed Submission Report (2015). In support of the proposed modifications stage of the Local Plan Review, an SA Update (2017) was prepared. An explanation of the updating of the SA and the resulting conclusions was included in the officer report to 21<sup>st</sup> November Cabinet meeting and the following 1<sup>st</sup> December (2016) Council meeting which approved the Local Plan review as a whole, including Junction 27 and

associated housing allocations. The SA Update was subsequently published in January 2017.

2.4 The Council commissioned Land Use Consultants (LUC) to undertake an expert independent review of the SA Update 2017 in relation to the proposed modifications made to the Local Plan Review Submission Version – specifically:

- Legal compliance.
- The approach of the SA Update 2017 over reasonable alternatives to site allocations made at the modifications stages including Policy J27, together with concomitant housing allocations at Higher Town (SP2) and Blundells School (TIV16) and other modifications to the plan.

2.5 The independent review undertaken by LUC has culminated in the consultant’s report to the Council (**Appendix 1**):

“Review of Sustainability Appraisal Update in relation to the main modifications made to the Mid Devon Local Plan Review Submission Version: Review of Legal Compliance (Land Use Consultants, January 2018)” – hereafter referred to as the “LUC SA Update Review (2018)”.

2.6 LUC’s independent review and the Council’s SA Update 2018 have not re-assessed sites or sought to identify additional options. Whilst all of the potentially reasonable alternative sites have been the subject of SA, there is an element of planning judgement in the decision to propose Higher Town (SP2) and Blundells School (TIV16) rather than other options. The Council’s reasons for its decision are set out in the SA Update 2018 and the planning merits of some or all of the possible reasonable alternative sites will be subject to the examination of the Local Plan Review. LUC has commented that the sieving criterion used by the Council for the options on how the additional housing need from J27 could be met is considered by them to be reasonable.

2.7 During the process of this commission LUC has advised it has not been necessary to undertake additional SA work in relation to sites or other options, but that it would be helpful if the Council could sign-post where the requirements for an SA are met in each of the previously published SA reports and where reasonable alternatives were considered. This was due to information being spread between different existing documentation.

2.8 The Council has followed recommendations made by LUC and has prepared the “Sustainability Appraisal Update (incorporating LUC recommendations) (January 2018) – hereafter referred to as the “SA Update (2018)” (**Appendix 2**). This signposts, clarifies and collates previous SA work done by the Council in order to be more easily accessible for the Inspector and examination participants, allowing greater clarity over what SA work has been done and the conclusions reached. An Executive Summary of SA Review process (2018) has also been prepared which sets out the changes made to the SA Update (2017) and the reasons for them (**Appendix 3**). A schedule of amendments made to the SA Update (2017) and included in the SA Update (2018) has been prepared (**Appendix 4**). In concluding their review, LUC has



stated that 'In LUC's professional judgement, the work carried out and presented in the SA Update document (2018) is proportionate and appropriate to meet the requirements of the SEA Regulations.'

### 3.0 Conclusions

3.1 The LUC SA Update Review (2018), advises that through the sign-posting, re-ordering, and clarification of its content the SA Update (2018) is proportionate and appropriate to meet the requirements of the SEA Regulations.

3.2 In light of the findings of the independent review undertaken by LUC, there is nothing which would appear to steer the Council to a different conclusion to that reached in its previous decisions on the proposed modifications made to the Mid Devon Local Plan Review Submission Version (the plan as submitted) and hence also nothing arising from this review that would steer the Council to a different position at the examination of this plan.

### 4.0 Next steps

4.1 It is proposed that the LUC SA Update Review (2018), SA Update (2018) and the Executive Summary of the SA Review process (2018) are published together with a schedule of amendments made to the Sustainability Appraisal Update (2017). The Schedule of amendments made to the Sustainability Appraisal update (2017) is to be subject to a 6 week period of public consultation at the earliest practicable date, with all resultant representations received on these documents to be submitted to the Planning Inspectorate where they can be considered together with all previous consultation responses received to the Mid Devon Local Plan Review Submission Version (incorporating proposed modifications). It should be made clear within this process that the scope of this consultation is the updated SA documentation (schedule of SA amendments), rather than the unchanged contents of the submitted plan. It is therefore not an opportunity to revisit previous consultations of the Mid Devon Local Plan Review Submission Version (incorporating proposed modifications).

4.2 A proposed timetable is as follows:

6 week public consultation	February – April 2018
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Submission of the LUC SA Update Review (2018), the Schedule of amendments made to the Sustainability Appraisal Update (2017), the Council's SA Update (2018), the Executive Summary of the SA Review process (2018) and consultation responses received to the Planning Inspectorate	April 2018
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4.3 The Council will write to the Planning Inspectorate to update them on the above timetable, but it is for the Inspectorate to determine when the

examination hearings shall be reconvened, having considered the findings of the LUC SA Update Review (2018), the Council's SA Update (2018), the Executive Summary of the SA Review process (2018) and the outcome of the consultation exercise together with all previously submitted documentation.

- 4.4 The restarting of the examination timetable will require a 6 week period of public notification prior to the commencement of the examination hearings. Your officers estimate examination hearings will take place summer / autumn 2018, but stress that decisions over timing rest with the Planning Inspectorate. Through informal contact with the Planning Inspectorate it is understood that examination dates will not be scheduled until the consultation period has elapsed and associated documentation and responses have been forwarded.

**Contact for more Information:** Mr Tristan Peat, Forward Planning Team Leader 01884 234344  
[tpeat@middevon.gov.uk](mailto:tpeat@middevon.gov.uk)

Mrs Jenny Clifford, Head of Planning, Economy and Regeneration 01884 234346  
[jclifford@middevon.gov.uk](mailto:jclifford@middevon.gov.uk)

**Circulation of the Report:** Cabinet Members

**List of Background Papers:** "Review of Sustainability Appraisal Update in relation to the main modifications made to the Mid Devon Local Plan Review Submission Version: Review of Legal Compliance (Land Use Consultants, January 2018)"

"Schedule of amendments to the Sustainability Appraisal Update (2017)"

"Sustainability Appraisal Update (incorporating LUC recommendations) (January 2018)"

"Executive Summary of SA Review process (2018)"

Cabinet November and December 2014, 15th September 2016, 21<sup>st</sup> November 2016.

Council January 2015, 27<sup>th</sup> April 2016, 22<sup>nd</sup> September 2016, 1<sup>st</sup> December 2016.

Local plan evidence base  
<https://www.middevon.gov.uk/residents/planning-policy/local-plan-review-evidence-base/>

<https://www.middevon.gov.uk/residents/planning-policy/local-plan-review-site-specific-evidence-base/>

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# **Review of Sustainability Appraisal Update in relation to the main Modifications made to the Mid Devon Local Plan Review**

## **Review of Legal Compliance**

Prepared by LUC  
January 2018

**Project Title:** Review of Sustainability Appraisal Update in relation to the main Modifications made to the Mid Devon Local Plan Review: Review of Legal Compliance

**Client:** Mid Devon District Council

Version	Date	Version Details	Prepared by	Checked by	Approved by
1	29/01/18	Final report	Kate Nicholls	Sarah Young	Sarah Young

# Review of Sustainability Appraisal Update in relation to the main Modifications made to the Mid Devon Local Plan Review: Review of Legal Compliance

- 1.1 Mid Devon District Council (MDDC) commissioned LUC in October 2017 to undertake an independent review of the Sustainability Appraisal (SA) Update (January 2017) – referred to as the SA Update (2017), that was prepared by MDDC in relation to proposed modifications to the Local Plan Review.
- 1.2 This report presents the findings of LUC’s review, which focuses on whether the work presented in the SA Update meets the Council’s legal obligations under Section 19 of the Planning and Compulsory Purchase Act 2004, the Environmental Assessment of Plans and Programmes Regulations 2004 (SEA Regulations) and under paragraph 182 of the NPPF.
- 1.3 The SA Update (2017) has been reviewed in the context of its format, which is different to the full SA Report that was prepared by MDDC for the Proposed Submission version of the Local Plan Review in February 2015. The SA Update (2017) does not report on all of the SA work that has been undertaken in relation to the Local Plan Review at each stage of Plan preparation. Instead, it is intended to supplement the February 2015 SA Report and seeks to meet the requirement of the PPG (reference 11-021-20140306) for changes to the SA as a result of modifications to the Plan to be ‘*appropriate and proportionate to the level of change being made to the Local Plan*’.
- 1.4 The review matrix in **Appendix 1** of this report illustrates whether each of the requirements of the SEA Regulations has been met within the SA Update (2017). The SA Update (2017) should be read in conjunction with previous SA documents including the February 2015 SA report, which this report does not assess.
- 1.5 LUC recommends that MDDC should make amendments to the SA Update (2017) through the inclusion of additional information and re-ordering, in order to make the SA process clearer in relation to proposed modifications made to the Local Plan Review. This report takes into account the additional work that has been carried out by the Council, which is now included in the ‘Sustainability Appraisal Update (incorporating consultant LUC recommendations) January 2018 referred to as the SA Update (2018)’.
- 1.6 In conclusion, LUC’s professional judgement is that the work carried out and presented in the SA Update (2018) document (taking into account the amendments MDDC has made to the SA Update 2017) is proportionate and appropriate to meet the requirements of the SEA Regulations.

## Scope of the review

- 1.7 As well as reviewing the overall compliance of the SA Update (2017) document, this review has focussed on a number of specific items that MDDC has asked LUC to consider, namely:
  - whether there are reasonable alternatives to Policy J27 that should have been subject to SA;
  - whether there are reasonable alternatives to the concomitant housing allocations (policies TIV16 and SP2) that should have been subject to SA; and
  - whether there is a need to assess reasonable alternatives to other modifications in the Plan.
- 1.8 Some of the information required to reach a judgement on the above questions is not recorded in the SA Update document as it relates to work undertaken during earlier stages of the SA process. Therefore, LUC has sought to obtain additional relevant information from MDDC where required to inform a conclusion on these key issues; but a full review of the whole SA process for the Local Plan Review (as recorded in other documents) has not been undertaken as it lies outside the scope of this

commission. MDDC commissioned this report to address matters arising from the Proposed Modifications Version of the Local Plan Review (2017) and the accompanying SA Update (2017).

- 1.9 It is important to note that LUC's review has focussed on the SA process that has been undertaken and has not included a review of the detailed findings of the appraisal of site and policy options.

## Findings

- 1.10 As noted above and detailed in the review matrix in **Appendix 1**, several of the requirements of the SEA Regulations are not addressed within the SA Update (2017) document. While this is not unreasonable, given that the scope of the document seeks to be proportionate to the extent of changes proposed to the Local Plan, LUC recommends that it would be helpful if the SA Update (2017) could clearly signpost where each requirement is met in previous SA reports. Going through the process of preparing a 'signposting table' of this nature would enable MDDC to identify whether requirements have been adequately met within the full SA Report (something that is outside the scope of this review). In accordance with LUC's recommendation, MDDC has now added a column to the table in **Appendix 1** and has included a 'signposting table' within the SA Update (2018) which signposts where each requirement has been met. Based on that evidence provided by MDDC, LUC is not aware of any requirements that have not been met within the SA documents prepared to date.

### General observations

- 1.11 The SA Update (2017) presents further SA work that has been undertaken since the 2015 Proposed Submission consultation and addresses proposed modifications to the Local Plan Review. Specifically, it includes the following:
- Information about the SA-related consultation comments received in 2015.
  - Information about further reasonable alternative options for the Local Plan Review, related to new information sources and SA-related consultation comments where relevant.
  - Detailed SA matrices for some new and revised options.
  - Information about whether new or revised options are proposed to be taken forward as modifications to the Local Plan Review.
- 1.12 The SA Update (2017) has been prepared to be supplementary to the February 2015 full SA report and therefore the front end of the SA Update (2017) is understandably brief, with most of the content of the document presented in the four Annexes (as described on page 9 of the SA Update 2017). However, this approach means that it is quite difficult for the reader to get a clear overview of the content of the document and the key findings and LUC advises that it would be helpful for some of the information presented in the Annexes to be summarised in, or moved to, the front end of the document.
- 1.13 In particular, LUC recommends that the summary of updated SA findings in Annex 4 could usefully be presented as a conclusions section in the main body of the SA Update. MDDC has now confirmed that Annex 4 will be presented as a conclusions section in the main body of the SA Update (2018). LUC also recommends that it would be very helpful for the front end of the SA Update to include a clearer explanation of the work that has been carried out during this stage of the SA, i.e. the fact that comments on the SA, new information available and alternative options identified have all been considered and targeted additional SA work has been carried out. For the SA Update (2017), it is necessary for the reader to go through the detail of the Annexes before the approach becomes clear. MDDC has confirmed that this will be addressed through the SA Update (2018), which provides a more detailed front-end explanation.
- 1.14 LUC also recommends that it would be helpful for the front end of the SA Update to include a summary of the specific modifications and reasonable alternative options that have been appraised. This could be linked to an explanation of how the work set out in the SA Update (2017) relates to the schedules of proposed modifications that were published in November 2016 and March 2017. In order to address this point, MDDC has prepared additional explanatory text to be included at the end of the main body of the SA Update (2018).



- 1.15 The following sections present the findings of LUC's review in relation to the particular items raised by MDDC. These all relate to how reasonable alternative options to proposed modifications have been appraised.

### **SA of alternative options to Policy J27**

- 1.16 A key proposed Modification to the Local Plan is the allocation of land at Junction 27 of the M5 for major development. This proposed change is made through the addition of Policy J27 in the Proposed Submission Local Plan (incorporating proposed modifications).
- 1.17 MDDC asked LUC to advise whether the SA Update (2017) has adequately considered reasonable alternatives to this proposal. However, answering this question requires more of a review of the options assessment process undertaken to date, rather than a review of the SA Update (2017) document in isolation. MDDC advises that an important element in the sequential site selection of main town centre uses is that proposals cannot be disaggregated and the SA Update (2018) now provides this point as it relates to site selection. A summary of the SA work undertaken is provided below.

#### *Summary of SA work undertaken prior to SA Update*

- 1.18 The Interim SA Report that was prepared by MDDC in January 2014 first considered the Junction 27 proposal through options for Policy S3: Amount and Distribution of Development. One of the options considered was for a new community. Land at M5 Junction 27 and adjoining Willand was subject to SA for alternative options of commercial or residential development.
- 1.19 The SA Report for the Proposed Submission Local Plan Review (February 2015) carried out further SA work in relation to the Junction 27 proposal. One of the options appraised under policy S2: Amount and Distribution of development was for a new community at Junction 27 and Willand. The site known as Land at M5 Junction 27 adjoining Willand was then appraised for alternative options of commercial or residential development along with the other site options being considered for allocation in the Local Plan.

#### *SA work undertaken in the SA Update*

- 1.20 Pages 113-116 in Annex 2 of the SA Update (2017) describe the SA work that has been undertaken in relation to the Junction 27 development, as proposed at the September 2016 Full Council meeting. The SA Update refers to this option as being an alternative to the 'Proposed Submission M5 Junction 27 option', and states that the area now proposed for development is smaller in comparison to the Proposed Submission SA option. MDDC has confirmed that the text in the SA Update will be amended to make clear that the reference to the 'Proposed Submission M5 Junction 27 option' is a reference to the 96 hectare 'commercial' option previously considered in the Sustainability Appraisal Proposed Submission report (2015).
- 1.21 A detailed SA matrix for the option proposed at the Full Council meeting on 1<sup>st</sup> December 2016 can be found on page 277 of Annex 3. It is stated in Annex 2 (page 113) that this matrix is based on the SA matrix prepared at Proposed Submission stage (2015) for the Junction 27 proposal, revised to reflect changes to the proposal and new information that has become available, including the Historic Environment Appraisal. It is stated that this resulted in the scores generally becoming more positive (Annex 2 p113).
- 1.22 LUC has queried with MDDC the timeline of the appraisal work that was carried out for the Junction 27 policy, in particular to what extent the proposal was appraised before the decision was made by Council on 22<sup>nd</sup> September 2016 to propose the allocation as an amendment to the Pre-Submission Local Plan. It was noted that SA work should have contributed to the decision making process. MDDC has since provided further clarification with regards to the timeline of the appraisal work. The Junction 27 proposal was assessed in the 2015 SA, as described above, but the larger site was not at that time taken forward in the Local Plan. Full Council (informed by an implications report) opted to include the Junction 27 proposal in the Local Plan on 22<sup>nd</sup> September 2016 and the appraisal of the proposal was then amended to reflect the latest proposal, with this work presented in the SA Update (2017). Although the SA Update was published in January 2017, the summary of the SA Update's findings was submitted to full Council on 1<sup>st</sup> December 2016 which agreed the Proposed Modifications (including J27) and resolved to publish them for consultation. The full SA Update (2017) informed Officers' recommendation to Council on 1<sup>st</sup> December 2016 to publish the Proposed Modifications, including J27

for consultation. On that basis, it is concluded by LUC that there was an opportunity for the SA findings to influence the decision making process.

#### *Consideration of reasonable alternative options to the J27 proposal*

- 1.23 We understand from MDDC that the proposals in Policy J27 cannot be disaggregated, and this review does not therefore need to consider constituent parts of the policy. Therefore, the assessment of reasonable alternatives would focus only on alternative options for the location of the proposal. The provision of a legal opinion on this matter is outside of the scope of this review; however LUC recommends that the Council should prepare a brief statement for inclusion in the SA Update to evidence this (perhaps linking to relevant case law) and to explain why disaggregated options are not being considered as reasonable options for the purposes of SA. MDDC has now prepared this text for inclusion in the SA Update (2018).
- 1.24 In relation to whether alternative locations to J27 were identified and discounted, paragraphs 3.32 and 3.33 of the Implication report, put to Council on 22<sup>nd</sup> September 2016 and further presented to Council on 1<sup>st</sup> December 2016, discuss the issues regarding disaggregation and that it would not be appropriate to disaggregate the uses presented in the J27 option. Options for alternative sites were looked at in the surrounding area which included consideration of alternatives at Tiverton, Crediton, Exeter, Exmouth, Taunton and Bridgwater. It was concluded there were no sequentially preferable alternative sites that could accommodate the development proposed. We also note that text on page 129 of the Proposed Submission Local Plan Review (incorporating proposed modifications) (2015) refers to a number of sites both within and outside of Mid Devon having been considered, with none being large or accessible enough for the development proposed. The Council has stated that the proposals for Junction 27 are tied to the proposed location, and that there are therefore no reasonable alternative site options (taking into account the disaggregation argument noted above). However, the SA Update (2017) did not provide any specific information about the audit trail of decision making with regards to the location of the development. LUC recommends to MDDC that the SA should make clear how the location of the J27 proposal was selected, even if this is based on other factors rather than the SA. It was recommended that additional text is added to the SA Update to clearly explain the audit trail of decision making with regards to this proposal. This should explain which sites were considered, if any were subject to SA as reasonable options, and why they were discounted. MDDC has since prepared text of this nature to be added to the SA Update (2018) which sets out the rationale.

#### **SA of alternative options to the concomitant housing allocations**

##### *Establishing the need for additional housing allocations*

- 1.25 Housing allocations were made in the 2015 Pre-Submission Draft Local Plan totalling 7,200 homes over the Plan period (360 per year). After that version of the Plan was published, the updated Strategic Housing Market Assessment (SHMA) identified a slightly higher need, for 7,600 homes (or 380 per year) over the Plan period. It was concluded that this additional need could be met without allocating additional housing sites.
- 1.26 However, research undertaken by Edge Analytics on behalf of MDDC identified additional housing requirements to meet the housing needs arising from the Junction 27 proposal. It was concluded that with the Junction 27 proposal included in the Local Plan, the overall housing requirement for the Plan period would be 7,860, or 393 dwellings per year. Therefore the additional housing requirement resulting from this proposal would be 260 dwellings during the Plan period, or 13 additional dwellings per year.
- 1.27 It was proposed at the Full Council meeting on 22<sup>nd</sup> September 2016 that two sites would be allocated to meet this additional need:
- Land at Blundells School, Tiverton (modification policy TIV16) – 200 dwellings
  - Higher Town, Sampford Peverell (modification policy SP2) – 60 dwellings
- 1.28 A key question to be addressed by this review is whether the SA Update (2017) adequately considered reasonable alternatives in relation to the allocation of these additional housing sites.

##### *Appraisal work presented in the SA Update*

- 1.29 A summary of the SA work undertaken in relation to modification policy TIV16 is presented in Annex 2 of the SA Update (2017) and the full updated SA matrix for the Blundells School site can be found in

Annex 3. The appraisal matrix previously prepared in the 2015 SA in relation to the Blundells School site has been revised to take into account some new information and these changes are reflected in the updated appraisal matrix in Annex 3. It is stated that the policy is proposed to be included as part of the Local Plan Review and that 'overall the policy scores more positively than the option considered at the Local Plan Review Proposed Submission consultation (2015)'. A number of alternative site options at Tiverton are also subject to revised SA work in the SA Update (2017) and one entirely new site option at Tiverton (Land at Seven Crosses Hill) has been appraised. There are no proposed modifications to the Local Plan in relation to those sites, i.e. they are rejected as allocations. The additional appraisal work is generally carried out to reflect additional information or consultation comments received, rather than being carried out directly for the purpose of considering the sites as options for delivering the additional housing required.

- 1.30 A summary of the SA work undertaken in relation to modification policy SP2 is also presented in Annex 2 and the full SA matrix can be found in Annex 3 of the SA Update (2017). The appraisal work previously carried out in the 2015 SA in relation to the Higher Town site has been revised to take into account some new information and this is reflected in the SA matrix in Annex 3. Again, a number of alternative options at the villages have been subject to revised appraisal work in the SA Update (2017). As with the Tiverton sites, the additional appraisal work for village sites is generally carried out to reflect additional information or consultation comments received, rather than being carried out directly for the purpose of considering the sites as options for delivering the additional housing required. LUC advises MDDC that it is currently quite difficult for the reader to quickly understand which site options have been subject to revised SA work within the SA Update (2017) document and why, without reading through all the detail of Annexes 2 and 3. LUC recommends that it would be very helpful to include a table upfront in the SA Update summarising this information. This should list all of the alternative options considered during the Plan making process, and noting for each whether any revised appraisal work was carried out in the SA Update (2017). In response to this recommendation, MDDC has prepared a summary table to set out why additional SA work was carried out – this will be added to the main body of the SA Update (2018), published alongside this report.

*Identifying reasonable alternative options for additional housing allocations*

- 1.31 This section considers what reasonable alternatives exist for the additional housing site allocations. The review focuses on the list of sites that have been considered previously in the SA process, as well as any new sites that have come forward since 2015. It is LUC's understanding that MDDC did not undertake a further process (i.e. a Call for Sites exercise) to identify entirely new site options, although a small number of new sites that had come through during consultation were considered. This is considered by LUC to be an appropriate and proportionate approach, given the need to allocate only 260 additional homes and considering the large number of rejected reasonable alternative site options.
- 1.32 The report to the Full Council meeting on 22<sup>nd</sup> September 2016, which was also available for the 1<sup>st</sup> December 2016 Council, provides some information about alternative site options that were considered for meeting the additional housing need. It states that the Planning Policy Advisory Group had considered various options for how the additional housing need could be met. The selection criteria used for identifying additional sites were:
- 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
  - sites proximate to the development proposal at Junction 27.
- 1.33 It is stated that site options at Crediton were not considered because **Crediton** is not well related to the proposal at Junction 27. For this reason, it is understood that site options at Crediton were not considered reasonable alternative options for the purposes of SA. We understand from the Council that a site at Pedlerspool, Crediton is being promoted as an alternative option for meeting the additional housing need; however we assume that the Council has discounted this site as a reasonable alternative option on the basis of its location at Crediton.
- 1.34 Similarly, the Council meeting report (of 22<sup>nd</sup> September 2016) states that site options at **Cullompton** were not considered because a significant amount of development was already proposed for the town

and any additional development would have to be phased until after the strategic highways improvements had been delivered. Cullompton was therefore not considered to be an appropriate location to meet the additional need and again, it is assumed that site options at the town were not considered to be reasonable alternatives for the purposes of SA. LUC advises that the Council will need to satisfy itself that site options at Cullompton can definitely not be considered to be reasonable options due to this deliverability issue (or for other reasons). Should this not be the case, it may be necessary to consider site options at Cullompton further through the SA for the delivery of the additional housing. MDDC has since prepared additional text, as part of the SA Update (2018), to clarify why Cullompton is not considered to be an appropriate location for the additional housing required. The Council has advised LUC that it rejected Crediton because of distance from the J27 and Cullompton due to the significant amount of development already proposed for the town. Whilst this is in part a planning judgement, it is considered by LUC to be a reasonable sieving criterion to apply.

- 1.35 The Council meeting report (of 22<sup>nd</sup> September 2016) explains that a range of site options were considered at **Tiverton, Sampford Peverell, Hemyock, Kentisbeare, Uffculme and Willand**. The report relating to the Full Council meeting on 22<sup>nd</sup> September 2016 refers specifically to the following site options:
- Land at Hartnoll Farm, Tiverton
  - The whole of the Hartnoll Farm site, Tiverton
  - Land at Blundells School, Tiverton
  - Land at Higher Town, Sampford Peverell
  - Land south west of Connigar Close, Hemyock
  - Land at Kentisbeare, next to Village Hall
  - Various sites at Uffculme
  - Various sites at Willand
- 1.36 The Council meeting report (of 22<sup>nd</sup> September 2016) outlines the reasons why some of these sites were discounted and states that the Planning Policy Advisory Group recommended to Cabinet that if an allocation at Junction 27 was recommended to Council, then the corresponding additional housing should be met at Land at Blundells School, Tiverton and at Higher Town, Sampford Peverell. This was stated to also be the favoured approach of officers for meeting the additional housing need, should members decide to make a J27 allocation. However, no reference is made in the Council meeting report to the SA and LUC advises MDDC that the input the SA work had into the decision making process should be set out more clearly. While the Council meeting report provides high level information about the sieving criteria that were applied when considering options for the additional sites, there is no specific information in the report about why other site options at Tiverton and the villages that were considered as reasonable alternatives earlier in the Plan making process were not considered as allocations for the additional housing. This information is also not detailed in the January 2017 SA Update document, which includes only an appraisal of the policies for the two additional site allocations selected, and a limited number of revised appraisals relating to alternative site options.
- 1.37 LUC acknowledges that reasonable alternative site options to those included in the Local Plan Review Proposed Submission (incorporating proposed modifications) 2017 have been subject to SA throughout the preparation of the Local Plan Review. However, it appears that MDDC has only undertaken further SA work in the SA Update 2017 where there was new information available about the site that needed to be reflected in the SA, or address consultation comments. The SA Update 2017 does not set out a methodical process of how the list of previously rejected site options was revisited and why the two sites chosen as the additional housing sites in association with Junction 27 were selected over other options. It is therefore unclear how the SA fed into the decision making process about which additional sites to allocate.
- 1.38 LUC recommends that the further SA work required is not necessarily new appraisal work in relation to alternative site options to TIV16 and SP2. However LUC recommends that MDDC should collate the work undertaken to date regarding which sites to allocate and set this out in one place to clearly show the decision making process that was undertaken. The SA Update (2017) should accordingly include a clear audit trail listing all of the site options for housing and state which are reasonable alternatives

for allocation as additional housing sites. Justification for the selection or rejection of each option should also be provided – this may relate to planning matters unrelated to the SA process.

- 1.39 As a result of this recommendation, MDDC has prepared a table, in order to provide a full and clear audit trail of the decision making regarding the additional housing allocations - this forms part of the SA Update (2018). LUC notes that the sites allocated in the Pre-Submission Draft Local Plan are not included in the Council's audit trail table as they are already included in the Plan and so are not reasonable options for additional allocations.

### **Reasonable alternatives to other modifications in the Plan**

- 1.40 The third and final issue highlighted by MDDC for consideration within this review is whether there is a need to assess reasonable alternatives to other modifications in the Plan. This is a very broad question which is extremely difficult for an external review to answer. Without a clear audit trail of policy options and decision making in relation to each policy topic/proposed modification, which did not appear in the SA Update (2017), it would be very difficult to establish whether this process has been completed robustly. LUC therefore recommends that further work may need to be undertaken to collate the information that the Council holds about the options assessment process, to be presented in the SA Update. In response to this recommendation, MDDC has prepared additional text explaining the audit trail of decision making throughout the SA process, which is published alongside this document and the SA Update (2018). This general text provides some helpful additional clarity about the process.

## **Conclusion**

- 1.41 LUC notes that in response to the recommendations it has made as set out in this report, MDDC has carried out additional work to clarify certain elements of the appraisal work already undertaken. In accordance with LUC's advice, it has not been necessary to undertake additional SA work in relation to sites or other options; rather the work undertaken has sought to clarify the decision making process and provide a clearer audit trail.
- 1.42 In LUC's professional judgement, the work carried out and presented in the SA Update document (2018) is proportionate and appropriate to meet the requirements of the SEA Regulations.

LUC  
January 2018

# Appendix 1: Review Matrix

**Table A1.1: Review matrix showing compliance of SA Update (January 2017) with SEA Directive requirements**

SEA Directive Requirements	Covered in SA Update?	Comments and/or additional work needed to fully comply with the SEA Directive	Additional work provided by MDDC in its signposting table to show where matters have been considered in the SA. See Sustainability Appraisal Update (incorporating consultant LUC recommendations) January 2018
<b>Information to be included in the Environmental Report – Article 5 and Annex 1 of SEA Directive</b>			
<p>a) an outline of the contents, main objectives of the plan, and relationship with other relevant plans and programmes;</p>	No	<p>It is assumed that this requirement was met in the earlier SA report for the Proposed Submission Local Plan – it would be helpful for MDDC to clearly signpost in the SA Update where in the 2015 SA report this requirement was met.</p>	<p><b>Sustainability Appraisal Scoping Report (2013):</b></p> <p>‘Chapter 1 Introduction’ of this report sets out the contents and main objectives of the plan.</p> <p>‘Chapter 2 Relevant plans and programmes’ of this report sets out the relationship with other relevant plans and programmes.</p> <p>‘Chapter 7 Appendix: Reviewed plans and programmes (full list)’ provides a full list of reviewed plans and programmes.</p> <p><b>Interim Sustainability Appraisal (2014):</b></p> <p>‘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.</p> <p>‘Chapter 2 Sustainability Context’. This chapter sets out the conclusions from the review of relevant plans and programmes.</p> <p>‘Appendix 1: Full review of plans and programmes’. This appendix provides a full review of plans and programmes.</p> <p><b>Sustainability Appraisal Proposed Submission Report (2015):</b></p> <p>‘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.</p> <p>‘Chapter 2 Sustainability Context’. This chapter sets out the conclusions from the review of relevant plans and programmes.</p> <p>‘Appendix 1: Full review of plans and programmes’. This appendix provides a full review of plans and programmes.</p>

SEA Directive Requirements	Covered in SA Update?	Comments and/or additional work needed to fully comply with the SEA Directive	Additional work provided by MDDC in its signposting table to show where matters have been considered in the SA. See Sustainability Appraisal Update (incorporating consultant LUC recommendations) January 2018
<p>b) the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan;</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 224</p>	No	It is assumed that this requirement was met in the earlier SA report for the Proposed Submission Local Plan – it would be helpful for MDDC to clearly signpost in the SA Update where in the 2015 SA report this requirement was met.	<p><b>Sustainability Appraisal Scoping Report (2013):</b></p> <p>‘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 existing relevant plans and programmes.</p> <p><b>Interim Sustainability Appraisal (2014):</b></p> <p>‘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.</p> <p><b>Sustainability Appraisal Proposed Modifications Report (2015):</b></p> <p>‘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.</p>
c) the environmental characteristics of areas likely to be significantly affected;	No	It is assumed that this requirement was met in the earlier SA report for the Proposed Submission Local Plan – it would be helpful for MDDC to clearly signpost in the SA Update where in the 2015 SA report this requirement was met.	<p><b>Sustainability Appraisal Scoping Report (2013):</b></p> <p>‘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.</p> <p>‘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.</p> <p>‘Chapter 4 Sustainability issues and problems’ of this report summarises the sustainability issues within Mid Devon identified by the Sustainability Appraisal scoping report.</p>



SEA Directive Requirements	Covered in SA Update?	Comments and/or additional work needed to fully comply with the SEA Directive	Additional work provided by MDDC in its signposting table to show where matters have been considered in the SA. See Sustainability Appraisal Update (incorporating consultant LUC recommendations) January 2018
Page 225			<p>'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 should be considered as part of the Local Plan Review.</p> <p><b>Interim Sustainability Appraisal (2014):</b></p> <p>'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.</p> <p>'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.</p> <p><b>Sustainability Appraisal Proposed Submission Report (2015):</b></p> <p>'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.</p> <p>'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.</p>
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	No	It is assumed that this requirement was met in the earlier SA report for the Proposed Submission Local Plan – it would be helpful for MDDC to clearly signpost in the SA Update where in the 2015 SA report this	<p><b>Sustainability Appraisal Scoping Report (2013):</b></p> <p>'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.</p> <p><b>Interim Sustainability Appraisal (2014):</b></p> <p>'Chapter 2 Sustainability Context' looks at the relevant aspects of the state of the</p>

SEA Directive Requirements	Covered in SA Update?	Comments and/or additional work needed to fully comply with the SEA Directive	Additional work provided by MDDC in its signposting table to show where matters have been considered in the SA. See Sustainability Appraisal Update (incorporating consultant LUC recommendations) January 2018
79/409/EEC and 92/43/EEC;		requirement was met.	<p>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.</p> <p><b>Sustainability Appraisal Proposed Submission Report (2015):</b></p> <p>'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.</p>
<p>the environmental protection objectives, established at international, Community and 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;</p> <p>Page 220</p>	No	It is assumed that this requirement was met in the earlier SA report for the Proposed Submission Local Plan – it would be helpful for MDDC to clearly signpost in the SA Update where in the 2015 SA report this requirement was met.	<p><b>Sustainability Appraisal Scoping Report (2013):</b></p> <p>'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.</p> <p>'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.</p> <p><b>Interim Sustainability Appraisal (2014):</b></p> <p>'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.</p> <p>'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</p>

SEA Directive Requirements	Covered in SA Update?	Comments and/or additional work needed to fully comply with the SEA Directive	Additional work provided by MDDC in its signposting table to show where matters have been considered in the SA. See Sustainability Appraisal Update (incorporating consultant LUC recommendations) January 2018
			<p>considerations to be taken into account in the Plan's preparation.</p> <p><b>Sustainability Appraisal Proposed Submission Report (2015):</b></p> <p>'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.</p> <p>'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.</p>
<p>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);</p>	<p><b>Annexes 2 and 3</b> 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 <b>paragraphs 2-9</b> of the SA</p>	<p>None.</p>	<p><b>Interim Sustainability Appraisal (2014):</b></p> <p>'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.</p> <p><b>Sustainability Appraisal Proposed Submission Report (2015):</b></p> <p>'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.</p> <p><b>Sustainability Appraisal Update (2017)</b></p> <p>Annex 1 'Sustainability Appraisal text, methodology and cumulative impact</p>

Page 27

SEA Directive Requirements	Covered in SA Update?	Comments and/or additional work needed to fully comply with the SEA Directive	Additional work provided by MDDC in its signposting table to show where matters have been considered in the SA. See Sustainability Appraisal Update (incorporating consultant LUC recommendations) January 2018
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 228</p>	<p>Update. As described in <b>paragraph 6</b>, 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.</p> <p><b>Annex 4</b> in the SA Update summarises the updated cumulative sustainability effects of the Local Plan review, taking into account the changes proposed to the Plan.</p>		<p>comments' updates the cumulative effects noted in appendix 2 of the Sustainability Appraisal Proposed Submission Report (2015)</p> <p>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. 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.</p> <p>Annex 4 in the SA Update summarises the updated cumulative sustainability effects of the Local Plan review as a whole, taking into account the changes proposed to the Plan.</p>

SEA Directive Requirements	Covered in SA Update?	Comments and/or additional work needed to fully comply with the SEA Directive	Additional work provided by MDDC in its signposting table to show where matters have been considered in the SA. See Sustainability Appraisal Update (incorporating consultant LUC recommendations) January 2018
<p>g) the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan;</p>	<p>The detailed SA matrices in <b>Annex 3</b> 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.</p>	<p>None.</p>	<p><b>Interim Sustainability Appraisal (2014):</b></p> <p>'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.</p> <p><b>Sustainability Appraisal Proposed Submission Report (2015):</b></p> <p>'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.</p> <p><b>Sustainability Appraisal Update (2017)</b></p> <p>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.</p> <p>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.</p>
<p>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</p>	<p>Information about the reasons for selecting additional reasonable options for appraisal is</p>	<p>It would be helpful for the front end of the SA Update to include a summary of the additional alternatives that have been subject to SA within the document, including the reasons for</p>	<p><b>Sustainability Appraisal Scoping Report (2013)</b></p> <p>This appraisal first introduces the proposed framework to assess sustainability in Chapter 5 'A framework to assess sustainability'.</p> <p><b>Interim Sustainability Appraisal (2014)</b></p> <p>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</p>

SEA Directive Requirements	Covered in SA Update?	Comments and/or additional work needed to fully comply with the SEA Directive	Additional work provided by MDDC in its signposting table to show where matters have been considered in the SA. See Sustainability Appraisal Update (incorporating consultant LUC recommendations) January 2018
<p>lack of know-how) encountered in compiling the required information;</p>	<p>provided in <b>Annex 2</b> of the SA Update.</p> <p><b>Paragraphs 2-9</b> of the SA Update describe the methodology that has been used throughout the SA process and the table following <b>paragraph 9</b> sets out the assumptions that have been applied to the SA of potential site allocations.</p> <p><i>More detailed analysis of the work undertaken in relation to the appraisal of reasonable alternative options can be found in the main body of this review</i></p>	<p>identifying those options. This would avoid the reader having to read through all the detail of the information in <b>Annex 2</b> to understand this.</p> <p>No information is included in the SA Update regarding any difficulties encountered during the SA process. It is assumed that this information was included in the earlier SA report for the Proposed Submission Local Plan – it would be helpful for MDDC to clearly signpost in the SA Update where in the 2015 SA report this requirement was met.</p> <p><i>More details about the recommendations arising from this review in relation to the assessment of reasonable alternatives can be found in the main body of this review report.</i></p>	<p>report was based on policy options.</p> <p><b>Sustainability Appraisal Proposed Submission (2015)</b></p> <p>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.</p> <p>Chapter 4 'Reasons for selecting/rejecting policy alternatives' sets out an outline of the reasons for selecting the alternatives dealt with.</p> <p>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.</p> <p>Appendix 3 'Undeliverable site options' sets out the sites which were not deemed deliverable by the SHLAA panel.</p> <p><b>Sustainability Appraisal Update (2017)</b></p> <p>Paragraphs 2-9 of the SA Update 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.</p> <p>Information about the reasons for selecting additional reasonable options for appraisal is provided in Annex 2 of the SA Update.</p>

SEA Directive Requirements	Covered in SA Update?	Comments and/or additional work needed to fully comply with the SEA Directive	Additional work provided by MDDC in its signposting table to show where matters have been considered in the SA. See Sustainability Appraisal Update (incorporating consultant LUC recommendations) January 2018
	<i>document.</i>		
i) a description of the measures envisaged concerning monitoring;	No	It is assumed that this requirement was met in the earlier SA report for the Proposed Submission Local Plan – it would be helpful for MDDC to clearly signpost in the SA update where in the February 2015 SA report this requirement was met.	<b>Sustainability Appraisal Proposed Submission (2015)</b> Chapter 5 'Monitoring' of the report sets out a description of the measures envisaged concerning monitoring.
a non-technical summary of the information provided under the above headings.	A Non-Technical Summary of the SA Update was not published. It is considered reasonable and proportionate that a Non-Technical Summary was not prepared to accompany the SA Update as the main body of the SA Update is not long enough to warrant this.	It is assumed that a Non-Technical Summary, compliant with the requirement of the SEA Regulations, was prepared to accompany the February 2015 SA Report.  As noted elsewhere within this review matrix, it would be helpful for the front end of the SA Update to summarise some of the information currently included in the Annexes.	<b>Sustainability Appraisal Proposed Submission (2015)</b> A non-technical summary was published with the full Sustainability Appraisal Proposed Submission Report (2015).
The report must include	As shown in the	It would be helpful for	<b>Sustainability Appraisal Scoping Report (2013)</b>

Page 11

SEA Directive Requirements	Covered in SA Update?	Comments and/or additional work needed to fully comply with the SEA Directive	Additional work provided by MDDC in its signposting table to show where matters have been considered in the SA. See Sustainability Appraisal Update (incorporating consultant LUC recommendations) January 2018
<p>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)</p>	<p>above comments, the SA Update has included most of the information reasonably required. It is assumed that requirements not met in the SA Update are met in the February 2015 full SA Report.</p>	<p>MDDC to clearly signpost in the SA Update where in the 2015 SA report each requirement was met.</p>	<p>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.</p> <p><b>Interim Sustainability Appraisal (2014)</b></p> <p>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.</p> <p><b>Sustainability Appraisal Proposed Submission (2015)</b></p> <p>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.</p> <p><b>Sustainability Appraisal Update (2017)</b></p> <p>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</p>

Page 232



SEA Directive Requirements	Covered in SA Update?	Comments and/or additional work needed to fully comply with the SEA Directive	Additional work provided by MDDC in its signposting table to show where matters have been considered in the SA. See Sustainability Appraisal Update (incorporating consultant LUC recommendations) January 2018
			Proposed Submission Stage consultation and proposed modifications to the Local Plan Review. The requirements not met in the SA Update are met in previous iterations of the Sustainability Appraisal.
<b>Who should be consulted during SEA/SA process</b>			
<p>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)</p>	N/A	<p>It is assumed that the February 2015 SA Report included information on the Scoping consultation that was undertaken at the start of the SA process. It would be helpful for MDDC to clearly signpost in the SA Update where in the 2015 SA report this requirement was met.</p>	<p><b>Sustainability Appraisal Scoping Report (2013):</b></p> <p>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 Appraisal.</p>
<p>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)</p>	<p>Consultation on the SA Update was undertaken between January and February 2017 alongside consultation on the proposed changes to the Local Plan Review.</p>	<p>It is assumed that the February 2015 SA Report included information on the consultation that has been undertaken at the each stage of the SA process. It would be helpful for MDDC to clearly signpost in the SA Update where in the 2015 SA report this requirement was met.</p>	<p><b>Interim Sustainability Appraisal (2014):</b></p> <p>Chapter 4 'Next steps' invites representations on the contents of the Local Plan Review and this accompanying Sustainability Appraisal. Consultation was held on 24<sup>th</sup> 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.</p> <p><b>Sustainability Appraisal Proposed Submission (2015)</b></p> <p>Consultation was held on 9<sup>th</sup> 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.</p>

Page 233

SEA Directive Requirements	Covered in SA Update?	Comments and/or additional work needed to fully comply with the SEA Directive	Additional work provided by MDDC in its signposting table to show where matters have been considered in the SA. See Sustainability Appraisal Update (incorporating consultant LUC recommendations) January 2018
			<p><b>Sustainability Appraisal Update (2017)</b></p> <p>Consultation was held on 3<sup>rd</sup> 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.</p>
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.	N/A	Not relevant to the SA of the Mid Devon Local Plan.
<b>Decision-making</b>			
The environmental report and the results of the consultations must be taken into account in decision-making (Article 8)	<p><b>Annex 4</b> in the SA Update states that information about the reasons for selecting or rejecting the additional reasonable alternatives considered is provided in <b>Annex 2</b>.</p> <p>The summary matrices in <b>Annex 2</b></p>	It is assumed that the February 2015 SA Report included information on the reasons for selecting or rejecting the options that were considered for the Local Plan Review at each stage prior to the SA Update. It would be helpful for MDDC to clearly signpost in the SA Update where in the 2015 SA report this requirement was met.	<p><b>Sustainability Appraisal Scoping Report (2013)</b></p> <p>Consultation was undertaken on the Local Plan Review Scoping Report and the Sustainability Appraisal Scoping Report.</p> <p><b>Interim Sustainability Appraisal Report (2014)</b></p> <p>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.</p> <p>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.</p> <p><b>Sustainability Appraisal Proposed Submission Report (2015)</b></p>

Page 24

SEA Directive Requirements	Covered in SA Update?	Comments and/or additional work needed to fully comply with the SEA Directive	Additional work provided by MDDC in its signposting table to show where matters have been considered in the SA. See Sustainability Appraisal Update (incorporating consultant LUC recommendations) January 2018
	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.		<p>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 make minor changes to the text and maps. Final approval by Full Council was made on the 17<sup>th</sup> December 2014 for consultation in 2015.</p> <p>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).</p> <p>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.</p> <p>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.</p> <p><b>Request for a J27 implications Report (2016)</b></p> <p>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</p>

SEA Directive Requirements	Covered in SA Update?	Comments and/or additional work needed to fully comply with the SEA Directive	Additional work provided by MDDC in its signposting table to show where matters have been considered in the SA. See Sustainability Appraisal Update (incorporating consultant LUC recommendations) January 2018
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 236</p>			<p>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.</p> <p>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).</p> <p>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 31<sup>st</sup> March 2017 under the delegated authority.</p> <p><b>Sustainability Appraisal Update (2017)</b></p> <p>The Local Plan Review Proposed Submission report (incorporating proposed</p>

SEA Directive Requirements	Covered in SA Update?	Comments and/or additional work needed to fully comply with the SEA Directive	Additional work provided by MDDC in its signposting table to show where matters have been considered in the SA. See Sustainability Appraisal Update (incorporating consultant LUC recommendations) January 2018
			<p>modifications) was submitted to Cabinet on 21 November 2016 for a recommendation of 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.</p> <p>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.</p> <p>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 for approval and were agreed.</p> <p>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</p>

SEA Directive Requirements	Covered in SA Update?	Comments and/or additional work needed to fully comply with the SEA Directive	Additional work provided by MDDC in its signposting table to show where matters have been considered in the SA. See Sustainability Appraisal Update (incorporating consultant LUC recommendations) January 2018
Page 238			<p>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.</p> <p>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 and the Sustainability Appraisal Update (2017) also demonstrate how the results of the consultations were taken into account.</p> <p>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).</p>
	<b>Provision of information on the decision</b>		
<p>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:</p> <ul style="list-style-type: none"> <li>the plan or programme as adopted</li> <li>a statement summarising how environmental considerations have been integrated into the plan or programme and</li> </ul>	<p>N/A – this requirement should be met at a later stage of the SA process.</p>	<p>N/A</p>	<p>N/A – this requirement should be met at a later stage of the SA process.</p>

SEA Directive Requirements	Covered in SA Update?	Comments and/or additional work needed to fully comply with the SEA Directive	Additional work provided by MDDC in its signposting table to show where matters have been considered in the SA. See Sustainability Appraisal Update (incorporating consultant LUC recommendations) January 2018
<p>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)</p>			
<p><b>Monitoring</b></p>			
<p>Monitoring of the significant environmental effects of the plan's or programme's implementation must be undertaken (Article 10)</p>	<p>No</p>	<p>It is assumed that this requirement was met in the February 2015 SA report for the Proposed Submission Local Plan – it would be helpful for MDDC to clearly signpost in the SA Update where in the 2015 SA report this requirement was met.</p>	<p><b>Sustainability Appraisal Proposed Submission (2015)</b> Chapter 5 'Monitoring' sets out how the Plan will be monitored.</p>

Page 239

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Local Plan  
Review:  
Proposed  
Submission  
Consultation  
(incorporating proposed  
modifications)

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Sustainability  
Appraisal  
Update (incorporating  
consultant LUC  
recommendations)  
January  
2017/2018

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## **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. Theis 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](http://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

<u>Policy</u>	<u>Revised SA appraisal work</u>
<u>Strategic Policies</u>	
<u>S2 Amount and distribution of development</u>	<ul style="list-style-type: none"> <li>• <u>Alternative(s) proposed</u></li> <li>• <u>New information</u></li> <li>• <u>Comments on the Sustainability Appraisal</u></li> </ul>

<a href="#">S3 Meeting housing needs</a>	<ul style="list-style-type: none"> <li>• <a href="#">Alternative(s) proposed</a></li> <li>• <a href="#">New information</a></li> </ul>
<a href="#">S4 Ensuring housing delivery</a>	<ul style="list-style-type: none"> <li>• <a href="#">Alternative(s) proposed</a></li> <li>• <a href="#">New information</a></li> </ul>
<a href="#">S5 Public open space</a>	<ul style="list-style-type: none"> <li>• <a href="#">Alternative(s) proposed</a></li> </ul>
<a href="#">S6 Employment</a>	<ul style="list-style-type: none"> <li>• <a href="#">Alternative(s) proposed</a></li> </ul>
<a href="#">S10 Tiverton</a>	<ul style="list-style-type: none"> <li>• <a href="#">Comment(s) on secondary/ cumulative/ synergistic effects</a></li> </ul>
<a href="#">S12 Crediton</a>	<ul style="list-style-type: none"> <li>• <a href="#">New information</a></li> </ul>
<a href="#">S13 Villages</a>	<ul style="list-style-type: none"> <li>• <a href="#">Alternative(s) proposed</a></li> </ul>
<a href="#">S14 Countryside</a>	<ul style="list-style-type: none"> <li>• <a href="#">New information</a></li> </ul>
<b><a href="#">Sites</a></b>	
<b><a href="#">Tiverton</a></b>	
<a href="#">TIV1-TIV6 Eastern Urban Extension</a>	<ul style="list-style-type: none"> <li>• <a href="#">Alternative(s) proposed</a></li> <li>• <a href="#">New information</a></li> </ul>
<a href="#">TIV7 Town Hall/St Andrew Street</a>	<ul style="list-style-type: none"> <li>• <a href="#">New information</a></li> </ul>
<a href="#">TIV8 Moorhayes Park</a>	<ul style="list-style-type: none"> <li>• <a href="#">New information</a></li> </ul>
<a href="#">TIV12 Phoenix Lane</a>	<ul style="list-style-type: none"> <li>• <a href="#">Alternative(s) proposed</a></li> </ul>
<a href="#">TIV13 Tidcombe Hall</a>	<ul style="list-style-type: none"> <li>• <a href="#">Alternative(s) proposed</a></li> <li>• <a href="#">New information</a></li> <li>• <a href="#">Comment(s) on the Sustainability Appraisal</a></li> </ul>
<a href="#">TIV14 Wynnards Mead</a>	<ul style="list-style-type: none"> <li>• <a href="#">Alternative(s) proposed</a></li> <li>• <a href="#">New information</a></li> </ul>
<a href="#">OTIV2 Hartnoll Farm</a>	<ul style="list-style-type: none"> <li>• <a href="#">Comment on secondary/ cumulative/ synergistic effects</a></li> <li>• <a href="#">Alternative(s) proposed</a></li> </ul>
<a href="#">OTIV4 Blundells School (Proposed for allocation TIV16)</a>	<ul style="list-style-type: none"> <li>• <a href="#">New information</a></li> <li>• <a href="#">Comment(s) on the Sustainability Appraisal</a></li> </ul>
<a href="#">OTIV13 Exeter Hill</a>	<ul style="list-style-type: none"> <li>• <a href="#">Comment(s) on the Sustainability Appraisal</a></li> </ul>
<a href="#">OTIVNEW New site land at Seven Crosses Hill</a>	<ul style="list-style-type: none"> <li>• <a href="#">Alternative(s) proposed</a></li> </ul>
<b><a href="#">Cullompton</a></b>	
<a href="#">CU1-CU6 North West Cullompton</a>	<ul style="list-style-type: none"> <li>• <a href="#">Comment(s) on secondary/ cumulative/ synergistic effects</a></li> <li>• <a href="#">Alternative(s) proposed</a></li> <li>• <a href="#">New information</a></li> <li>• <a href="#">Comment(s) on the Sustainability Appraisal</a></li> </ul>

<a href="#">CU7-CU12 East Cullompton</a>	<ul style="list-style-type: none"> <li>• <a href="#">Alternative(s) proposed</a></li> <li>• <a href="#">New information</a></li> <li>• <a href="#">Comment(s) on the Sustainability Appraisal</a></li> </ul>
<a href="#">CU13 Knowle Lane</a>	<ul style="list-style-type: none"> <li>• <a href="#">Comment on secondary/ cumulative/ synergistic effects</a></li> <li>• <a href="#">Comment(s) on the Sustainability Appraisal</a></li> </ul>
<a href="#">CU14 Ware Park and Footlands</a>	<ul style="list-style-type: none"> <li>• <a href="#">Comment(s) on secondary/ cumulative/ synergistic effects</a></li> <li>• <a href="#">New information</a></li> <li>• <a href="#">Comment(s) on the Sustainability Appraisal</a></li> </ul>
<a href="#">CU15 Land at Exeter Road</a>	<ul style="list-style-type: none"> <li>• <a href="#">Comment(s) on secondary/ cumulative/ synergistic effects</a></li> <li>• <a href="#">New information</a></li> <li>• <a href="#">Comment(s) on the Sustainability Appraisal</a></li> </ul>
<a href="#">CU16 Cummings Nursery</a>	<ul style="list-style-type: none"> <li>• <a href="#">Comment(s) on secondary/ cumulative/ synergistic effects</a></li> <li>• <a href="#">Comment(s) on the Sustainability Appraisal</a></li> </ul>
<a href="#">CU17 Week Farm</a>	<ul style="list-style-type: none"> <li>• <a href="#">Comment(s) on secondary/ cumulative/ synergistic effects</a></li> <li>• <a href="#">Alternative(s) proposed</a></li> </ul>
<a href="#">CU18 Venn Farm</a>	<ul style="list-style-type: none"> <li>• <a href="#">Comment(s) on secondary/ cumulative/ synergistic effects</a></li> <li>• <a href="#">Alternative(s) proposed</a></li> </ul>
<a href="#">CU19 Town Centre Relief Road</a>	<ul style="list-style-type: none"> <li>• <a href="#">New information</a></li> </ul>
<a href="#">CU20 Cullompton Infrastructure</a>	<ul style="list-style-type: none"> <li>• <a href="#">Alternative(s) proposed</a></li> </ul>
<a href="#">OCUNEW Tiverton Road</a>	<ul style="list-style-type: none"> <li>• <a href="#">Alternative(s) proposed</a></li> </ul>
<a href="#">CU21 Land at Colebrook CONTINGENCY SITE</a>	<ul style="list-style-type: none"> <li>• <a href="#">Alternative(s) proposed</a></li> <li>• <a href="#">Comment(s) on the Sustainability Appraisal</a></li> </ul>
<b><a href="#">Crediton</a></b>	
<a href="#">CRE1 Wellparks</a>	<ul style="list-style-type: none"> <li>• <a href="#">New information</a></li> </ul>
<a href="#">CRE2 Red Hill Cross, Exhibition Road</a>	<ul style="list-style-type: none"> <li>• <a href="#">New information</a></li> </ul>
<a href="#">CRE3 Cromwells Meadow</a>	<ul style="list-style-type: none"> <li>• <a href="#">New information</a></li> </ul>
<a href="#">CRE4 Woods Group, Exeter Road</a>	<ul style="list-style-type: none"> <li>• <a href="#">New information</a></li> </ul>
<a href="#">CRE5 Pedlerspool</a>	<ul style="list-style-type: none"> <li>• <a href="#">Comment(s) on secondary/ cumulative/ synergistic effects</a></li> <li>• <a href="#">Alternative(s) proposed</a></li> <li>• <a href="#">New information</a></li> <li>• <a href="#">Comment(s) on the Sustainability Appraisal</a></li> </ul>
<a href="#">CRE6 Sports fields, Exhibition Road</a>	<ul style="list-style-type: none"> <li>• <a href="#">Alternative(s) proposed</a></li> <li>• <a href="#">New information</a></li> </ul>
<a href="#">CRE7 Stonewall Lane</a>	<ul style="list-style-type: none"> <li>• <a href="#">Comment(s) on secondary/ cumulative/</a></li> </ul>

	<ul style="list-style-type: none"> <li><u>synergistic effects</u></li> <li><u>New information</u></li> </ul>
<u>CRE9 Alexandra Close</u>	<ul style="list-style-type: none"> <li><u>Comment(s) on the Sustainability Appraisal</u></li> </ul>
<u>CRE10 Land south of A377</u>	<ul style="list-style-type: none"> <li><u>Alternative(s) proposed New information</u></li> </ul>
<u>CRE11 Credenon Infrastructure</u>	<ul style="list-style-type: none"> <li><u>Alternative(s) proposed</u></li> </ul>
<u>Options to the West of Credenon – OCRE10 Westwood Farm and OCRE11 Land at Chapel Down Farm</u>	<ul style="list-style-type: none"> <li><u>Comment(s) on the Sustainability Appraisal</u></li> </ul>
<b><u>Junction 27</u></b>	
<u>Land at Junction 27</u>	<ul style="list-style-type: none"> <li><u>Comment(s) on secondary/ cumulative/ synergistic effects</u></li> <li><u>Alternative(s) proposed</u></li> <li><u>New information</u></li> <li><u>Comment(s) on the Sustainability Appraisal</u></li> </ul>
<b><u>Rural areas</u></b>	
<u>BA1 Newton Square, Bampton</u>	<ul style="list-style-type: none"> <li><u>New information</u></li> </ul>
<u>School Close, Bampton (proposed for allocation BA4)</u>	<ul style="list-style-type: none"> <li><u>Alternative(s) proposed</u></li> </ul>
<u>BO1 Land adjacent to Hollywell, Bow</u>	<ul style="list-style-type: none"> <li><u>New information</u></li> </ul>
<u>BO2, West of Godfrey's Gardens, Bow</u>	<ul style="list-style-type: none"> <li><u>New information</u></li> </ul>
<u>BR1 Hele Road, Bradninch</u>	<ul style="list-style-type: none"> <li><u>New information</u></li> </ul>
<u>CH1 Barton, Chawleigh</u>	<ul style="list-style-type: none"> <li><u>New information</u></li> </ul>
<u>CB1 Land off Church Lane, Cheriton Bishop</u>	<ul style="list-style-type: none"> <li><u>New information</u></li> </ul>
<u>CF1 Barnshill Close, Cheriton Fitzpaine</u>	<ul style="list-style-type: none"> <li><u>New information</u></li> </ul>
<u>CF2 Land adjacent school, Cheriton Fitzpaine</u>	<ul style="list-style-type: none"> <li><u>New information</u></li> <li><u>Comments on the Sustainability Appraisal</u></li> </ul>
<u>OCF2 Landboat Farm, Cheriton Fitzpaine</u>	<ul style="list-style-type: none"> <li><u>Comment(s) on the Sustainability Appraisal</u></li> </ul>
<u>OCFNEW Bramble Orchard, Cheriton Fitzpaine</u>	<ul style="list-style-type: none"> <li><u>Alternative(s) proposed</u></li> </ul>
<u>HA1 Land adjacent Fishers Way, Halberton</u>	<ul style="list-style-type: none"> <li><u>New information</u></li> </ul>
<u>OHA1 Land at Blundells Road, Halberton</u>	<ul style="list-style-type: none"> <li><u>Comment(s) on the Sustainability Appraisal</u></li> </ul>
<u>OHANEW The Pethers, Halberton</u>	<ul style="list-style-type: none"> <li><u>Comment(s) on the Sustainability Appraisal</u></li> </ul>

<a href="#"><u>HE1 Depot, Hemyock</u></a>	<ul style="list-style-type: none"> <li>• <a href="#"><u>New information</u></a></li> </ul>
<a href="#"><u>NE1 Court Orchard, Newton St Cyres</u></a>	<ul style="list-style-type: none"> <li>• <a href="#"><u>New information</u></a></li> </ul>
<a href="#"><u>ONENEW New Estate Site A, Newton St Cyres</u></a>	<ul style="list-style-type: none"> <li>• <a href="#"><u>Alternative(s) proposed</u></a></li> </ul>
<a href="#"><u>ONENEW New Estate Site B, Newton St Cyres</u></a>	<ul style="list-style-type: none"> <li>• <a href="#"><u>Alternative(s) proposed</u></a></li> </ul>
<a href="#"><u>OSP1 Higher Town, Sampford Peverell (Proposed for allocation SP2)</u></a>	<ul style="list-style-type: none"> <li>• <a href="#"><u>Alternative(s) proposed</u></a></li> <li>• <a href="#"><u>New information</u></a></li> </ul>
<a href="#"><u>SA1 Fanny's Lane, Sandford</u></a>	<ul style="list-style-type: none"> <li>• <a href="#"><u>New information</u></a></li> </ul>
<a href="#"><u>SI1 Land at Old Butterleigh Road, Silverton</u></a>	<ul style="list-style-type: none"> <li>• <a href="#"><u>New information</u></a></li> </ul>
<a href="#"><u>SI2 The Garage, Silverton</u></a>	<ul style="list-style-type: none"> <li>• <a href="#"><u>New information</u></a></li> </ul>
<a href="#"><u>TH1 South of Broadlands, Thorverton</u></a>	<ul style="list-style-type: none"> <li>• <a href="#"><u>Alternative(s) proposed</u></a></li> </ul>
<a href="#"><u>OTHNEW Land north east of Silver Street, Thorverton</u></a>	<ul style="list-style-type: none"> <li>• <a href="#"><u>Alternative(s) proposed</u></a></li> </ul>
<a href="#"><u>OTHNEW Land to the west of Lynch Close and Cleaves Close, Thorverton</u></a>	<ul style="list-style-type: none"> <li>• <a href="#"><u>Alternative(s) proposed</u></a></li> </ul>
<a href="#"><u>OUF3 Land West of Uffculme</u></a>	<ul style="list-style-type: none"> <li>• <a href="#"><u>Alternative(s) proposed</u></a></li> <li>• <a href="#"><u>Comments on the Sustainability Appraisal</u></a></li> </ul>
<a href="#"><u>WI1 Land east of M5, Willand</u></a>	<ul style="list-style-type: none"> <li>• <a href="#"><u>Alternative(s) proposed</u></a></li> </ul>
<a href="#"><u>WI2 Willand Industrial Estate</u></a>	<ul style="list-style-type: none"> <li>• <a href="#"><u>Alternative(s) proposed</u></a></li> <li>• <a href="#"><u>New information</u></a></li> </ul>
<b><a href="#"><u>Development Management Policies</u></a></b>	
<a href="#"><u>DM28 Other protected sites</u></a>	<ul style="list-style-type: none"> <li>• <a href="#"><u>Alternative(s) proposed</u></a></li> </ul>

### **[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](#)

<b><a href="#"><u>Local Plan Policy</u></a></b>	<b><a href="#"><u>Summary of Reasonable Alternative Options considered by SA update (2017)</u></a></b>
<b><a href="#"><u>Strategic Policies</u></a></b>	
<a href="#"><u>S2: Amount and distribution of</u></a>	<a href="#"><u>- Amount of housing: six alternative options for total</u></a>

<u>development</u>	<p><u>housing numbers were considered in range 7200 – 8800 over plan period, including the Council’s preferred option of 7860.</u></p> <p><u>- Distribution of housing: rural distribution, Tiverton and Crediton focussed alternatives were considered.</u></p> <p><u>- Amount of commercial development: higher growth scenario including J27 option.</u></p>
<u>S3: Meeting housing needs</u>	<p><u>- 35% affordable housing target.</u></p> <p><u>- Remove the requirement to provide 5% of serviced plots for self-build.</u></p> <p><u>- Alternatives for the distribution of gypsy and traveller pitches: town focussed urban extensions and rural distribution.</u></p>
<u>S4: Ensuring housing delivery</u>	<u>- Delete the policy.</u>
<u>S5: Public open space</u>	<p><u>- Sustainable Urban Drainage Systems (SUDs) to be considered as public open space.</u></p> <p><u>- The provision of open space should be applied to towns rather than parishes.</u></p>
<u>S6: Employment</u>	<p><u>- Small scale allocations in rural locations.</u></p> <p><u>- Allocation for major tourism and leisure.</u></p>
<u>S13: Villages</u>	<u>- Edge of village development.</u>
<b><u>Site Allocations</u></b>	
<u>TIV1-5: Eastern Urban Extension</u>	<u>- Range of dwellings (1580 – 1830)</u>
<u>TIV12: Phoenix Lane</u>	<u>- Delete policy.</u>
<u>TIV13: Tidcombe Hall</u>	<p><u>- Delete policy.</u></p> <p><u>- 8.4ha with 200 dwellings.</u></p>
<u>TIV14: Wynnards Mead (Contingency site)</u>	<u>- Delete policy.</u>
<u>OTIV2: Hartnoll Farm</u>	<u>- 1000 dwellings and 20,000sqm employment.</u>
<u>OTIV4: Blundells School (proposed for</u>	<u>- Reconsider site in light of EA and HEA evidence: allocate</u>



<u>allocation TIV16)</u>	<u>for 200 dwellings.</u>
<u>OTIVNEW: New site at Seven Crosses Hill</u>	<u>- 7.69ha for 184 dwellings.</u>
<u>CU1-CU6: North West Cullompton</u>	<u>- Include education provision as part of the commercial floorspace allocation.</u> <u>- Extend site area, incorporating all 'Growen Farm' land.</u>
<u>CU7-CU12: East Cullompton</u>	<u>- No quantum of green infrastructure and public open space should be specified.</u> <u>- Proposed land swap; 'land at Newland Persey' replaced by 'land at Cooke'.</u> <u>- Land at Aller Barton Farm/ south of Honiton Road, 181ha site.</u>
<u>CU15: Land at Exeter Road</u>	<u>- Reduce allocation to 24 dwellings.</u>
<u>CU17: Week Farm</u>	<u>- Include space for larger retail outlets.</u>
<u>CU18: Venn Farm</u>	<u>- Extend allocation area to 8ha.</u>
<u>CU21: Land at Colebrook (Contingency Site)</u>	<u>- Include full site area proposed at options stage: 19.3ha, 400 dwellings.</u>
<u>OCUNEW: Tiverton Road</u>	<u>- New site proposed for up to 19 dwellings.</u>
<u>CRE6: Sports fields, Exhibition Road</u>	<u>- Alternative to proposed allocation: 2.8ha with 50 dwellings.</u>
<u>CRE10: Land south of A377</u>	<u>- Extension of settlement limit to include all land within 2009 planning permission.</u>
<u>CRE11: Crediton Infrastructure</u>	<u>- Include provision of works to reduce flood risk in policy.</u>
<u>J27: Land at Junction 27</u>	<u>- 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.</u>
<u>School Close, Bampton (proposed for allocation BA4)</u>	<u>- Allocate 0.54ha site for 26 dwellings (site omitted in error from 2015 proposed submission)</u>
<u>OCFNEW: Bramble Orchard, Cheriton Fitzpaine</u>	<u>- New alternative site proposed in preference to current plan allocations.</u>

<u>OHANEW: The Pethers</u>	- <u>Site put forward in preference to HA1.</u>
<u>ONENEW: New Estate Site A and B, Newton St Cyres</u>	- <u>New site options (A &amp;B) at Newton St Cyres</u>
<u>OSP1: Higher Town, Sampford Peverell (proposed for allocation SP2)</u>	- <u>Option site reconsidered; proposed allocation of 6ha, 60 dwellings site.</u>
<u>TH1: South of Broadlands, Thorverton</u>	- <u>Proposed extension of site to include allotment land; 1.15 ha, 20 dwellings</u>
<u>OTHNEW: Land north east of Silver Street, Thorverton</u>	- <u>New land submitted for consideration.</u>
<u>OTHNEW: Land to the west of Lynch Close and Cleaves Close, Thorverton</u>	- <u>New land submitted for consideration.</u>
<u>OUF3: Land west of Uffculme, Uffculme</u>	- <u>3.5 ha, 60 dwelling site considered for inclusion in plan following appeal decision (February 2016) granting outline planning permission.</u>
<u>W11: Land east of M5, Willand</u>	- <u>Increase area of proposed allocation; 14.8ha, 174 dwellings</u>
<u>W12: Willand Industrial Estate, Willand</u>	- <u>Full allocation of 9.2ha 22,000sqm of commercial floorspace</u>  - <u>Allocate for residential development; 53 dwellings</u>
<b><u>Development Management Policies</u></b>	
<u>DM28: Other protected sites</u>	- <u>Include compensatory measures as part of policy</u>

### **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

<b><u>Local Plan Policy</u></b>	<b><u>Summary of Proposed Amendments</u></b>
<b><u>Strategic Policies</u></b>	
<u>S2: Amount and distribution of development</u>	<u>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.</u>

<u>S3: Meeting housing needs</u>	<u>Increase objectively assessed housing need to 380 per year to reflect SHMA evidence + 260 over plan period for Junction 27 allocation.</u>
<u>S4: Ensuring housing delivery</u>	<u>Increase objectively assessed housing need (as above).</u>
<u>S12: Crediton</u>	<u>Additional criterion for community and education facilities.</u>
<u>S14: Countryside</u>	<u>Remove reference to new traveller sites in open countryside (in response to updated National Policy guidance).</u>
<b><u>Site Allocations</u></b>	
<u>TIV1-5: Eastern Urban Extension</u>	<u>Amend policy to give range of dwellings (1580 – 1830).</u>
<u>TIV14: Wynnards Mead (Contingency site)</u>	<u>Proposed for deletion.</u>
<u>OTIV4: Blundells School (proposed for allocation TIV16 Blundells School)</u>	<u>New Policy: New site allocation to meet need arising from J27 employment; reconsidered in light of new Environment Agency (EA) &amp; Historic Environment Appraisal (HEA) evidence.</u>
<u>CU1-CU6: North West Cullompton</u>	<u>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.</u>
<u>CU7-CU12: East Cullompton</u>	<u>Additional criterion and text in response to HEA.</u>
<u>CU15: Exeter Road</u>	<u>Reduced allocation to 24 dwellings.</u>
<u>CU19: Town Centre Relief Road</u>	<u>Additional criterion and text in response to HEA.</u>
<u>CU20: Cullompton Infrastructure</u>	<u>Additional criterion and text on works to reduce flood risk.</u>
<u>CRE2: Red Hill Cross</u>	<u>Additional supporting text to add context in response to HEA.</u>
<u>CRE3: Cromwells Meadow</u>	<u>Additional criterion and text in response to HEA.</u>
<u>CRE4: Woods Group, Exeter Road</u>	<u>Additional supporting text to add context in response to HEA.</u>
<u>CRE5: Pedlerspool</u>	<u>New primary school included in policy following representation from Devon County Council.</u>

<u>CRE7: Stonewall Lane</u>	<u>Additional supporting text to add context in response to HEA.</u>
<u>CRE10: Land south of A377</u>	<u>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.</u>
<u>CRE11: Crediton Infrastructure</u>	<u>Amend policy to include provision of works to reduce flood risk</u>
<u>J27: Land at Junction 27</u>	<u>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.</u>
<u>School Close, Bampton (proposed for allocation BA4)</u>	<u>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.</u>
<u>CH1: Barton, Chawleigh</u>	<u>Additional criterion and text in response to HEA.</u>
<u>CF1: Barnshill Close, Cheriton Fitzpaine</u>	<u>Additional text proposed in response to HEA.</u>
<u>HA1: Land Adjacent Fishers Way, Halberton</u>	<u>Delete reference to archaeological investigation/mitigation following new information from Devon County Archaeology service.</u>
<u>HE1: Depot, Hemyock</u>	<u>Site now won't be available in near future: removed from plan as no longer reasonable alternative.</u>
<u>NE1: Court Orchard, Newton St Cyres</u>	<u>Additional criterion and text in response to HEA.</u>
<u>OSP1: Higher Town, Sampford Peverell (proposed for allocation SP2)</u>	<u>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.</u>
<u>OUF3: Land west of Uffculme, Uffculme</u>	<u>3.5 ha, 60 dwelling site included as proposed modification following appeal decision February 2016 granting outline planning permission.</u>
<u>WI2: Willand Industrial Estate, Willand</u>	<u>Proposed to allocate full site area; 9.2 ha site for 22,000 square metres commercial floorspace.</u>
<b><u>Development Management Policies</u></b>	

<u>DM28: Other protected sites</u>	<u>In response to Environment Agency comments, proposed policy amendment allows for consideration of compensatory measures where mitigation measures are not possible.</u>
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## 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’

<u>SEA Directive Requirements</u>	<u>Covered in SA</u>
<u>Information to be included in the Environmental Report – Article 5 and Annex 1 of SEA Directive</u>	
<u>a) an outline of the contents, main objectives of the plan, and relationship with other relevant plans</u>	<u>Sustainability Appraisal Scoping Report (2013): ‘Chapter 1 Introduction’ of this report sets out the contents</u>

<u>SEA Directive Requirements</u>	<u>Covered in SA</u>
<p><u>and programmes;</u></p>	<p><u>and main objectives of the plan.</u></p> <p><u>'Chapter 2 Relevant plans and programmes' of this report sets out the relationship with other relevant plans and programmes.</u></p> <p><u>'Chapter 7 Appendix: Reviewed plans and programmes (full list)' provides a full list of reviewed plans and programmes.</u></p> <p><b><u>Interim Sustainability Appraisal (2014):</u></b></p> <p><u>'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.</u></p> <p><u>'Chapter 2 Sustainability Context'. This chapter sets out the conclusions from the review of relevant plans and programmes.</u></p> <p><u>'Appendix 1: Full review of plans and programmes'. This appendix provides a full review of plans and programmes.</u></p> <p><b><u>Sustainability Appraisal Proposed Submission Report (2015):</u></b></p> <p><u>'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.</u></p> <p><u>'Chapter 2 Sustainability Context'. This chapter sets out the conclusions from the review of relevant plans and programmes.</u></p> <p><u>'Appendix 1: Full review of plans and programmes'. This appendix provides a full review of plans and programmes.</u></p>
<p><u>b) the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan;</u></p>	<p><b><u>Sustainability Appraisal Scoping Report (2013):</u></b></p> <p><u>'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</u></p>

<u>SEA Directive Requirements</u>	<u>Covered in SA</u>
	<p><u>existing relevant plans and programmes.</u></p> <p><b><u>Interim Sustainability Appraisal (2014):</u></b></p> <p><u>'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.</u></p> <p><b><u>Sustainability Appraisal Proposed Modifications Report (2015):</u></b></p> <p><u>'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.</u></p>
<p><u>c) the environmental characteristics of areas likely to be significantly affected;</u></p>	<p><b><u>Sustainability Appraisal Scoping Report (2013):</u></b></p> <p><u>'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.</u></p> <p><u>'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.</u></p> <p><u>'Chapter 4 Sustainability issues and problems' of this report summarises the sustainability issues within Mid Devon identified by the Sustainability Appraisal scoping report.</u></p> <p><u>'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</u></p>

<u>SEA Directive Requirements</u>	<u>Covered in SA</u>
	<p><u>should be considered as part of the Local Plan Review.</u></p> <p><b><u>Interim Sustainability Appraisal (2014):</u></b></p> <p><u>‘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.</u></p> <p><u>‘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.</u></p> <p><b><u>Sustainability Appraisal Proposed Submission Report (2015):</u></b></p> <p><u>‘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.</u></p> <p><u>‘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.</u></p> <p><b><u>Sustainability Appraisal Update (2017)</u></b></p> <p><u>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.</u></p>
<p><u>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;</u></p>	<p><b><u>Sustainability Appraisal Scoping Report (2013):</u></b></p> <p><u>‘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.</u></p>



<u>SEA Directive Requirements</u>	<u>Covered in SA</u>
	<p><b><u>Interim Sustainability Appraisal (2014):</u></b></p> <p><u>'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.</u></p> <p><b><u>Sustainability Appraisal Proposed Submission Report (2015):</u></b></p> <p><u>'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.</u></p>
<p><u>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;</u></p>	<p><b><u>Sustainability Appraisal Scoping Report (2013):</u></b></p> <p><u>'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.</u></p> <p><u>'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.</u></p> <p><b><u>Interim Sustainability Appraisal (2014):</u></b></p> <p><u>'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</u></p>

<u>SEA Directive Requirements</u>	<u>Covered in SA</u>
	<p><u>environmental considerations to be taken into account during the Plan preparation.</u></p> <p><u>'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.</u></p> <p><b><u>Sustainability Appraisal Proposed Submission Report (2015):</u></b></p> <p><u>'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.</u></p> <p><u>'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.</u></p>
<p><u>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);</u></p>	<p><b><u>Interim Sustainability Appraisal (2014):</u></b></p> <p><u>'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.</u></p> <p><b><u>Sustainability Appraisal Proposed Submission Report (2015):</u></b></p>

<u>SEA Directive Requirements</u>	<u>Covered in SA</u>
	<p><u>'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.</u></p> <p><b><u>Sustainability Appraisal Update (2017)</u></b></p> <p><u>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)</u></p> <p><u>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.</u></p> <p><u>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.</u></p>
<p><u>g) the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan;</u></p>	<p><b><u>Interim Sustainability Appraisal (2014):</u></b></p> <p><u>'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.</u></p> <p><b><u>Sustainability Appraisal Proposed Submission Report</u></b></p>

<u>SEA Directive Requirements</u>	<u>Covered in SA</u>
	<p><b><u>(2015):</u></b></p> <p><u>'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.</u></p> <p><b><u>Sustainability Appraisal Update (2017)</u></b></p> <p><u>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.</u></p> <p><u>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.</u></p>
<p><u>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;</u></p>	<p><b><u>Sustainability Appraisal Scoping Report (2013)</u></b></p> <p><u>This appraisal first introduces the proposed framework to assess sustainability in Chapter 5 'A framework to assess sustainability'.</u></p> <p><b><u>Interim Sustainability Appraisal (2014)</u></b></p> <p><u>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.</u></p>

<u>SEA Directive Requirements</u>	<u>Covered in SA</u>
	<p data-bbox="683 271 1326 300"><b><u>Sustainability Appraisal Proposed Submission (2015)</u></b></p> <p data-bbox="683 338 1390 573"><u>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.</u></p> <p data-bbox="683 611 1398 723"><u>Chapter 4 ‘Reasons for selecting/rejecting policy alternatives’ sets out an outline of the reasons for selecting the alternatives dealt with.</u></p> <p data-bbox="683 761 1401 1323"><u>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.</u></p> <p data-bbox="683 1361 1366 1431"><u>Appendix 3 ‘Undeliverable site options’ sets out the sites which were not deemed deliverable by the SHLAA panel.</u></p> <p data-bbox="683 1469 1155 1498"><b><u>Sustainability Appraisal Update (2017)</u></b></p> <p data-bbox="683 1536 1401 1854"><u>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.</u></p> <p data-bbox="683 1892 1377 1962"><u>Information about the reasons for selecting additional reasonable options for appraisal is provided in Annex 2 of</u></p>

<u>SEA Directive Requirements</u>	<u>Covered in SA</u>
	<u>the SA Update (2017).</u>
<p><u>i) a description of the measures envisaged concerning monitoring;</u></p>	<p><b><u>Sustainability Appraisal Proposed Submission (2015)</u></b></p> <p><u>Chapter 5 ‘Monitoring’ of the report sets out a description of the measures envisaged concerning monitoring.</u></p>
<p><u>j) a non-technical summary of the information provided under the above headings.</u></p>	<p><b><u>Sustainability Appraisal Proposed Submission (2015)</u></b></p> <p><u>A non-technical summary was published with the full Sustainability Appraisal Proposed Submission Report (2015).</u></p>
<p><u>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)</u></p>	<p><b><u>Sustainability Appraisal Scoping Report (2013)</u></b></p> <p><u>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.</u></p> <p><b><u>Interim Sustainability Appraisal (2014)</u></b></p> <p><u>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.</u></p>

<u>SEA Directive Requirements</u>	<u>Covered in SA</u>
	<p data-bbox="683 271 1329 297"><b><u>Sustainability Appraisal Proposed Submission (2015)</u></b></p> <p data-bbox="683 338 1390 857"><u>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.</u></p> <p data-bbox="683 898 1155 925"><b><u>Sustainability Appraisal Update (2017)</u></b></p> <p data-bbox="683 965 1394 1238"><u>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.</u></p>
<b><u>Who should be consulted during SEA/SA process</u></b>	
<p data-bbox="188 1357 659 1547"><u>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)</u></p>	<p data-bbox="683 1357 1262 1384"><b><u>Sustainability Appraisal Scoping Report (2013):</u></b></p> <p data-bbox="683 1424 1398 1977"><u>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</u></p>

<u>SEA Directive Requirements</u>	<u>Covered in SA</u>
	<u>Appraisal.</u>
<p><u>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)</u></p>	<p><b><u>Interim Sustainability Appraisal (2014):</u></b></p> <p><u>Chapter 4 ‘Next steps’ invites representations on the contents of the Local Plan Review and this accompanying Sustainability Appraisal. Consultation was held on 24<sup>th</sup> 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.</u></p> <p><b><u>Sustainability Appraisal Proposed Submission (2015)</u></b></p> <p><u>Consultation was held on 9<sup>th</sup> 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.</u></p> <p><b><u>Sustainability Appraisal Update (2017)</u></b></p> <p><u>Consultation was held on 3<sup>rd</sup> 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.</u></p>
<p><u>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)</u></p>	<p><u>Not relevant to the SA of the Mid Devon Local Plan.</u></p>
<p><b><u>Decision-making</u></b></p>	



<u>SEA Directive Requirements</u>	<u>Covered in SA</u>
<p><u>The environmental report and the results of the consultations must be taken into account in decision-making (Article 8)</u></p>	<p><b><u>Sustainability Appraisal Scoping Report (2013)</u></b></p> <p><u>Consultation was undertaken on the Local Plan Review Scoping Report and the Sustainability Appraisal Scoping Report.</u></p> <p><b><u>Interim Sustainability Appraisal Report (2014)</u></b></p> <p><u>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.</u></p> <p><u>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.</u></p> <p><b><u>Sustainability Appraisal Proposed Submission Report (2015)</u></b></p> <p><u>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</u></p>

<u>SEA Directive Requirements</u>	<u>Covered in SA</u>
	<p><u>make minor changes to the text and maps. Final approval by Full Council was made on the 17<sup>th</sup> December 2014 for consultation in 2015.</u></p> <p><u>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).</u></p> <p><u>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.</u></p> <p><u>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.</u></p> <p><b><u>Request for a J27 implications Report (2016)</u></b></p> <p><u>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</u></p>

<u>SEA Directive Requirements</u>	<u>Covered in SA</u>
	<p><u>the Strategic Housing Land Availability Assessment Panel; compliance with the Local Plan Review Distribution Strategy; and proximate to the development proposal at Junction 27.</u></p> <p><u>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).</u></p> <p><u>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 31<sup>st</sup> March 2017 under the delegated authority.</u></p> <p><b><u>Sustainability Appraisal Update (2017)</u></b></p> <p><u>The Local Plan Review Proposed Submission report (incorporating proposed modifications) was submitted to Cabinet on 21 November 2016 for a recommendation of</u></p>

<u>SEA Directive Requirements</u>	<u>Covered in SA</u>
	<p><u>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.</u></p> <p><u>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.</u></p> <p><u>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</u></p>

<u>SEA Directive Requirements</u>	<u>Covered in SA</u>
	<p><u>for approval and were agreed.</u></p> <p><u>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.</u></p> <p><u>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.</u></p> <p><u>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).</u></p>
<b><u>Provision of information on the decision</u></b>	
<p><u>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:</u></p> <ul style="list-style-type: none"> <li><u>• the plan or programme as adopted</u></li> <li><u>• a statement summarising how environmental considerations have</u></li> </ul>	<p><u>N/A – this requirement should be met at a later stage of the SA process.</u></p>

<u>SEA Directive Requirements</u>	<u>Covered in SA</u>
<p><u>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</u></p> <ul style="list-style-type: none"> <li><u>the measures decided concerning monitoring (Article 9)</u></li> </ul>	
<b><u>Monitoring</u></b>	
<p><u>Monitoring of the significant environmental effects of the plan's or programme's implementation must be undertaken (Article 10)</u></p>	<p><b><u>Sustainability Appraisal Proposed Submission (2015)</u></b></p> <p><u>Chapter 5 'Monitoring' sets out how the Plan will be monitored.</u></p>

### **Sustainability Appraisal framework objectives**

~~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.

<b>Sustainability objective</b>	<b>Elements covered</b>	<b>Impact</b>
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	<p>Neutral impact</p> <ul style="list-style-type: none"> <li>• If the site is within a town or existing development forms a backdrop of the site</li> <li>• If the site is appropriately screened, for example by being hidden in a fold of a hill</li> </ul> <p>Slight negative impact</p> <ul style="list-style-type: none"> <li>• Small site on the landscape (less 100 dwellings/10,000sqm)</li> <li>• Impact on a Tree Preservation Order</li> <li>• Impact on a protected landscape</li> <li>• Impact on local wildlife</li> <li>• Loss of hedgerows that provide screening</li> <li>• Existing development forms a backdrop but the site is highly visible</li> </ul> <p>Negative impact</p> <ul style="list-style-type: none"> <li>• Large site on the landscape (100 dwellings/10,000sqm +)</li> <li>• Site is highly visible and there is no existing development forming a backdrop</li> </ul>	
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	<p>Positive impact</p> <ul style="list-style-type: none"> <li>• Large scale town centre improvements</li> </ul> <p>Slight positive impact</p> <ul style="list-style-type: none"> <li>• Small scale town centre improvements</li> <li>• Good relationship with the settlement</li> </ul> <p>Slight negative impact</p> <ul style="list-style-type: none"> <li>• Impact on Listed Buildings / Conservation Area</li> <li>• Impact on Archaeological potential</li> <li>• Poor relationship with the settlement</li> </ul>	

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	<p>Slight positive impact</p> <ul style="list-style-type: none"> <li>• Bus service</li> <li>• Train service</li> </ul> <p>Neutral impact</p> <ul style="list-style-type: none"> <li>• Flood zone 1</li> <li>• No train services (as limited areas have a train service and therefore it would not necessarily be expected of all areas in Mid Devon)</li> </ul> <p>Slight negative impact</p> <ul style="list-style-type: none"> <li>• Small scale development, potential impact on groundwater (less 100 dwellings/10,000sqm)</li> <li>• No delivery of Sustainable Urban Drainage</li> <li>• Small watercourse</li> <li>• Source Protection Zone</li> <li>• No bus service</li> <li>• Large scale sites due to potential carbon impact</li> </ul> <p>Negative impact</p> <ul style="list-style-type: none"> <li>• Large scale development, potential impact on groundwater (100 dwellings/10,000sqm +)</li> <li>• Flood Zone 2/3</li> </ul>	
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	<p>Positive impact</p> <ul style="list-style-type: none"> <li>• Brownfield land</li> </ul> <p>Neutral impact</p> <ul style="list-style-type: none"> <li>• Small scale grade 4-5 agricultural land</li> </ul> <p>Slight negative impact</p> <ul style="list-style-type: none"> <li>• Large scale grade 4-5 agricultural land</li> <li>• Small scale grade 3 agricultural land</li> <li>• Minerals Consultation Zone</li> </ul> <p>Negative impact</p> <ul style="list-style-type: none"> <li>• Small scale grade 1-2 agricultural land</li> <li>• Large scale grade 3 agricultural land</li> </ul>	

Sustainability objective	Elements covered	Pre-Mitigation	Post-Mitigation
		<ul style="list-style-type: none"> <li>Contaminated land</li> </ul> Significant Negative Impact <ul style="list-style-type: none"> <li>Large scale grade 1-2 agricultural land</li> </ul> <i>Small scale = &lt;20ha</i> <i>Large scale = &gt;20ha</i>	
E) Promoting economic growth and employment	Increasing jobs; reducing out-commuting; skills training; growth of rural businesses; tourism provision	Significant positive impact <ul style="list-style-type: none"> <li>Large scale commercial development</li> </ul> Positive impact <ul style="list-style-type: none"> <li>Small scale commercial development</li> </ul> Slight positive impact <ul style="list-style-type: none"> <li>Large scale residential development</li> </ul> Neutral impact <ul style="list-style-type: none"> <li>Small scale residential development</li> </ul> Negative impact <ul style="list-style-type: none"> <li>Small scale loss of commercial development</li> </ul> Significant negative impact <ul style="list-style-type: none"> <li>Large scale loss of commercial development</li> </ul> <i>Small scale = &lt;100 dwellings / 10,000sqm</i> <i>Larger scale = &gt; or equal to 100 dwellings /10,000sqm</i>	
F) Supporting retail	Safeguarding the vitality and viability of town centres; relationship between new development and town centres	Significant positive impact <ul style="list-style-type: none"> <li>Commercial development within a town centre</li> </ul> Positive impact <ul style="list-style-type: none"> <li>Large scale residential development within a town (&gt; or equal to 100 dwellings)</li> </ul> Slight positive impact <ul style="list-style-type: none"> <li>Small scale residential development within a town (&lt; 100 dwellings)</li> </ul> Neutral impact <ul style="list-style-type: none"> <li>Commercial development outside of a town centre</li> <li>Residential or commercial development within a village</li> </ul>	
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	<ul style="list-style-type: none"> <li>Residential large scale development</li> </ul> Positive impact <ul style="list-style-type: none"> <li>Residential medium scale development</li> </ul> Slight positive impact <ul style="list-style-type: none"> <li>Residential small scale development</li> </ul> Neutral impact <ul style="list-style-type: none"> <li>Commercial development</li> </ul> <i>Small scale = 1-19 dwg</i> <i>Medium scale = 20-99 dwg</i> <i>Large scale = 100+dwg</i>	
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 <ul style="list-style-type: none"> <li>Provides a community service</li> </ul> Slight positive impact <ul style="list-style-type: none"> <li>Town sites - walking distance to services</li> </ul> Neutral impact <ul style="list-style-type: none"> <li>Village sites - designated village</li> </ul> Slight negative impact <ul style="list-style-type: none"> <li>Pollution</li> <li>Town sites – beyond walking distance to services</li> <li>Village sites - not a designated village</li> <li>Village sites – designated village but large development e.g. 100+ housing</li> <li>Requires footpath provision</li> <li>Loss of undesignated recreational land</li> <li>Impact but not loss of designated open space</li> </ul> Negative impact <ul style="list-style-type: none"> <li>Loss of a community service</li> <li>Loss of a designated Local Green Space</li> <li>Large site which will require new community services and facilities</li> </ul>	
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	<ul style="list-style-type: none"> <li>• Significant infrastructure e.g. relief road</li> </ul> Slight positive impact <ul style="list-style-type: none"> <li>• Green infrastructure is provided</li> </ul> Neutral impact <ul style="list-style-type: none"> <li>• Access is achievable</li> <li>• School has capacity for additional development</li> </ul> Slight negative impact <ul style="list-style-type: none"> <li>• No infrastructure provided, small site (&lt;100 dwellings/10,000sqm)</li> <li>• School is at capacity, places can be supported through developer contributions</li> <li>• Access is achievable but would require additional works</li> </ul> Negative impact <ul style="list-style-type: none"> <li>• School is at capacity, development proposed would require a new school</li> </ul>	

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 were 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

<u>Site option area</u>	<u>Reason</u>
<u>Cullompton</u>	<u>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</u>

<u>Site option area</u>	<u>Reason</u>
	<u>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.</u>
<u>Crediton</u>	<u>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.</u>
<u>Tiverton</u>	<u>Tiverton is considered as a site option area to consider reasonable alternatives for additional residential development to meet this need.</u>
<u>Villages proximate<sup>1</sup> to J27</u>	<ul style="list-style-type: none"> <li>• <u>Culmstock</u></li> <li>• <u>Halberton</u></li> <li>• <u>Hemyock</u></li> <li>• <u>Holcombe Rogus</u></li> <li>• <u>Kentisbeare</u></li> <li>• <u>Sampford Peverell</u></li> <li>• <u>Uffculme</u></li> <li>• <u>Willand</u></li> </ul>
<u>Villages proximate to J27 and referred to in committee paperwork on 22<sup>nd</sup> September 2016</u>	<ul style="list-style-type: none"> <li>• <u>Hemyock</u></li> <li>• <u>Kentisbeare</u></li> <li>• <u>Sampford Peverell</u></li> <li>• <u>Uffculme</u></li> <li>• <u>Willand</u></li> </ul>
<u>Villages not proximate to J27</u>	<p><u>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:</u></p> <ul style="list-style-type: none"> <li>• <u>Bampton</u></li> <li>• <u>Bow</u></li> <li>• <u>Bradninch</u></li> <li>• <u>Chawleigh</u></li> <li>• <u>Cheriton Bishop</u></li> <li>• <u>Cheriton Fitzpaine</u></li> <li>• <u>Copplestone</u></li> <li>• <u>Lapford</u></li> <li>• <u>Morchard Bishop</u></li> </ul>

<sup>1</sup> Proximate is considered to be: 30 minutes of J27 by walking, cycling or public transport

<u>Site option area</u>	<u>Reason</u>
	<ul style="list-style-type: none"> <li>• <u>Newton St Cyres</u></li> <li>• <u>Sandford</u></li> <li>• <u>Silverton</u></li> <li>• <u>Thorverton</u></li> <li>• <u>Yeoford</u></li> </ul>
<u>Areas not consistent with the proposed Local Plan Review distribution strategy</u>	<p>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:</p> <ul style="list-style-type: none"> <li>• <u>Bickleigh</u></li> <li>• <u>Butterleigh</u></li> <li>• <u>Burlescombe</u></li> <li>• <u>Colebrooke</u></li> <li>• <u>Oakford</u></li> <li>• <u>Shillingford</u></li> </ul>

Table 6 – Site options which meet the selection criteria as set out in the Implications Report

<u>Site options considered during the SA process for the Local Plan Review</u>	<u>Reasonable alternative option for additional site allocations?</u>	<u>Location of site appraisal matrix</u>	<u>Reason for selecting/rejecting option for additional housing allocation</u>
<u>Sites at Tiverton</u>			
<u>Hay Park</u>	<u>Yes</u>	<u>SA Report for the Local Plan Review (Proposed Submission consultation) February 2015 – Appendix 2</u>	<b><u>Rejected:</u></b> 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.
<u>Blundells School</u>	<u>Yes</u>	<u>SA Report for the Local Plan Review (Proposed Submission consultation) February 2015 – Appendix 2</u>	<b><u>Selected:</u></b> 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 15 <sup>th</sup> September 2016 and Full Council 22 <sup>nd</sup> September 2016. It was noted at this time that the site is currently

<u>Site options considered during the SA process for the Local Plan Review</u>	<u>Reasonable alternative option for additional site allocations?</u>	<u>Location of site appraisal matrix</u>	<u>Reason for selecting/rejecting option for additional housing allocation</u>
			<p>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.</p> <p>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.</p>
<u>Leat Street</u>	<u>Yes</u>	<u>SA Report for the Local Plan Review (Proposed Submission consultation) February 2015 – Appendix 2</u>	<b>Rejected:</b> <u>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.</u>
<u>The Avenue</u>	<u>Uncertain</u>	<u>SA Report for the Local Plan Review (Proposed Submission consultation) February 2015 – Appendix 2</u>	<b>Rejected:</b> <u>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</u>

<u>Site options considered during the SA process for the Local Plan Review</u>	<u>Reasonable alternative option for additional site allocations?</u>	<u>Location of site appraisal matrix</u>	<u>Reason for selecting/rejecting option for additional housing allocation</u>
			alternative, but uncertainty over deliverability means that it is rejected as an allocation.
<u>Exeter Hill</u>	<u>Yes</u>	<u>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.</u>	<b><u>Rejected:</u></b> 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.
<u>Land at Bampton Street/William Street Car Park (mixed use)</u>	<u>Uncertain</u>	<u>SA Report for the Local Plan Review (Proposed Submission consultation) February 2015 – Appendix 2</u>	<b><u>Rejected:</u></b> 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.
<u>Hartnoll Farm (considered for both housing or mixed use)</u>	<u>Yes</u>	<u>SA Report for the Local Plan Review (Proposed Submission</u>	<b><u>Rejected:</u></b> 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

<u>Site options considered during the SA process for the Local Plan Review</u>	<u>Reasonable alternative option for additional site allocations?</u>	<u>Location of site appraisal matrix</u>	<u>Reason for selecting/rejecting option for additional housing allocation</u>
		<p><u>consultation) February 2015 – Appendix 2 The Sustainability Appraisal Update (2017) included revised appraisal work to consider the site as a revised mixed use allocation.</u></p>	<p><u>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.</u></p> <p><u>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.</u></p> <p><u>The site was considered as part of the J27 Implications Report presented to Cabinet 15<sup>th</sup> September 2016 and Full Council 22<sup>nd</sup> 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</u></p>

<u>Site options considered during the SA process for the Local Plan Review</u>	<u>Reasonable alternative option for additional site allocations?</u>	<u>Location of site appraisal matrix</u>	<u>Reason for selecting/rejecting option for additional housing allocation</u>
			<p><u>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 22<sup>nd</sup> September 2016 and therefore not taken forward as a proposed allocation for the additional dwellings.</u></p>
<u>Land at Seven Crosses Hill</u>	<u>No</u>	<u>The Sustainability</u>	<u><b>Rejected:</b> This site came forward during the consultation on the Local Plan Review</u>



<u>Site options considered during the SA process for the Local Plan Review</u>	<u>Reasonable alternative option for additional site allocations?</u>	<u>Location of site appraisal matrix</u>	<u>Reason for selecting/rejecting option for additional housing allocation</u>
		<u>Appraisal Update (2017) included appraisal work to consider the site.</u>	<u>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.</u> <u>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.</u>
<b><u>Sites at the Villages</u></b>			
<u>Culmstock Glebe and Rackfields, Culmstock</u>	<u>Yes</u>	<u>SA Report for the Local Plan Review (Proposed Submission consultation) February 2015 – Appendix 2</u>	<b><u>Rejected:</u></b> <u>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.</u>
<u>The Croft, Culmstock</u>	<u>Yes</u>	<u>SA Report for the Local Plan Review (Proposed Submission consultation) February 2015 – Appendix 2</u>	<b><u>Rejected:</u></b> <u>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</u>

<u>Site options considered during the SA process for the Local Plan Review</u>	<u>Reasonable alternative option for additional site allocations?</u>	<u>Location of site appraisal matrix</u>	<u>Reason for selecting/rejecting option for additional housing allocation</u>
			addition these two sites in the village received the greatest level of objection of all the village's sites during the Options consultation.
<u>Land at Blundells Road, Halberton</u>	<u>Yes</u>	<u>SA Report for the Local Plan Review (Proposed Submission consultation) February 2015 – Appendix 2</u>	<u><b>Rejected:</b> 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.</u>
<u>New Site: The Pethers, Halberton</u>	<u>Yes No</u>	<u>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.</u>	<u><b>Rejected:</b> 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.</u>
<u>Land South West of Conigar Close, Hemyock</u>	<u>No</u>	<u>SA Report for the Local Plan Review (Proposed Submission consultation)</u>	<u>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.</u>

<u>Site options considered during the SA process for the Local Plan Review</u>	<u>Reasonable alternative option for additional site allocations?</u>	<u>Location of site appraisal matrix</u>	<u>Reason for selecting/rejecting option for additional housing allocation</u>
		<u>February 2015 – Appendix 2</u>	
<u>Culmbridge Farm, Hemyock</u>	<u>Yes</u>	<u>SA Report for the Local Plan Review (Proposed Submission consultation) February 2015 – Appendix 2</u>	<u><b>Rejected:</b> 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 15<sup>th</sup> September 2016 and Full Council 22<sup>nd</sup> 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.</u>
<u>Land north of Culmbridge Farm, Hemyock</u>	<u>Yes</u>	<u>SA Report for the Local Plan Review (Proposed Submission consultation) February 2015 – Appendix 2</u>	<u><b>Rejected:</b> 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 15<sup>th</sup> September 2016 and Full Council 22<sup>nd</sup> 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.</u>
<u>Land adj. cemetery,</u>	<u>Yes</u>	<u>SA Report for the Local Plan</u>	<u><b>Rejected:</b> The four alternative sites presented in Hemyock are all greenfield</u>

<u>Site options considered during the SA process for the Local Plan Review</u>	<u>Reasonable alternative option for additional site allocations?</u>	<u>Location of site appraisal matrix</u>	<u>Reason for selecting/rejecting option for additional housing allocation</u>
<u>Hemyock</u>		<u>Review (Proposed Submission consultation) February 2015 – Appendix 2</u>	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 15 <sup>th</sup> September 2016 and Full Council 22 <sup>nd</sup> 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.
<u>Land by Kentisbeare Village Hall, Kentisbeare (mixed use)</u>	<u>Yes</u>	<u>SA Report for the Local Plan Review (Proposed Submission consultation) February 2015 – Appendix 2</u>	<b>Rejected:</b> 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 15 <sup>th</sup> September 2016 and Full Council 22 <sup>nd</sup> 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

<u>Site options considered during the SA process for the Local Plan Review</u>	<u>Reasonable alternative option for additional site allocations?</u>	<u>Location of site appraisal matrix</u>	<u>Reason for selecting/rejecting option for additional housing allocation</u>
			<u>was not preferred.</u>
<u>Higher Town, Sampford Peverell</u>	<u>Yes</u>	<u>SA Report for the Local Plan Review (Proposed Submission consultation) February 2015 – Appendix 2</u>	<p><u><b>Selected:</b> 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.</u></p> <p><u>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 15<sup>th</sup> September 2016 and Full Council 22<sup>nd</sup> 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.</u></p> <p><u>The J27 Implications Report presented to Cabinet 15<sup>th</sup> September 2016 and Full Council 22<sup>nd</sup> 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.</u></p>

<u>Site options considered during the SA process for the Local Plan Review</u>	<u>Reasonable alternative option for additional site allocations?</u>	<u>Location of site appraisal matrix</u>	<u>Reason for selecting/rejecting option for additional housing allocation</u>
			<p>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.</p> <p>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.</p> <p>The site is being actively promoted and is deliverable.</p>
<u>Land off Whitnage Road, Sampford Peverell</u>	<u>Yes</u>	<u>SA Report for the Local Plan Review (Proposed</u>	<b>Rejected:</b> 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

<u>Site options considered during the SA process for the Local Plan Review</u>	<u>Reasonable alternative option for additional site allocations?</u>	<u>Location of site appraisal matrix</u>	<u>Reason for selecting/rejecting option for additional housing allocation</u>
		<u>Submission consultation) February 2015 – Appendix 2</u>	<u>from noise on the general amenity of future residents which can be avoided by allocating alternative sites. The J27 Implications Report presented to Cabinet 15<sup>th</sup> September 2016 and Full Council 22<sup>nd</sup> 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.</u>
<u>Land at Mountain Oak Farm, Sampford Peverell</u>	<u>Yes</u>	<u>SA Report for the Local Plan Review (Proposed Submission consultation) February 2015 – Appendix 2</u>	<b><u>Rejected:</u></b> <u>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 15<sup>th</sup> September 2016 and Full Council 22<sup>nd</sup> 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.</u>
<u>Morrells Farm, Sampford Peverell (SHLAA site 6)</u>	<u>Yes</u>	<u>SA Report for the Local Plan Review (Proposed Submission consultation) February 2015 – Appendix 2</u>	<b><u>Rejected:</u></b> <u>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 15<sup>th</sup> September 2016 and Full Council 22<sup>nd</sup> September 2016 noted that other potential sites in Sampford Peverell were not considered to be of an</u>

<u>Site options considered during the SA process for the Local Plan Review</u>	<u>Reasonable alternative option for additional site allocations?</u>	<u>Location of site appraisal matrix</u>	<u>Reason for selecting/rejecting option for additional housing allocation</u>
			<p><u>appropriate scale or would impact adversely on heritage assets.</u>  <u>See above under the rationale for selecting Higher Town.</u></p>
<p><u>Morrells Farm adj. the main road, Sampford Peverell (SHLAA site 3&amp;4)</u></p>	<p><u>Yes</u></p>	<p><u>SA Report for the Local Plan Review (Proposed Submission consultation) February 2015 – Appendix 2</u></p>	<p><b><u>Rejected:</u></b> <u>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).</u>  <u>The J27 Implications Report presented to Cabinet 15<sup>th</sup> September 2016 and Full Council 22<sup>nd</sup> 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.</u>  <u>See above under the rationale for selecting Higher Town.</u></p>
<p><u>Land adjoining Poynings, Uffculme</u></p>	<p><u>Yes</u></p>	<p><u>SA Report for the Local Plan Review (Proposed Submission consultation) February 2015 – Appendix 2</u></p>	<p><b><u>Rejected:</u></b> <u>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.</u>  <u>The J27 Implications Report presented to Cabinet 15<sup>th</sup> September 2016 and Full Council 22<sup>nd</sup> 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</u></p>



<u>Site options considered during the SA process for the Local Plan Review</u>	<u>Reasonable alternative option for additional site allocations?</u>	<u>Location of site appraisal matrix</u>	<u>Reason for selecting/rejecting option for additional housing allocation</u>
			<u>extensions to the village, had access difficulties and some were in Minerals Safeguarding Areas.</u>
<u>Land adjacent Sunnydene, Uffculme</u>	<u>Yes</u>	<u>SA Report for the Local Plan Review (Proposed Submission consultation) February 2015 – Appendix 2</u>	<u><b>Rejected:</b> 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 15<sup>th</sup> September 2016 and Full Council 22<sup>nd</sup> 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.</u>
<u>Land off Chapel Hill, Uffculme</u>	<u>No</u>	<u>SA Report for the Local Plan Review (Proposed Submission consultation) February 2015 – Appendix 2</u>	<u>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.</u>
<u>Land off Ashley Road, Uffculme</u>	<u>Yes</u>	<u>SA Report for the Local Plan Review (Proposed Submission consultation) February 2015</u>	<u><b>Rejected:</b> 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</u>

<u>Site options considered during the SA process for the Local Plan Review</u>	<u>Reasonable alternative option for additional site allocations?</u>	<u>Location of site appraisal matrix</u>	<u>Reason for selecting/rejecting option for additional housing allocation</u>
		– Appendix 2	<p>reasons, the site is not preferred.</p> <p>The J27 Implications Report presented to Cabinet 15<sup>th</sup> September 2016 and Full Council 22<sup>nd</sup> 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.</p>
<u>Land west of Uffculme, Uffculme</u>	<u>Yes</u>	<u>SA Report for the Local Plan Review (Proposed Submission consultation) February 2015 – Appendix 2</u>	<p>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.</p> <p>The J27 Implications Report presented to Cabinet 15<sup>th</sup> September 2016 and Full Council 22<sup>nd</sup> 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</p>

<u>Site options considered during the SA process for the Local Plan Review</u>	<u>Reasonable alternative option for additional site allocations?</u>	<u>Location of site appraisal matrix</u>	<u>Reason for selecting/rejecting option for additional housing allocation</u>
			<u>difficulties and some were in Minerals Safeguarding Areas.</u>
<u>Quicks Farm, Willand</u>	<u>Yes</u>	<u>SA Report for the Local Plan Review (Proposed Submission consultation) February 2015 – Appendix 2</u>	<u><b>Rejected:</b> 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 15<sup>th</sup> September 2016 and Full Council 22<sup>nd</sup> 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.</u>
<u>Dean Hill Road, Willand</u>	<u>Yes</u>	<u>SA Report for the Local Plan Review (Proposed Submission consultation) February 2015 – Appendix 2</u>	<u><b>Rejected:</b> The site is divorced from the main body of Willand by the motorway. The J27 Implications Report presented to Cabinet 15<sup>th</sup> September 2016 and Full Council 22<sup>nd</sup> 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.</u>
<u>Land NE of Four Crosses Roundabout, Willand</u>	<u>Yes</u>	<u>SA Report for the Local Plan Review (Proposed Submission consultation) February 2015 – Appendix 2</u>	<u><b>Rejected:</b> 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 15<sup>th</sup> September 2016 and Full Council 22<sup>nd</sup> September 2016 noted that sites in Willand were considered. Although there</u>

<u>Site options considered during the SA process for the Local Plan Review</u>	<u>Reasonable alternative option for additional site allocations?</u>	<u>Location of site appraisal matrix</u>	<u>Reason for selecting/rejecting option for additional housing allocation</u>
			<p>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.</p>
<p><u>Lloyd Maunder Way, Willand</u></p>	<p><u>Yes</u></p>	<p><u>SA Report for the Local Plan Review (Proposed Submission consultation) February 2015 – Appendix 2</u></p>	<p><b><u>Rejected:</u></b> <u>The site is divorced from the main body of Willand by the motorway. The J27 Implications Report presented to Cabinet 15<sup>th</sup> September 2016 and Full Council 22<sup>nd</sup> 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.</u></p>

## **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 22<sup>nd</sup> 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 22<sup>nd</sup> 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 22<sup>nd</sup> 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 Barnhill 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 22<sup>nd</sup> 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 to 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.

<b>Contents</b>	<b>Page</b>
<a href="#"><u>Sustainability Appraisal text</u></a>	<del>1168</del>
<a href="#"><u>Sustainability Appraisal methodology</u></a>	<del>1471</del>
<a href="#"><u>Secondary/ cumulative/ synergistic effects</u></a>	<del>2077</del>

## Comments on Sustainability Appraisal text

Comment	Comments made by (customer ID in brackets)	Impact on the Sustainability Appraisal
1. <i>'Would like to see reference to NCN3 National Cycle Network Route no.3, Devonshire Heartland Way, the Little Dart Ridge &amp; Valley Walk and the Tarka Trail.'</i>	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. <i>'No evidence as to how the SA has used the Water Framework Directive in the appraisal of the plans policies.'</i>	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. <i>'Paragraph 2.4 provides little reference to Green Infrastructure.'</i>	Environment Agency (943)	The comment is noted and the following sentence is proposed as an addition to paragraph 2.4. <i>'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.'</i>
4. <i>'Paragraph 2.30 should include white clawed crayfish as a species of particular note in Mid Devon.'</i>	Environment Agency (943)	The comment is noted and the following sentence is proposed as an addition to paragraph 2.30. <i>'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</i>

Comment	Comments made by (customer ID in brackets)	Impact on the Sustainability Appraisal
		<i>distribution.'</i>
5. <i>'Paragraph 2.58 should consider the SUDs hierarchy and their multi-functional potential.'</i>	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. <i>'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.'</i>
6. <i>'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'.</i>	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. <i>'SA vision and objectives reflect aspirations of local community, the Council and the ambitions of the NPPF.'</i>	Pegasus Planning (3678)	Support noted. No changes to the SA required.
<b>Summary</b>		
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
<b>General methodology comments</b>		
1. A comment was made which argued that the <i>'scoring of the SA is subjective.'</i>	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 <i>'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.'</i>	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 <i>'SA does not comment on site deliverability in terms</i>	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
<i>of phasing and meeting housing need.'</i>	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 <i>'the total scores should be summed to produce a total score which will allow comparisons between total scores.'</i>	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 <i>'post-mitigation score is unreliable and unrealistic'</i> .	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
<ul style="list-style-type: none"> <li>• OHA1 Land at Blundells Road, Halberton</li> <li>• OMO1 Tatepath Farm, Morchard Bishop'</li> <li>• OMO2 Church Street, Morchard Bishop (locally known as the Gurneys)</li> </ul> <p>In which the representations supported the exclusion of the site but request it be removed from the SA as an alternative option.</p>	<p>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)</p>	
<p>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.</p>	<p>Individual (4447)</p>	<p>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</p>

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.
<b>Policy specific methodology comments</b>		
<b>S2 Amount and Distribution of development</b>		
8. A comment was made which noted that <i>'two alternative options for villages were considered as 1,600 and 1,040 scenarios. The Local Plan Review considers 720 with no justification.'</i>	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.
<b>CU14 Ware Park and Footlands, CU15 Land at Exeter Road &amp; CU21 Land at Colebrook Contingency Site</b>		
<p>9. A comment was made which noted that they <i>'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'</i>.</p>	<p>Mr Christian &amp; Mr Force c/o Genesis Town Planning (3780)</p>	<p>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</p>

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.
<b>CF2 Land adjacent School and OCF2 Landboat Farm</b>		
10. A representation was made during the Local Plan Review Proposed Submission consultation and stated that they <i>'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'</i> .	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.
<b>Summary</b>		
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
<b>Tiverton</b>		
1. A comment was made on strategic policy S10 Tiverton which stated the following: <i>'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'</i>	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.
<b>OTIV2 Hartnoll Farm</b>		
2. A comment was made which stated the following: <i>'object to exclusion – site could provide substantial proportion of Tiverton and district's housing need. New junction designed to accommodate up to 2000 dwellings'</i>  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

<p>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.</p>		<p>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.</p>
<p><b>Cullompton</b></p>		
<p>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.</p>	<p>Officer comment</p>	<p>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.</p>
<p><b>Crediton</b></p>		
<p>4. The SA did not previously fully consider the impact on Crediton high street through</p>	<p>Officer comment</p>	<p>The cumulative impact of developing to the west of the town was not previously clearly identified in the SA in</p>

<p>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.</p>		<p>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.</p>
<p><b>CRE5 Pedlerspool and CRE7 Stonewall Lane</b></p>		
<p>5. A representation was made during the Local Plan Review noted the need to <i>'cumulatively assess the transport impacts of CRE5 and CRE7'</i>.</p>	<p>MJ Gleeson c/o Bell Cornwell LLP (3775)</p>	<p>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.</p>
<p><b>OJ27 Commercial Development</b></p>		
<p>6. The SA did not previously fully consider the secondary effect of requiring additional housing to be allocated in response to the creation of</p>	<p>Officer comment</p>	<p>OJ27 Commercial Development would require additional housing to be allocated in response to the creation of additional jobs. This should be considered alongside any</p>



<p>additional jobs as set out in para 159. of the NPPF and supporting paragraph in the NPPG.</p>		<p>additional commercial development proposed at OJ27.</p>
<p>7. A Habitat Regulations Assessment update of the Local Plan Review including the Junction 27 option is required.</p>	<p>Officer comment</p>	<p>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.</p>
<p><b>Summary</b></p>		
<p>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.</p>		

## 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.

<b>Alternatives considered</b>	<b>Full Appraisal</b>	<b>Summary Matrix</b>
<b>Distinct alternatives:</b> 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.	✓	✓
<b>Indistinct alternatives:</b> 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.	✓/✗	✓
<b>New information:</b> 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.	✓/✗	✓
<b>Deleted Policies:</b> where policies are proposed to be deleted, the impact on the sustainability of the Plan is discussed within the relevant table in this annex.	✗	✗
<b>SA amendments:</b> all comments made on the SA with regard to the Local Plan Review Proposed Submission policies are discussed in this annex.		
<ul style="list-style-type: none"> <li>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.</li> </ul>	✗	✗
<ul style="list-style-type: none"> <li>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.</li> </ul>	✗	✓
<ul style="list-style-type: none"> <li>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.</li> </ul>	✓	✓

Examples of alternatives that are not considered in this annex are provided below:

<b>Alternatives not considered</b>
<b>Previous alternatives:</b> 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.
<b>Minor alternatives:</b> alternatives proposed which would not give rise to any impact on the SA scoring.
<b>Non-specific alternatives:</b> alternatives suggested which are insufficiently detailed to assess the impact on the SA.
<b>Other SA amendments:</b> suggested changes to the SA text, methodology, secondary/ cumulative/ synergistic impacts are discussed in annex 1.
<b>Unreasonable alternatives:</b> where the suggested change would not be possible or would be unreasonable to implement.

## Contents

	Page
<u>Strategic Policies</u>	<del>27</del> <u>84</u>
<u>Site Allocations</u>	<del>54</del> <u>111</u>
<u>Tiverton</u>	<del>54</del> <u>111</u>
<u>Cullompton</u>	<del>75</del> <u>132</u>
<u>Crediton</u>	<del>95</del> <u>152</u>
<u>Junction 27</u>	<del>113</del> <u>170</u>
<u>Rural Areas</u>	<del>118</del> <u>175</u>
<u>Managing Development</u>	<del>164</del> <u>218</u>
<u>Miscellaneous</u>	<del>165</del> <u>222</u>

## 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

<b>Reasonable Alternative Proposed (Amount Housing)</b>	<b>Impact on the Sustainability Appraisal</b>
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.
<b>Reasonable Alternative Proposed (Distribution Housing)</b>	
7. A rural distribution alternative.	A rural distribution alternative has appraised with a full appraisal

<p>A representation was made during the Local Plan Review Proposed Submission consultation and noted that <i>‘the policy should reduce the Cullompton target to 1,500 dwellings and increase the Rural Areas target to 2,820 dwellings.’</i> A comment was also made on the SA which commented that the SA <i>‘should have a distribution scenario of a wider distribution to the larger villages.’</i></p> <p>In response to these representations a rural distribution alternative has been appraised.</p> <p>An alternative to <i>‘increase the amount of development at Crediton and rural areas whilst reducing the amount in Cullompton as major development sites are risky’</i> 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.</p>	<p>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.</p>
<p>8. A Tiverton and Crediton focussed alternative.</p> <p>A representation was made during the Local Plan Review Proposed Submission consultation and noted that <i>‘the distribution</i></p>	<p>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</p>



<p><i>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.</i></p>	<p>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.</p>
<p>9. A Town focussed alternative. A representation was made during the Local Plan Review Proposed Submission consultation and suggested the following distributions: <i>Tiverton – 3510</i> <i>Cullompton – 2730</i> <i>Crediton – 780</i> <i>Rural Areas – 780</i> <i>Total – 7800</i></p> <p>The distribution of this representation is very similar to that</p>	<p>No change.</p>

<p>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.</p>	
<p><b>Reasonable Alternative Proposed (Amount Commercial)</b></p>	
<p>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.</p>	<p>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.</p>
<p><b>New Information</b></p>	
<p>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.</p>	<p>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</p>

	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.
<b>Sustainability Appraisal Comments</b>	
13. A representation was made during the Local Plan Review Proposed Submission consultation and commented that <i>'8,400 dwellings shouldn't trigger a slight negative effect on the environment when 7,200 dwellings have a neutral effect'</i> . 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 <i>'Benefits of 'supporting retail' in having more houses and therefore more spending power is not highlighted in relation to higher growth scenario'</i> . 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.

<p><i>‘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’.</i></p> <p>Pegasus Planning (3678)</p>	
<p>16. A representation was made during the Local Plan Review Proposed Submission consultation and commented that <i>‘The SA recognises the level of supply is not anticipated to meet the need for affordable housing. Therefore deliverable sites should be seriously considered’.</i></p> <p>Devonshire Homes Ltd c/o Jillings Hutton (1050); Messrs Persey and Harding c/o Jillings-Hutton (4654)</p>	<p>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.</p>
<p>17. A representation was made during the Local Plan Review Proposed Submission consultation and commented that <i>‘Two alternative options for villages were considered as 1,600 and 1,040 scenarios. The Local Plan Review considers 720 with no justification’.</i></p> <p>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)</p>	<p>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</p>

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
<p>1. 35% affordable housing target. A representation was made during the Local Plan Review Proposed Submission consultation and noted that <i>'the affordable housing target should be 35% reflecting need'</i>.</p>	<p>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.</p>
<p>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 <i>'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.'</i></p>	<p>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</p>

	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.
<b>Distribution of gypsy and traveller pitches</b>	
<p>3. Town focussed urban extensions</p> <p>A representation was made during the Local Plan Review Proposed Submission consultation which <i>'Gypsy and Traveller Accommodation Assessment does not justify allocations on particular sites'</i>.</p> <p>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.</p>	<p>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.</p>
<p>4. Rural distribution new sites in defined villages.</p> <p>A representation was made during the Local Plan Review Proposed Submission consultation which <i>'Gypsy and Traveller Accommodation Assessment does not justify allocations on particular sites'</i>.</p> <p>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</p>	<p>In comparison to the preferred town focussed urban extensions approach this option scores more negatively on the sustainability objectives and therefore is not preferred.</p>

assessments in annex 3.	
<b>New Information</b>	
<p>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.</p>	<p>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.</p>
<b>Changes to the Plan</b>	
<p>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.</p>	

**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
<p>1. Delete the policy.</p> <p>A representation was made during the Local Plan Review Proposed Submission consultation and noted that <i>'the contingency sites should be allocated to meet housing need, and</i></p>	<p>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</p>

<i>therefore this policy is unnecessary and should be deleted.'</i>	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.
<b>New Information</b>	
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.
<b>Changes to the Plan</b>	
<p>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.</p> <p>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.</p>	

### **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 there would be no planning policy to ensure housing delivery.

**S5 Public open space**

Reasonable Alternative Proposed	Impact on the Sustainability Appraisal
<p>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 <i>'Disagree with paragraph 2.35, SUDs provision should be considered as public open space.'</i></p>	<p>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.</p>
<p>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 <i>'Should third word of first line be 'towns' as opposed to 'parishes'?'</i></p>	<p>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.</p>
<p><b>Changes to the Plan</b></p>	



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

Page 345

**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

<p>Proposed Submission consultation and noted that <i>'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.'</i></p>	<p>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.</p>
<p>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.</p>	<p>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.</p>
<p><b>Changes to the Plan</b></p>	
<p>The alternatives suggested do not result in changes to policy S6 as such no changes are proposed.</p>	

**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
<b>New Information</b>	
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

<p>noted that <i>'There is a need for a new 1.1 ha primary school site.'</i>          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.</p>	<p>SA with regard to the effect of development on local air quality which is not quantified.</p>
<p><b>Changes to the Plan</b></p>	
<p>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.</p>	

**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
<p>1. Edge of Village Development.</p> <p>A representation was made during the Local Plan Review Proposed Submission consultation and noted that the Local Plan <i>‘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.’</i></p> <p>A representation was also made which noted that <i>‘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.’</i></p> <p>In response to these comments an ‘edge of village development’ alternative has been considered.</p>	<p>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.</p>
<p><b>Changes to the Plan</b></p>	
<p>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.</p>	

**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
<b>New Information</b>	
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.
<b>Changes to the Plan</b>	
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**

<b>Reasonable Alternative Proposed</b>	<b>Impact on the Sustainability Appraisal</b>
<p>1. Allocation for 1730 dwellings.</p> <p>A representation was made during the Local Plan Review Proposed Submission consultation and noted that <i>'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.'</i></p> <p>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.</p>	<p>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.</p>
<b>New Information</b>	
<p>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</p>	<p>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</p>



<p>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.</p>	<p>the score. TIV1-TIV5 provides the mitigation measures as recommended in the HEA and therefore no change to the post-mitigation score is suggested.</p>
<p><b>Changes to the Plan</b></p>	
<p>Alternative 1 is proposed as an amendment to plan.</p>	

**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
<p><b>New Information</b></p>	
<p>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</p>	<p>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.</p>

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.	
<b>Changes to the Plan</b>	
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**

<b>Reasonable Alternative Proposed</b>	<b>Impact on the Sustainability Appraisal</b>
<b>New Information</b>	
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.
<b>Changes to the Plan</b>	
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**

<b>Reasonable Alternative Proposed</b>	<b>Impact on the Sustainability Appraisal</b>
<b>New Information</b>	
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.
<b>Changes to the Plan</b>	
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**

<b>Reasonable Alternative Proposed</b>	<b>Impact on the Sustainability Appraisal</b>
1. Delete policy TIV12 Phoenix Lane. A representation was made during the Local Plan Review Proposed Submission consultation and noted that <i>'Policy TIV12 should be deleted.'</i>	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.
<b>Changes to the Plan</b>	
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**

<b>Reasonable Alternative Proposed</b>	<b>Impact on the Sustainability Appraisal</b>
<p>1. Delete policy TIV13 Tidcombe Hall. A representation was made during the Local Plan Review Proposed Submission consultation and noted <i>'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.'</i></p>	<p>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.</p>
<p>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.</p>	<p>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.</p>
<b>New Information</b>	
<p>3. A Historic Environment Appraisal (HEA) has been undertaken which seeks to bring together information about the historic</p>	<p>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</p>

<p>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'.</p>	<p>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.</p>
<p><b>Changes to the Plan</b></p>	
<p>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.</p>	

**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**

<b>Reasonable Alternative Proposed</b>	<b>Impact on the Sustainability Appraisal</b>
<p>1. Delete policy TIV14 Wynnards Mead.</p> <p>A representation was made during the Local Plan Review Proposed Submission consultation and noted that they <i>'Object as housing not needed/already over-provision within the plan/sufficient building going on elsewhere.'</i></p>	<p>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.</p>
<b>New Information</b>	
<p>2. A representation was made during the Local Plan Review</p>	<p>The existing appraisal for TIV14 has been updated to assess the</p>

<p>Proposed Submission consultation and noted that <i>'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.'</i></p> <p>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.</p>	<p>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.</p>
<p>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.</p> <p>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</p>	<p>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.</p>



result of additional mitigation to respond to this new information.	
<b>Sustainability Appraisal Comments</b>	
<p>4. A representation was made during the Local Plan Review Proposed Submission consultation and noted that they <i>'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.'</i></p> <p>Individual (5551)</p>	<p>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.</p>
<p>5. A representation was made during the Local Plan Review Proposed Submission consultation and noted that they <i>'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.'</i></p> <p>Individual (5551)</p>	<p>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.</p>
<p>6. A representation was made during the Local Plan Review Proposed Submission consultation and noted that they <i>'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.'</i></p> <p>Individual (5551)</p>	<p>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</p>

	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.
<p>7. A representation was made during the Local Plan Review Proposed Submission consultation and noted that they <i>'Object to score for objective F) supporting retail. Believe should only consider new retail provision.'</i></p> <p>Individual (5551)</p>	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.
<p>8. A representation was made during the Local Plan Review Proposed Submission consultation and noted that they <i>'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.'</i></p> <p>Individual (5551)</p>	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.
<p>9. A representation was made during the Local Plan Review Proposed Submission consultation and noted that they <i>'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.'</i></p> <p>Individual (5551)</p>	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.
<b>Changes to the Plan</b>	
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**

Sustainability Objective	Alternative		
	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
<p>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 <i>‘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.’</i></p> <p>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.</p>	<p>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.</p>

**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
<b>Sustainability Appraisal Comments</b>	
<p>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 22<sup>nd</sup> 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.</p>	<p>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.</p>
<b>New information</b>	
<p>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.</p>	<p>This new information has improved the scores for objective C) mitigating the effects of climate change.</p>
<p>3. Provision of junction on Heathcoat Way.</p>	<p>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.</p>

<p>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.</p>	<p>This new information does not change the scoring of the site. The site is now proposed for allocation.</p>
<p>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.</p>	<p>This new information is recognised in the Sustainability Appraisal and post-mitigation a slight positive score is considered overall.</p>
<p><b>Changes to the Plan</b></p>	
<p>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).</p>	



**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
<b>Sustainability Appraisal Comments</b>	
1. A representation was made during the Local Plan Review Proposed Submission consultation and noted that they ' <i>Object to exclusion – SA highlighted landscape impacts, but not a valued/designated landscape as per NPPF, and impact</i>	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**

Sustainability Objective	Alternative	
	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**

<b>Reasonable Alternative Proposed</b>	<b>Impact on the Sustainability Appraisal</b>
<p>1. OTIVNEW Land at Seven Crosses Hill, 7.69ha for 184 dwellings.</p> <p>A representation was made during the Local Plan Review Proposed Submission consultation which put forward a site of <i>'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'</i>.</p>	<p>A full appraisal of this site is provided in annex 3 and a summary matrix is provided below.</p>
<p><b>Changes to the Plan</b></p>	
<p>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.</p>	

**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**

<b>Reasonable Alternative Proposed</b>	<b>Impact on the Sustainability Appraisal</b>
<p>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 <i>'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'</i>.</p>	<p>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).</p>
<p>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.</p>	<p>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.</p>
<b>New Information</b>	

<p>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.</p>	<p>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.</p>
<p>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.</p>	<p>Overall this will improve the post-mitigation score of objective 1) 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.</p>
<p>5. Re-allocation of land to the south west of the site.</p>	<p>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.</p>
<p><b>Sustainability Appraisal Comments</b></p>	
<p>6. A representation was made during the Local Plan Review Proposed Submission consultation and stated that their <i>'Accompanying appraisal (submitted with rep) scores this site a post-mitigation score of -2 for objective A) protection of the natural environment.'</i> Mr Christian &amp; Mr Force c/o Genesis Town Planning (3780)</p>	<p>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</p>

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**

Sustainability Objective	Preferred	Alternative		
	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
<p>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 <i>‘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’.</i></p>	<p>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.</p>
<p>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 <i>‘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’.</i></p>	<p>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.</p>
<p>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>‘I would</i></p>	<p>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)</p>



<p><i>repeat my offer to move if you take the whole of my farm....making land available up to the Cullompton/Plymtree road'.</i></p>	<p>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.</p>
<p><b>New Information</b></p>	
<p>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.</p>	<p>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.</p>
<p><b>Sustainability Appraisal Comments</b></p>	
<p>5. A representation was made during the Local Plan Review Proposed Submission consultation which suggested '<i>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'.</i></p> <p>Pegasus Planning (3678)</p>	<p>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.</p>

<p>6. Disagree with part I) 'Commitment' to improvements at J28. Believe it is uncertain. Hallam Land Management (4386)</p>	<p>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.</p>
<p>7. A representation was made during the Local Plan Review Proposed Submission consultation and stated that their '<i>Accompanying appraisal (submitted with rep) scores this site a post-mitigation score of -1 for objective A) protection of the natural environment.</i>' Mr Christian &amp; Mr Force c/o Genesis Town Planning (3780)</p>	<p>The representation concludes the same score as the SA.</p>
<p><b>Changes to the Plan</b></p>	
<p>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.</p>	

**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
<b>Sustainability Appraisal Comments</b>	
1. A representation was made during the Local Plan Review Proposed Submission consultation and stated that their <i>'Accompanying appraisal (submitted with rep) scores this site a post-mitigation score of 0 for objective A) protection of the natural environment.'</i>	The representation concludes the same score as the SA.

Mr Christian & Mr Force c/o Genesis Town Planning (3780)	
<b>Changes to the Plan</b>	
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
<b>New Information</b>	
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.
<b>Sustainability Appraisal Comments</b>	
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.

<i>post-mitigation score of 0 for objective A) protection of the natural environment.'</i> Mr Christian & Mr Force c/o Genesis Town Planning (3780)	
<b>Changes to the Plan</b>	
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**

<b>Reasonable Alternative Proposed</b>	<b>Impact on the Sustainability Appraisal</b>
<b>New Information</b>	
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.
<b>Sustainability Appraisal Comments</b>	
2. A representation was made during the Local Plan Review Proposed Submission consultation and stated that their ' <i>Accompanying appraisal (submitted with rep) scores this site a post-mitigation score of 0 for objective A) protection of the natural environment.'</i> Mr Christian & Mr Force c/o Genesis Town Planning (3780)	The representation concludes the same score as the SA.
<b>Changes to the Plan</b>	

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
<b>Sustainability Appraisal Comments</b>	
1. A representation was made during the Local Plan Review Proposed Submission consultation and stated that their <i>'Accompanying appraisal (submitted with rep) scores this site a post-mitigation score of 0 for objective A) protection of the natural environment.'</i> Mr Christian & Mr Force c/o Genesis Town Planning (3780)	The representation concludes the same score as the SA.
<b>Changes to the Plan</b>	
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.
<b>Changes to the Plan</b>	
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**

<b>Reasonable Alternative Proposed</b>	<b>Impact on the Sustainability Appraisal</b>
<p>1. A representation was made during the Local Plan Review Proposed Submission consultation and noted that the <i>'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)'</i>.</p> <p>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.</p>	<p>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.</p>
<b>Changes to the Plan</b>	
<p>Alternative 1 is not preferred as the additional commercial development is not necessary. The Local Plan Review already allocates sufficient provision.</p>	

**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
<b>New Information</b>	
<p>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.</p>	<p>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/?.</p>
<b>Changes to the Plan</b>	
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

Page 386

**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 <i>'Requests additional criterion stating 'provision of works to reduce flood risk'.</i>	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
<p>1. 19.3ha, 400 dwelling site.</p> <p>A representation was made during the Local Plan Review Proposed Submission consultation and noted that they object <i>‘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’</i></p> <p>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.</p>	<p>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.</p>
<p><b>Sustainability Appraisal Comments</b></p>	
<p>2. A representation was made during the Local Plan Review Proposed Submission consultation which argued that the SA <i>‘Has not properly considered all site alternatives at Cullompton. Colebrook at 16.8ha, 300 dwellings should be considered’.</i></p> <p>Mr Christian &amp; Mr Force &amp; Mr Christian c/o Genesis Town Planning (3780)</p>	<p>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.</p>
<p>3. A representation was made during the Local Plan Review</p>	<p>The representation concludes the same score as the SA.</p>

<p>Proposed Submission consultation and stated that their <i>'Accompanying appraisal (submitted with rep) scores this site a post-mitigation score of 0 for objective A) protection of the natural environment.'</i></p> <p>Mr Christian &amp; Mr Force c/o Genesis Town Planning (3780)</p>	
<p>4. A representation was made during the Local Plan Review Proposed Submission consultation and stated that their <i>'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.'</i></p> <p>Mr Christian &amp; Mr Force c/o Genesis Town Planning (3780)</p>	<p>The representation concludes the same score as the SA.</p>
<p><b>Changes to the Plan</b></p>	
<p>Alternative 1 is not preferred given that the site is of a scale that is significant enough to affect the local road network.</p> <p>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.</p> <p>Alternative 3 and 4 conclude the same score as the SA, as such no changes are proposed.</p>	

**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**

<b>Reasonable Alternative Proposed</b>	<b>Impact on the Sustainability Appraisal</b>
<p>1. A representation was made during the Local Plan Review Proposed Submission consultation and objected to the omission of this site. <i>'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'.</i></p>	<p>A full appraisal of this site is provided in annex 3 and summary matrix is provided below.</p>
<b>Changes to the Plan</b>	
<p>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.</p>	

**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
<b>New Information</b>	
1. A representation was made during the Local Plan Review Proposed Submission consultation and noted that they <i>'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.'</i>	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).
<b>Changes to the Plan</b>	
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
<b>New Information</b>	
1. A representation was made during the Local Plan Review Proposed Submission consultation and noted that they consider that the <i>'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.'</i>	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.
<b>Changes to the Plan</b>	
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**

<b>Reasonable Alternative Proposed</b>	<b>Impact on the Sustainability Appraisal</b>
<b>New Information</b>	
1. A representation was made during the Local Plan Review Proposed Submission consultation and noted that they consider that the ' <i>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</i>	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

<p><i>justify allocation as per NPPF para 133 and 134'.</i></p>	<p>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.</p>
<p><b>Changes to the Plan</b></p>	
<p>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.</p>	

**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
<b>New Information</b>	
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.

<p>aspects identified in the HEA have been previously considered in the SA.</p>	<p>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.</p>
<p><b>Changes to the Plan</b></p>	
<p>A change to the policy supporting text is recommended retaining the non-listed heritage asset buildings within the site.</p>	

**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
<p>1. A representation was made during the Local Plan Review Proposed Submission consultation and noted <i>'As set out in evidence report, new primary school required in Crediton. Policy should be amended to include provision for this new school.'</i></p>	<p>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</p>

	+3.
<b>New Information</b>	
<p>2. A representation was made during the Local Plan Review Proposed Submission consultation and noted that they consider that the <i>'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.'</i></p>	<p>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</p>

	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.
<b>Sustainability Appraisal Comments</b>	
<p>3. A representation was made during the Local Plan Review Proposed Submission consultation and noted that they <i>'Gypsy and Traveller Accommodation Assessment does not justify allocations on particular sites, nor is there justification or comparison of options in Sustainability Appraisal.'</i></p> <p>MJ Gleeson c/o Bell Cornwell LLP (3775)</p>	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.
<b>Changes to the Plan</b>	
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
<p>1. 2.8 ha with 50 dwellings</p> <p>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.</p>	<p>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</p>

	<p>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.</p>
<p><b>New Information</b></p>	
<p>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.</p>	<p>No change to the SA.</p>
<p><b>Changes to the Plan</b></p>	
<p>No changes to the Plan are recommended. Alternative 1 provides less benefit than the proposed submission allocation and is therefore not preferred.</p>	

**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
<b>New Information</b>	
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.

<p>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.</p>	
<p><b>Changes to the Plan</b></p>	
<p>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.</p>	

**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
<p><b>Sustainability Appraisal Comments</b></p>	
<p>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</p>	<p>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</p>

<p>lesser than any on the west. Officer comment</p>	<p>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.</p>
<p><b>Changes to the Plan</b></p>	
<p>No changes to the Plan are proposed.</p>	

**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
<p>1. A representation was made during the Local Plan Review Proposed Submission consultation and stated that they <i>'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.'</i> An alternative is therefore considered which includes a small area to the south of the allocation up the edge of the swale, covered by</p>	<p>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.</p>

<p>recent consent sought by Mole Avon reflecting the permission above.</p>	
<p><b>New Information</b></p>	
<p>2. A representation was made during the Local Plan Review Proposed Submission consultation and stated that the <i>'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.'</i></p>	<p>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.</p>
<p>3. A representation was made during the Local Plan Review Proposed Submission consultation and stated that they <i>'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.'</i></p>	<p>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</p>

	has been included in the supporting text of the policy. The post-mitigation score therefore would remain a neutral effect.
<b>Changes to the Plan</b>	
<p>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.</p>	

**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**

<b>Reasonable Alternative Proposed</b>	<b>Impact on the Sustainability Appraisal</b>
1. A representation was made during the Local Plan Review Proposed Submission consultation and stated that <i>'the policy would be more effective if 'provision of works to reduce flood risk' were included in the list.'</i>	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.
<b>Changes to the Plan</b>	
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**

<b>Reasonable Alternative Proposed</b>	<b>Impact on the Sustainability Appraisal</b>
<b>Sustainability Appraisal Comments</b>	
<p>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.</p> <p>Officer comment</p>	<p>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.</p>
<b>Changes to the Plan</b>	
<p>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.</p>	

**Summary Matrix – Crediton Alternative Options**

Sustainability Objective	Alternative			
	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**

<b>Reasonable Alternative Proposed</b>	<b>Impact on the Sustainability Appraisal</b>
<p>1. On the 22<sup>nd</sup> 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 <a href="#">96ha commercial option previously considered in the Sustainability Appraisal Proposed Submission report (2015)</a>, 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.</p>	<p>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.</p>
<b>New Information</b>	
<p>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</p>	<p>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.</p>

<p>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.</p>	
<p>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.</p>	<p>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.</p>
<p><b>Sustainability Appraisal Comments</b></p>	
<p>4. A representation was made during the Local Plan Review Proposed Submission consultation and noted that <i>'Each score for J27 &amp; Willand is expressed at a '?'</i>. <i>Because of this it is questioned whether sufficient assessment has been carried out to reach a conclusion'</i>. This comment is relevant to both J27 commercial and residential options.</p>	<p>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</p>

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.
<p>5. A representation was made during the Local Plan Review Proposed Submission consultation and noted that <i>'SA landscape impacts of J27 given the scale of housing should be same as growth at Cullompton'</i>.</p> <p>This comment is relevant to the J27 residential option.</p> <p>Hallam Land Management (4386)</p>	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.
<p>6. A representation was made during the Local Plan Review Proposed Submission consultation and noted that <i>'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.'</i></p> <p>This comment is relevant to both J27 commercial and residential options.</p> <p>Hallam Land Management (4386)</p>	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.
<p>7. A representation was made during the Local Plan Review Proposed Submission consultation and noted that <i>'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'</i>.</p> <p>This comment is relevant to J27 commercial option.</p> <p>Hallam Land Management (4386)</p>	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

	<p>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.</p>
<p>8. A representation was made during the Local Plan Review Proposed Submission consultation and noted that <i>'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'</i>. This comment is relevant to J27 commercial option. Hallam Land Management (4386)</p>	<p>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.</p>
<p><b>Changes to the Plan</b></p>	
<p>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.</p>	

**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
<b>New Information</b>	
<p>1. A representation was made during the Local Plan Review Proposed Submission consultation by Historic England and stated <i>‘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.’</i></p>	<p>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.</p>
<b>Changes to the Plan</b>	
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)**

<b>Reasonable Alternative Proposed</b>	
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.
<b>Changes to the Plan</b>	
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
<b>New Information</b>	
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.	
<b>Changes to the Plan</b>	
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**

<b>Reasonable Alternative Proposed</b>	<b>Impact on the Sustainability Appraisal</b>
<b>New Information</b>	
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.
<b>Changes to the Plan</b>	

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
<b>New Information</b>	
<p>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.</p>	<p>No change to the SA is proposed given that the impact to the heritage asset is considered to be low.</p>
<b>Changes to the Plan</b>	
<p>No changes to the Plan are proposed.</p>	

**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
<b>New Information</b>	
1. A representation was made during the Local Plan Review Proposed Submission consultation and stated that <i>'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.'</i>	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/?
<b>Changes to the Plan</b>	
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
<b>New Information</b>	
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.
<b>Changes to the Plan</b>	
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
<b>New Information</b>	
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.
<b>Changes to the Plan</b>	
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
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<b>New Information</b>	
1. A representation was made during the Local Plan Review Proposed Submission consultation and stated that <i>'Objects as infilling will ruin character of historic linear settlement.'</i>	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.
<b>Sustainability Appraisal Comments</b>	
2. A representation was made during the Local Plan Review Proposed Submission consultation and stated that they <i>'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.'</i> 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 19 <sup>th</sup> 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 <i>'Object to site and states that potential for landscape and visual impact is</i>	The school site (CF2) is on moderately higher ground than the objection site. However, within the context of the local landscape, both are relatively contained, with higher ground to north of



<p><i>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.'</i></p> <p>Garside Planning Services (3645)</p>	<p>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.</p>
<p>4. A representation was made during the Local Plan Review Proposed Submission consultation and stated that there is <i>'No current access to site, construction of which would have negative impact on visual amenity, as opposed to OCF2 which has existing access.'</i></p> <p>Garside Planning Services (3645)</p>	<p>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.</p>
<p><b>Changes to the Plan</b></p>	
<p>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.</p>	

**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
<b>Sustainability Appraisal Comments</b>	
<p>1. A representation was made during the Local Plan Review Proposed Submission consultation and stated that they <i>'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'</i>.</p> <p>Garside Planning Services (3645)</p>	<p>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.</p>
<p>2. A representation was made during the Local Plan Review Proposed Submission consultation and stated that they <i>'Question positive +1 scoring given under Objective B for CF2 'Land adj school' but absence of similar score for OCF2 'Landboat Farm'</i></p>	<p>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</p>

<p><i>(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’.</i></p> <p>Garside Planning Services (3645)</p>	<p>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 19<sup>th</sup> 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.</p>
<p>3. A representation was made during the Local Plan Review Proposed Submission consultation and stated <i>‘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’.</i></p> <p>Garside Planning Services (3645)</p>	<p>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.</p>
<p>4. A representation was made during the Local Plan Review Proposed Submission consultation and stated that they <i>‘Question scoring given to Objective E ‘Promoting economic growth and employment. States farm buildings are redundant, following relocation of dairy business elsewhere’.</i></p> <p>Garside Planning Services (3645)</p>	<p>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</p>

	measures for the initially identified negative effect on this objective.
<p>5. A representation was made during the Local Plan Review Proposed Submission consultation and stated that they <i>'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'</i>.</p> <p>Garside Planning Services (3645)</p>	<p>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.</p>
<p>6. A representation was made during the Local Plan Review Proposed Submission consultation and stated that they <i>'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'</i>.</p> <p>Garside Planning Services (3645)</p>	<p>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.</p>
<p>7. A representation was made during the Local Plan Review Proposed Submission consultation and stated that they <i>'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'</i>.</p> <p>Garside Planning Services (3645)</p>	<p>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.</p>

### 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***

Sustainability Objective	Alternative	
	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**

<b>Reasonable Alternative Proposed</b>	<b>Impact on the Sustainability Appraisal</b>
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.
<b>Changes to the Plan</b>	
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
<b>New Information</b>	
<p>1. A representation was made during the Local Plan Review Proposed Submission consultation and stated that <i>'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.'</i></p>	<p>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.</p>
<p>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</p>	<p>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</p>



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.
<b>Changes to the Plan</b>	
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
<b>Comments on Sustainability Appraisal</b>	
<p>1. A representation was made during the Local Plan Review Proposed Submission consultation and commented on the post mitigation score for objective A <i>'Disagree that screening should result in a mitigation score of 0'</i>. Individual (4447)</p>	<p>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.</p>
<p>2. A representation was made during the Local Plan Review Proposed Submission consultation and commented on the post mitigation score of objective B. <i>'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'</i>. Individual (4447)</p>	<p>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.</p>
<p>3. A representation was made during the Local Plan Review</p>	<p>The score referred to by the individual is the post-mitigation score.</p>

<p>Proposed Submission consultation and commented on the post mitigation score of objective B. <i>'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'</i>.</p> <p>Individual (4447)</p>	<p>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.</p>
<p>4. A representation was made during the Local Plan Review Proposed Submission consultation and commented on the post mitigation score of objective C. <i>'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'</i>.</p> <p>Individual (4447)</p>	<p>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.</p>
<p>5. A representation was made during the Local Plan Review Proposed Submission consultation and commented on the post mitigation score of objective I. <i>'Disagree that the post mitigation score should be 0 as it is unknown even if it is accompanied with a question mark'</i>.</p> <p>Individual (4447)</p>	<p>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</p>

	considered.
<b>Changes to the Plan</b>	
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**

<b>Reasonable Alternative Proposed</b>	<b>Impact on the Sustainability Appraisal</b>
<b>Comments on Sustainability Appraisal</b>	
<p>1. A representation was made during the Local Plan Review Proposed Submission consultation and commented that they <i>'object to the inclusion of HA1 site and offers preferable alternative'</i>. 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.</p> <p>Garside Planning Services (3645)</p>	<p>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.</p>
<b>Changes to the Plan</b>	
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
<b>New Information</b>	
1. A representation was made during the Local Plan Review Proposed Submission consultation and brought forward new information in which <i>'Family member resident on site wishes to</i>	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

<p><i>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’.</i></p>	<p>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.</p>
<p><b>Changes to the Plan</b></p>	
<p>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.</p>	

**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
<p><b>New Information</b></p>	
<p>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</p>	<p>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</p>

<p>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.</p>	<p>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.</p>
<p><b>Changes to the Plan</b></p>	
<p>A change the policy and supporting text is proposed to ensure design which respects the setting of the conservation area.</p>	

**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**

<b>Reasonable Alternative Proposed</b>	<b>Impact on the Sustainability Appraisal</b>
<p>1. A representation was made during the Local Plan Review Proposed Submission consultation and submitted additional land which was argued to have <i>'no significant constraints and is</i></p>	<p>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)</p>

<i>immediately available and deliverable'.</i>	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.
<b>Changes to the Plan</b>	
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**

<b>Reasonable Alternative Proposed</b>	<b>Impact on the Sustainability Appraisal</b>
1. A representation was made during the Local Plan Review Proposed Submission consultation and submitted additional land which was argued to have <i>'no significant constraints and is immediately available and deliverable'</i> .	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.
<b>Changes to the Plan</b>	
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

<p>in tandem. In response to this full Council on 22<sup>nd</sup> 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.</p>	<p>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.</p>
<p><b>New Information</b></p>	
<p>2. Since the Proposed Submission Sustainability Appraisal there has been confirmation that access is achievable and therefore the uncertainty has been removed.</p>	<p>This new information removes the uncertainty previously attached to objective I) delivering the necessary infrastructure and the score is now proposed to be neutral.</p>
<p>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.</p>	<p>The SA recognises the impacts identified in the HEA and provision in the policy is provided to ensure mitigation.</p>
<p><b>Changes to the Plan</b></p>	
<p>A change to the Plan is proposed to include SP2 Higher Town allocation.</p>	

**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
<b>New Information</b>	
1. A representation was made during the Local Plan Review Proposed Submission consultation and commented that a <i>'Historic environment appraisal is required to assess impact of development</i>	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

<i>on listed church and conservation area, if concludes harm to set out mitigation, and if harm remains need to justify public benefits’.</i>	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.
<b>Changes to the Plan</b>	
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**

<b>Reasonable Alternative Proposed</b>	<b>Impact on the Sustainability Appraisal</b>
<b>New Information</b>	
1. A representation was made during the Local Plan Review Proposed Submission consultation and commented that they <i>‘Object as development would lead to loss of old Devon hedge and/or destroy historically important part of village’.</i>	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
<b>New Information</b>	
<p>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.</p>	<p>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.</p>
<b>Changes to the Plan</b>	
<p>No changes to the Plan are proposed.</p>	

**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**

<b>Reasonable Alternative Proposed</b>	<b>Impact on the Sustainability Appraisal</b>
<p>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 <i>'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'</i>. 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.</p>	<p>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.</p>
<b>Changes to the Plan</b>	
<p>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</p>	

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 to 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

**OTHNEW Land to the west of Lynch Close and Cleaves Close, Thorverton**

<b>Reasonable Alternative Proposed</b>	<b>Impact on the Sustainability Appraisal</b>
<p>1. A representation was made during the Local Plan Review Proposed Submission consultation and submitted additional land which was argued to have <i>'no significant constraints and is immediately available and deliverable'</i>.</p>	<p>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.</p>
<b>Changes to the Plan</b>	
<p>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.</p>	

**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

<p>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.</p>	<p>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.</p>
<p><b>Sustainability Appraisal Comments</b></p>	
<p>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. <i>'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'.</i> Messrs Persey and Harding c/o Jillings-Hutton (4654)</p>	<p>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.</p>
<p>2. A representation was made during the Local Plan Review Proposed Submission consultation and commented on objective C) mitigating the effects of climate change. <i>'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'.</i> Messrs Persey and Harding c/o Jillings-Hutton (4654)</p>	<p>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</p>

	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.
<p>3. A representation was made during the Local Plan Review Proposed Submission consultation and commented on objective H) ensuring community health and wellbeing. <i>'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'</i>. Messrs Persey and Harding c/o Jillings-Hutton (4654)</p>	<p>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.</p>
<b>Changes to the Plan</b>	
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****W11 Land east of M5, Willand**

Reasonable Alternative Proposed	Impact on the Sustainability Appraisal
<p>1. Alternative of 14.8ha of 174 dwellings. A representation was made during the Local Plan Review Proposed Submission consultation which suggested that the <i>'allocation should be increased to 174 dwellings - is stated to be suitable, available and deliverable with no technical or</i></p>	<p>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)</p>

<p><i>landownership constraints; represents 'infill' between M5 and remainder of village; appropriate buffer zone and planting, as well as protection of habitats would be required'</i></p> <p>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.</p>	<p>promoting economic growth and employment and G) meeting housing needs.</p>
<p><b>Changes to the Plan</b></p>	
<p>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.</p>	

**Summary Matrix – W11 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/?

**W12 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 <i>'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'</i> .	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



<p>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.</p>	<p>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.</p>
<p>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 W12 Willand Industrial Estate allocated as a residential development has been considered for 53 dwellings</p>	<p>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.</p>
<p><b>Changes to the Plan</b></p>	
<p>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.</p>	

**Summary Matrix –W12 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 <i>'DM28 SA should include compensatory measures as part of policy.'</i>  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.
<b>Changes to the Plan</b>	
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.

### **Contents**

[Strategic Policies](#)

[Site Allocations](#)

[Tiverton](#)

[Cullompton](#)

[Junction 27](#)

[Rural Areas](#)

**Page**

**~~167~~224**

**~~226~~283**

**~~226~~283**

**~~251~~308**

**~~277~~334**

**~~286~~343**



**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.

Page 465

<b>Sustainability objective</b>	<b>Commentary</b>	<b>Impact</b>	<b>Mitigation</b>	<b>Post Mitigation</b>
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

<b>Sustainability objective</b>	<b>Commentary</b>	<b>Impact</b>	<b>Mitigation</b>	<b>Post Mitigation</b>
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

<b>Sustainability objective</b>	<b>Commentary</b>	<b>Impact</b>	<b>Mitigation</b>	<b>Post Mitigation</b>
	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.	
l) 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.

<b>Sustainability objective</b>	<b>Commentary</b>	<b>Impact</b>	<b>Mitigation</b>	<b>Post Mitigation</b>
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

<b>Sustainability objective</b>	<b>Commentary</b>	<b>Impact</b>	<b>Mitigation</b>	<b>Post Mitigation</b>
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

<b>Sustainability objective</b>	<b>Commentary</b>	<b>Impact</b>	<b>Mitigation</b>	<b>Post Mitigation</b>
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.

<b>Sustainability objective</b>	<b>Commentary</b>	<b>Impact</b>	<b>Mitigation</b>	<b>Post Mitigation</b>
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.	
l) 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.

<b>Sustainability objective</b>	<b>Commentary</b>	<b>Impact</b>	<b>Mitigation</b>	<b>Post Mitigation</b>
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

<b>Sustainability objective</b>	<b>Commentary</b>	<b>Impact</b>	<b>Mitigation</b>	<b>Post Mitigation</b>
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

<b>Sustainability objective</b>	<b>Commentary</b>	<b>Impact</b>	<b>Mitigation</b>	<b>Post Mitigation</b>
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.

<b>Sustainability objective</b>	<b>Commentary</b>	<b>Impact</b>	<b>Mitigation</b>	<b>Post Mitigation</b>
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 Cridton 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

<b>Sustainability objective</b>	<b>Commentary</b>	<b>Impact</b>	<b>Mitigation</b>	<b>Post Mitigation</b>
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
	<p>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.</p>		<p>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</p>	

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 Credenon 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

<b>Sustainability objective</b>	<b>Commentary</b>	<b>Impact</b>	<b>Mitigation</b>	<b>Post Mitigation</b>
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	<p>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.</p>		<p>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</p>	



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 been assessed as part of the SA as an alternative option.

<b>Sustainability objective</b>	<b>Commentary</b>	<b>Impact</b>	<b>Mitigation</b>	<b>Post Mitigation</b>
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.

<b>Sustainability objective</b>	<b>Commentary</b>	<b>Impact</b>	<b>Mitigation</b>	<b>Post Mitigation</b>
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
	<p>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.</p>		<p>are prominent and therefore landscape impacts will not be completely mitigated, overall a negative effect remains.</p>	
<p>B) Protection and promotion of a quality built and historic environment</p>	<p>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</p>	<p>-3/?</p>	<p>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</p>	<p>-2/?</p>

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	<p>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.</p>		<p>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.</p>	
C) Mitigating the effects of climate change	<p>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</p>	-1/?	<p>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</p>	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	<p>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.</p> <p>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.</p>		<p>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.</p>	

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
	<p>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.</p>		<p>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.</p>	
<p>l) Delivering the necessary infrastructure</p>	<p>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</p>	<p>-3</p>	<p>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</p>	<p>+2</p>

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	<p>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.</p>		<p>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.</p>	

Secondary/cumulative/synergistic effects:	A number of mitigation measures are suggested which are covered by other policies in the plan.
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	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
	<p>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.</p> <p>Natural England expressed the potential for the proposed leisure and retail development at J27 to impact on the Culm Grasslands</p>		<p>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</p>	

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
			<p>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</p>	

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

<b>Sustainability objective</b>	<b>Commentary</b>	<b>Impact</b>	<b>Mitigation</b>	<b>Post Mitigation</b>
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 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 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
	<p>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.</p>		<p>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.</p>	
<p>B) Protection and promotion of a quality built and historic environment</p>	<p>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.</p>	<p>-2/?</p>	<p>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 depend on specific site</p>	<p>-2/?</p>

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.	
l) 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.
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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.

<b>Sustainability objective</b>	<b>Commentary</b>	<b>Impact</b>	<b>Mitigation</b>	<b>Post Mitigation</b>
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/?

<b>Sustainability objective</b>	<b>Commentary</b>	<b>Impact</b>	<b>Mitigation</b>	<b>Post Mitigation</b>
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
	<p>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.</p>			
H) Ensuring community health and wellbeing	<p>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.</p>	+1	The policy should also be read in the context of other policies in the plan.	+1
I) Delivering the necessary infrastructure	<p>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</p>	+1	The policy should be read in the context of other policies in the plan.	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	<p>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.</p>			

Secondary/cumulative/synergistic effects:	<p>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.</p>
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	<p>Development will occur throughout the lifetime of the plan up to 2033 and the effect should be considered permanent.</p>
Spatial extent: (District wide / local)	<p>Policy is restricted to land within defined settlement limits of villages unless housing delivery falls</p>

	below defined 'action levels' or the Council is unable to demonstrate a five year housing supply in which edge of settlement development is enabled.
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**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.

<b>Sustainability objective</b>	<b>Commentary</b>	<b>Impact</b>	<b>Mitigation</b>	<b>Post Mitigation</b>
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	<p>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.</p> <p>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</p>	-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.

<b>Sustainability objective</b>	<b>Commentary</b>	<b>Impact</b>	<b>Mitigation</b>	<b>Post Mitigation</b>
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	<p>chapel of St Lawrence and Tidcombe Hall. The site lies just to the west of Tidcombe Farmhouse which contains Tidcombe Hall, a 19<sup>th</sup> 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.</p>		<p>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.</p> <p>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</p>	

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 is 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.

<b>Sustainability objective</b>	<b>Commentary</b>	<b>Impact</b>	<b>Mitigation</b>	<b>Post Mitigation</b>
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/?

<b>Sustainability objective</b>	<b>Commentary</b>	<b>Impact</b>	<b>Mitigation</b>	<b>Post Mitigation</b>
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
	<p>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.</p>		<p>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.</p>	
<p>B) Protection and promotion of a quality built and historic environment</p>	<p>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.</p>	<p>-1/?</p>	<p>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</p>	<p>0/?</p>



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.

Page 549

<b>Sustainability objective</b>	<b>Commentary</b>	<b>Impact</b>	<b>Mitigation</b>	<b>Post Mitigation</b>
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
	<p>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.</p> <p>Given some parts of the Growen Farm site are sensitive to change and development, overall a significant negative effect is anticipated.</p>		<p>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.</p>	
B) Protection and promotion of a quality built and historic environment	<p>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.</p>	-2/?	<p>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</p>	-1/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			slight negative effect.	
C) Mitigating the effects of climate change	<p>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</p>	-1/?	<p>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</p>	+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
	<p>(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. 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.</p>		<p>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.</p>	
<p>l) Delivering the necessary infrastructure</p>	<p>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</p>	<p>+2</p>	<p>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</p>	<p>+2</p>

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	<p>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.</p>		<p>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.</p>	

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
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	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	<p>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 '<i>Primula vulgaris</i>' 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.</p>	-2/?	<p>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</p>	-1/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			have.	
B) Protection and promotion of a quality built and historic environment	<p>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</p>	-3/?	<p>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</p>	-2/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	<p>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.</p>		<p>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.</p>	
C) Mitigating the effects of climate change	<p>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</p>	-3/?	<p>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</p>	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



<b>Sustainability objective</b>	<b>Commentary</b>	<b>Impact</b>	<b>Mitigation</b>	<b>Post Mitigation</b>
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	<p>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.</p>		<p>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.</p>	

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.	
l) 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
	<p>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,</p>		<p>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.</p>	

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	<p>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.</p>		<p>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.</p>	

<p>Secondary/cumulative/synergistic effects:</p>	<p>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.</p>
<p>Temporary/permanent effects: Timescale: Short</p>	<p>Development will occur during the later period of the plan, and then will continue</p>

(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.

<b>Sustainability objective</b>	<b>Commentary</b>	<b>Impact</b>	<b>Mitigation</b>	<b>Post Mitigation</b>
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

			<p>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.</p>	
D) Safeguarding and minimising resource use	<p>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.</p>	-2		-2
E) Promoting economic growth and employment	<p>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.</p>	+1		+1
F) Supporting	<p>Option is located some distance from the town centre. The policy</p>	+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

<p>I) Delivering the necessary infrastructure</p>	<p>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.</p>	<p>-2</p>	<p>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.</p>	<p>-2</p>
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<p>Secondary/cumulative/synergistic effects:</p>	<p>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.</p>
<p>Temporary/permanent effects :Timescale: Short</p>	<p>Within the short term, construction traffic associated with the development may</p>

(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.

<b>Sustainability objective</b>	<b>Commentary</b>	<b>Impact</b>	<b>Mitigation</b>	<b>Post Mitigation</b>
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	<p>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.</p>			

Secondary/cumulative/synergistic effects:	<p>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.</p>
Temporary/permanent effects :Timescale: Short (1-5 years), Medium (6-15 years), Long (15+ years)	<p>Within the short term, construction traffic associated with the development may exacerbate traffic problems in Cullompton. Once completed the development will be permanent.</p>

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

Page 575

<b>Sustainability objective</b>	<b>Commentary</b>	<b>Impact</b>	<b>Mitigation</b>	<b>Post Mitigation</b>
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
	<p>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.</p> <p>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.</p>		<p>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.</p>	
B) Protection and promotion of	<p>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</p>	-2/?	<p>The policy requires high quality development as part of the allocation. The policy also</p>	0/?



Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
a quality built and historic environment	<p>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.</p>		<p>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</p>	

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
			<p>cycling links across the motorway to Tiverton Parkway Railway Station. The proposal also incorporates an electric car hub.</p> <p>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.</p>	

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.

Page 584

<b>Sustainability objective</b>	<b>Commentary</b>	<b>Impact</b>	<b>Mitigation</b>	<b>Post Mitigation</b>
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.

<b>Sustainability objective</b>	<b>Commentary</b>	<b>Impact</b>	<b>Mitigation</b>	<b>Post Mitigation</b>
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 III 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 III 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 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	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.

<b>Sustainability objective</b>	<b>Commentary</b>	<b>Impact</b>	<b>Mitigation</b>	<b>Post Mitigation</b>
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 be 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.

<b>Sustainability objective</b>	<b>Commentary</b>	<b>Impact</b>	<b>Mitigation</b>	<b>Post Mitigation</b>
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
	<p>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.</p>		<p>completion of improved access works to the A361. Overall a neutral effect is considered.</p>	

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.

Page 611

<b>Sustainability objective</b>	<b>Commentary</b>	<b>Impact</b>	<b>Mitigation</b>	<b>Post Mitigation</b>
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.	
l) 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/?

	<p>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.</p>		<p>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.</p>	
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<p>Secondary/cumulative/synergistic effects:</p>	<p>Development of this site in combination with other development in the local area could cumulatively lead to overcapacity issues in the other schools.</p>
<p>Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)</p>	<p>Within the short term, construction traffic associated with the development will increase traffic within Thorverton. Once completed the development will be permanent.</p>
<p>Spatial extent: (District wide / local)</p>	<p>This site option will help meet housing needs.</p>

**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.

<b>Sustainability objective</b>	<b>Commentary</b>	<b>Impact</b>	<b>Mitigation</b>	<b>Post Mitigation</b>
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

<b>Sustainability objective</b>	<b>Commentary</b>	<b>Impact</b>	<b>Mitigation</b>	<b>Post Mitigation</b>
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
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	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.

<b>Sustainability objective</b>	<b>Commentary</b>	<b>Impact</b>	<b>Mitigation</b>	<b>Post Mitigation</b>
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 an 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.
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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.

<b>Sustainability objective</b>	<b>Commentary</b>	<b>Impact</b>	<b>Mitigation</b>	<b>Post Mitigation</b>
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.
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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 22<sup>nd</sup> 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 22<sup>nd</sup> 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 22<sup>nd</sup> 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 22<sup>nd</sup> 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 to 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 UPDATE (INCORPORATING CONSULTANT LUC RECOMMENDATIONS) JANUARY 2018.**

### **Executive Summary of SA Review Process (2018)**

Sustainability Appraisals (SA) aim to make plans more sustainable and responsive to its environmental, social and economic effects. It is a legal requirement for Local Plans to have an SA carried out during its preparation.

The Mid Devon Local Plan Review is supported by an SA. Because Local Plans are evolving (“iterative”) processes, the SA is set out in several documents. These are:

- Scoping Report (2013)
- Interim Report (2014)
- SA Proposed Submission Report (2015).
- SA Update (January 2017) (The work which led to the publication of this SA Update informed the Council’s decision to publish the Proposed Modifications Version of the Local Plan Review).

During the course of preparing for the opening of the examination of the Local Plan Review in September 2017, the Council concluded, on the receipt of advice from its appointed barrister, that there would be benefit in obtaining an independent review of the SA Update. The Council appointed Land Use Consultants (LUC) to carry out that review. Specifically, it sought advice on:

- Whether there are reasonable alternatives to Policy J27 that should have been subject to SA
- Whether there are reasonable alternatives to the concomitant housing allocations (TIV16 and SP2) that should have been considered
- Whether there was a need to assess reasonable alternatives for other Modifications to the Plan.
- Legal compliance.

Following preliminary advice from LUC, the Council undertook to provide a “signposting” report setting out how the SA has been prepared and how options were considered.

Accordingly the Council has prepared the “Sustainability Appraisal Update (incorporating LUC recommendations) (January 2018)” herein referred to as SA Update (2018) and “Executive Summary of SA Review process (2018)”.

The SA Update (2018) and “Review of Sustainability Appraisal Update in relation to the main modifications made to the Mid Devon Local Plan Review Submission Version: Review of Legal Compliance (LUC, January 2018)” are referred to as LUC SA Update Review (2018). Together they have not sought to identify additional options, given the need to allocate only 260 additional dwellings and the large number of rejected reasonable alternative site options. LUC consider the approach of reconsidering previously rejected reasonable site options to meet the 260 dwelling requirement was appropriate and proportionate. The SA Update (2018) and LUC SA Update Review (2018) also do not re-assess sites. LUC advised that the additional work required was not new appraisal work, but the collation of work undertaken to date. The SA Update (2018) and LUC SA Update Review (2018) explain how options have been assessed and where the detailed assessments can be found.

Broadly the SA Update (2018) sets out that there are limited “reasonable alternatives” to J27 since the proposal must be taken as a whole and cannot be split into smaller parts. The options of a larger development at J27 and the option of not including J27 have been assessed.

During the course of the SA process, there were a number of alternative sites considered. The SA Update (2018) sets out a table of potential reasonable alternatives to the proposed housing sites at Blundells School (TIV16) and Higher Town Sampford Peverell (SP2) allocated in the Mid Devon Local Plan Review Submission Version incorporating proposed modifications. As stated by LUC, the reconsideration of previously rejected options was a proportionate and appropriate approach.

The reasons why these have not been proposed in preference to the proposed sites at Blundells School (TIV16) and Higher Town Sampford Peverell (SP2) is reiterated in the SA Update (2018) (see table 6 below). Broadly such sites have not been proposed because they would form part of larger urban extensions; be separate from village envelopes; or have greater impact on the historic or rural character of the locality than the proposed sites.

The LUC SA Update Review (2018) concludes that the Council has identified and considered reasonable alternatives in line with the legal requirements, which is made clear through the Council's SA Update (2018). Duly made representations made on sites allocated in the Mid Devon Local Plan Review Submission Version incorporating proposed modifications will be considered by an appointed Inspector through the examination of this local plan.

## Mid Devon District Council response to LUC's recommendations (January 2018)

### Item 1 – Provision of a signposting table

Appendix 1, Table A1.1 of the LUC SA Update Review (2018) recommends that a signposting table should be prepared to enable MDDC to identify how the SA has met the Strategic Environmental Appraisal (SEA) Directive Requirements.

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 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.
2. 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, January 2014 on the Options Report and SA Interim Report, February 2015 on the Proposed Submission document and the SA Proposed Submission Report and January 2017 on the Proposed Submission (incorporating proposed modifications) document and the SA Update Report.
3. 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 has been met at the time of publishing the 2015 report which included compliance with any items not previously covered by previous iterations of the SA.
4. As advised by LUC a further signposting table has been provided. For clarity the inclusion of each stage of the SA process is provided where compliance with the SEA Directive requirement has been met.

Table 1 – Signposting table, 'Information to be included in the Environmental Report'

SEA Directive Requirements	Covered in SA
<b>Information to be included in the Environmental Report – Article 5 and Annex 1 of SEA Directive</b>	
a) an outline of the contents, main objectives of the plan, and relationship with other relevant plans and programmes;	<p><b>Sustainability Appraisal Scoping Report (2013):</b>                      'Chapter 1 Introduction' of this report sets out the contents 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.</p> <p><b>Interim Sustainability Appraisal (2014):</b>                      '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.</p> <p><b>Sustainability Appraisal Proposed Submission Report (2015):</b>                      'Chapter 1 Background' of this report sets out the contents and main objectives of the Local plan. This</p>

SEA Directive Requirements	Covered in SA
	<p>chapter also identifies the compliance of the report at the time of publication with the SEA Directive and Regulations.</p> <p>'Chapter 2 Sustainability Context'. This chapter sets out the conclusions from the review of relevant plans and programmes.</p> <p>'Appendix 1: Full review of plans and programmes'. This appendix provides a full review of plans and programmes.</p>
<p>b) the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan;</p>	<p><b>Sustainability Appraisal Scoping Report (2013):</b>  '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 existing relevant plans and programmes.</p> <p><b>Interim Sustainability Appraisal (2014):</b>  '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.</p> <p><b>Sustainability Appraisal Proposed Modifications Report (2015):</b>  '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.</p>
<p>c) the environmental characteristics of areas likely to be significantly affected;</p>	<p><b>Sustainability Appraisal Scoping Report (2013):</b>  '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.</p> <p>'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.</p> <p>'Chapter 4 Sustainability issues and problems' of this report summarises the sustainability issues within Mid Devon identified by the Sustainability Appraisal scoping report.</p> <p>'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 should be considered as part of the</p>



SEA Directive Requirements	Covered in SA
	<p>Local Plan Review.</p> <p><b>Interim Sustainability Appraisal (2014):</b>  ‘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.</p> <p><b>Sustainability Appraisal Proposed Submission Report (2015):</b>  ‘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.</p> <p><b>Sustainability Appraisal Update (2017)</b>  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.</p>
<p>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;</p>	<p><b>Sustainability Appraisal Scoping Report (2013):</b>  ‘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.</p> <p><b>Interim Sustainability Appraisal (2014):</b>  ‘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.</p> <p><b>Sustainability Appraisal Proposed Submission Report (2015):</b>  ‘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.</p>
<p>e) the environmental protection objectives, established at</p>	<p><b>Sustainability Appraisal Scoping Report (2013):</b>  ‘Chapter 2 Relevant plans and programmes’ of this</p>

SEA Directive Requirements	Covered in SA
<p>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;</p>	<p>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.</p> <p>'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.</p> <p><b>Interim Sustainability Appraisal (2014):</b>  '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.</p> <p>'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.</p> <p><b>Sustainability Appraisal Proposed Submission Report (2015):</b>  '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.</p> <p>'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.</p>
<p>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</p>	<p><b>Interim Sustainability Appraisal (2014):</b>  '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</p>

SEA Directive Requirements	Covered in SA
<p>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);</p>	<p>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.</p> <p><b>Sustainability Appraisal Proposed Submission Report (2015):</b>  ‘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.</p> <p><b>Sustainability Appraisal Update (2017)</b>  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)</p> <p>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.</p> <p>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.</p>
<p>g) the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan;</p>	<p><b>Interim Sustainability Appraisal (2014):</b>  ‘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.</p> <p><b>Sustainability Appraisal Proposed Submission Report (2015):</b>  ‘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</p>

SEA Directive Requirements	Covered in SA
	<p>affect the SA scores. In a number of places this results in potential significant effects being reduced.</p> <p><b>Sustainability Appraisal Update (2017)</b> 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.</p> <p>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.</p>
<p>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;</p>	<p><b>Sustainability Appraisal Scoping Report (2013)</b> This appraisal first introduces the proposed framework to assess sustainability in Chapter 5 ‘A framework to assess sustainability’.</p> <p><b>Interim Sustainability Appraisal (2014)</b> 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.</p> <p><b>Sustainability Appraisal Proposed Submission (2015)</b> 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.</p> <p>Chapter 4 ‘Reasons for selecting/rejecting policy alternatives’ sets out an outline of the reasons for selecting the alternatives dealt with.</p> <p>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.</p> <p>Appendix 3 ‘Undeliverable site options’ sets out the sites which were not deemed deliverable by the SHLAA panel.</p>

SEA Directive Requirements	Covered in SA
	<p><b>Sustainability Appraisal Update (2017)</b>            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 the SA Update (2017).</p>
i) a description of the measures envisaged concerning monitoring;	<p><b>Sustainability Appraisal Proposed Submission (2015)</b>            Chapter 5 'Monitoring' of the report sets out a description of the measures envisaged concerning monitoring.</p>
j) a non-technical summary of the information provided under the above headings.	<p><b>Sustainability Appraisal Proposed Submission (2015)</b>            A non-technical summary was published with the full Sustainability Appraisal Proposed Submission Report (2015).</p>
<p>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)</p>	<p><b>Sustainability Appraisal Scoping Report (2013)</b>            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.</p> <p><b>Interim Sustainability Appraisal (2014)</b>            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.</p> <p><b>Sustainability Appraisal Proposed Submission (2015)</b>            Provided the same provisions of the Interim</p>

SEA Directive Requirements	Covered in SA
	<p>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.</p> <p><b>Sustainability Appraisal Update (2017)</b> 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.</p>
<b>Who should be consulted during SEA/SA process</b>	
<p>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)</p>	<p><b>Sustainability Appraisal Scoping Report (2013):</b> 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 Appraisal.</p>
<p>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)</p>	<p><b>Interim Sustainability Appraisal (2014):</b> Chapter 4 'Next steps' invites representations on the contents of the Local Plan Review and this accompanying Sustainability Appraisal. Consultation was held on 24<sup>th</sup> 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.</p> <p><b>Sustainability Appraisal Proposed Submission (2015)</b> Consultation was held on 9<sup>th</sup> February 2015 for 11</p>

SEA Directive Requirements	Covered in SA
	<p>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.</p> <p><b>Sustainability Appraisal Update (2017)</b>            Consultation was held on 3<sup>rd</sup> 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.</p>
<p>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)</p>	<p>Not relevant to the SA of the Mid Devon Local Plan.</p>
<b>Decision-making</b>	
<p>The environmental report and the results of the consultations must be taken into account in decision-making (Article 8)</p>	<p><b>Sustainability Appraisal Scoping Report (2013)</b>            Consultation was undertaken on the Local Plan Review Scoping Report and the Sustainability Appraisal Scoping Report.</p> <p><b>Interim Sustainability Appraisal Report (2014)</b>            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.</p> <p>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.</p> <p><b>Sustainability Appraisal Proposed Submission Report (2015)</b>            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.</p>

SEA Directive Requirements	Covered in SA
	<p>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 make minor changes to the text and maps. Final approval by Full Council was made on the 17<sup>th</sup> December 2014 for consultation in 2015.</p> <p>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).</p> <p>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.</p> <p>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.</p> <p><b>Request for a J27 implications Report (2016)</b></p> <p>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 the Strategic Housing Land Availability Assessment Panel; compliance with the Local Plan Review Distribution Strategy; and proximate to the development proposal at Junction 27.</p> <p>The 2015 SA was publically available at the time the</p>



SEA Directive Requirements	Covered in SA
	<p>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 the reasons for rejecting site option set out in the Implications Report and the Sustainability Appraisal (2015) are broadly the same.</p> <p>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 31<sup>st</sup> March 2017 under the delegated authority.</p> <p><b>Sustainability Appraisal Update (2017)</b></p> <p>The Local Plan Review Proposed Submission report (incorporating proposed modifications) was submitted to Cabinet on 21 November 2016 for a recommendation of 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.</p> <p>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</p>

SEA Directive Requirements	Covered in SA
	<p>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.</p> <p>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 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.</p> <p>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).</p>
<b>Provision of information on the decision</b>	
When the plan or programme is adopted, the public and any	N/A – this requirement should be met at a later stage of the SA process.

SEA Directive Requirements	Covered in SA
<p>countries consulted under Article 7 must be informed and the following made available to those so informed:</p> <ul style="list-style-type: none"> <li>• the plan or programme as adopted</li> <li>• a statement summarising how environmental considerations have 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</li> <li>• the measures decided concerning monitoring (Article 9)</li> </ul>	
Monitoring	
<p>Monitoring of the significant environmental effects of the plan's or programme's implementation must be undertaken (Article 10)</p>	<p><b>Sustainability Appraisal Proposed Submission (2015)</b> Chapter 5 'Monitoring' sets out how the Plan will be monitored.</p>

### Item 2 - Summary of SA findings in main body of SA Update

*Para 1.13 of the LUC SA Update Review (2018) recommends that Annex 4 of the SA Update (2017) which includes a summary of updated SA findings could usefully be presented as a conclusions section in the main body of the SA Update.*

5. This amendment is accepted, with Annex 4 to be presented as a conclusions section in the main body of the SA Update.

### Item 3 - Provision of a clearer explanation of work carried out during the SA Update

*Para 1.13 of the LUC SA Update Review (2018) recommends that a clearer explanation of work carried out during the SA Update stage of the Sustainability Appraisal should be provided at the front of the SA Update.*

6. Paragraph 1 of the SA Update sets out the reason for the update which is as follows:

“This update to the Sustainability Appraisal (SA) has been undertaken to take into account feedback from 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](http://www.middevon.gov.uk/localplanreview) and the main Council office, Phoenix House, Tiverton”

7. The content of the update is presented in four annexes summarised on p.9 of the SA Update. In response to LUC's recommendation it is suggested that the content of the update set out on p.9 is brought forward to sit under paragraph 1. LUC have further recommended that additional text should be provided prior to the contents of the update. As such an additional paragraph is presented below paragraph 1 and the contents of the update previously set out on p.9 of the original update is brought forward to sit under this new paragraph.

**Item 4 – Summary tables of reasonable alternative options that have been appraised and specific modifications.**

*Para 1.14 of the LUC SA Update Review (2018) recommends that the front end of the SA Update could include a summary table of specific modifications and reasonable alternative options that have been appraised. This could be linked to an explanation of how the work set out in the SA Update relates to the schedules of proposed modifications that were published in November (2016) and March (2017).*

8. In response to LUC’s recommendation at the end of the main body of the SA Update it is proposed that the following is included:

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. 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.

The following table sets out the reasonable alternatives considered through the SA update.

Table 2: Summary of reasonable alternatives considered through the 2017 SA update

<b>Local Plan Policy</b>	<b>Summary of Reasonable Alternative Options considered by SA update (2017)</b>
<b>Strategic Policies</b>	
S2: Amount and distribution of development	<ul style="list-style-type: none"> <li>- Amount of housing: six alternative options for total housing numbers were considered in range 7200 – 8800 over plan period, including the Council’s preferred option of 7860.</li> <li>- Distribution of housing: rural distribution, Tiverton and Crediton focussed alternatives were considered.</li> <li>- Amount of commercial development: higher growth scenario including J27 option.</li> </ul>
S3: Meeting housing needs	<ul style="list-style-type: none"> <li>- 35% affordable housing target.</li> <li>- Remove the requirement to provide 5% of serviced plots for self-build.</li> <li>- Alternatives for the distribution of gypsy and traveller pitches: town focussed urban extensions and rural distribution.</li> </ul>
S4: Ensuring housing delivery	<ul style="list-style-type: none"> <li>- Delete the policy.</li> </ul>
S5: Public open space	<ul style="list-style-type: none"> <li>- Sustainable Urban Drainage Systems (SUDs) to be considered as public open space.</li> <li>- The provision of open space should be applied to towns rather than parishes.</li> </ul>
S6: Employment	<ul style="list-style-type: none"> <li>- Small scale allocations in rural locations.</li> <li>- Allocation for major tourism and leisure.</li> </ul>
S13: Villages	<ul style="list-style-type: none"> <li>- Edge of village development.</li> </ul>
<b>Site Allocations</b>	

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 allocation TIV16)	- Reconsider site in light of EA and HEA evidence: allocate 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,	- 3.5 ha, 60 dwelling site considered for inclusion in

Uffculme	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
<b>Development Management Policies</b>	
DM28: Other protected sites	- Include compensatory measures as part of policy

The following table sets out the proposed modifications that have arisen through the SA update.

Table 3: Summary of proposed modifications set out in the 2017 SA update

<b>Local Plan Policy</b>	<b>Summary of Proposed Amendments</b>
<b>Strategic Policies</b>	
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).
<b>Site Allocations</b>	
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.
<b>Development Management Policies</b>	
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.

**Item 5 - Explain which proposal in the Proposed Submission Local Plan the new policy J27 is considered to relate to.**

*Para 1.20 of the LUC SA Update Review (2018) notes that pages 113-116 in Annex 2 of the SA Update describe the SA work that has been undertaken in relation to the Junction 27 development, as proposed at the September 2016 Full Council meeting. The SA Update refers to this option as being an alternative to the 'Proposed Submission M5 Junction 27 option', and states that the area now proposed for development is smaller in comparison to the Proposed Submission SA option. LUC suggest it should be made clear which proposal in the Proposed Submission Local Plan the new policy J27 is considered to relate to.*

- The Sustainability Appraisal Update (2017) considers a reasonable alternative for a commercial allocation proposal at the M5 Junction J27 for 71 hectares in Annex 2 p.113. The update compares this reasonable alternative to the 'Proposed Submission Sustainability Appraisal option'. The proposal in the Sustainability Appraisal Proposed Submission (2015) option that the Sustainability Update (2017) is referring to is the 'commercial' Junction 27 option. Only one commercial option was appraised in the Sustainability Appraisal Proposed Submission (2015) report and therefore it was considered to be apparent this would be the alternative the option the Sustainability Update was referring to, however, reference could have been clearer by specifically

indicating the comparison was to the to the 96 hectare 'commercial' option previously considered in the Sustainability Appraisal Proposed Submission report (2015). This amendment is proposed to be included in the SA Update.

**Item 6 – Clarify whether SA work for the Junction 27 policy was carried out before the decision was made by Council on 22<sup>nd</sup> September 2016.**

*Para 1.22 of the LUC SA Update Review (2018) queries whether the SA work for the Junction 27 policy was carried out before the decision was made by Council on 22<sup>nd</sup> September 2016 to propose the allocation as an amendment to the Pre-Submission Local Plan.*

10. Set out earlier in this report, a signposting table (table 1) is provided which sets out when and how the environmental report and the results of the consultations were taken into account in 'decision-making'. As noted previously the SA is an iterative, ongoing process and integral to plan making. Table 1 demonstrates how the results of the environmental report and results of the consultation have been taken into account during the process of the Local Plan Review including the findings of the updated SA. The decision made by Council on 22<sup>nd</sup> September 2016 was a recommendation for modifications to the Local Plan Review, but the decision on incorporating the modifications in the Local Plan Review to be published for consultation was undertaken by Cabinet for recommendation to Council on 21<sup>st</sup> November 2016 with Full Council approving the decision on 1<sup>st</sup> December 2016.
11. The reports taken to the meetings held on 21<sup>st</sup> November 2016 and 1<sup>st</sup> December 2016 included reference to the Sustainability Appraisal and the findings of the Sustainability Appraisal process. The report notes that the latest version of the SA was updated to consider the latest available evidence including reasonable alternative 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.

**Item 7 – Disaggregation Statement and Justification for the location for the Junction 27 proposal**

*Para 1.24 of the LUC SA Update Review (2018) recommends that additional text be included in the SA Update to evidence why disaggregated options are not considered as reasonable options for the purposes of the SA. It is also recommended that it should be made clear in the SA how the location of the J27 proposal was selected.*

12. The following paragraphs are proposed to be included in the SA Update to evidence why disaggregated options are not considered as reasonable options for the purposes of the SA and how the location of the J27 proposal was selected.

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

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.

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.

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>)

The Sustainability Appraisal Update 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".

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/?

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.

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.

### **Item 8 – Provide a summary of what revised appraisal work was carried out in the SA update**

*Para 1.30 of the LUC SA Update Review (2018) LUC notes that it is currently quite difficult for the reader to quickly understand which site options have been subject to revised SA work within the SA document and why. It was suggested that an additional table would be provided upfront in the SA to summarise this information. This should include a list of alternative options considered and noting for each whether any revised appraisal work was carried out in the SA.*

13. It is suggested that given a list of reasonable alternatives is proposed to be included in table 2 in response to LUC's recommendation following item 4, a further table setting this out again is not required. However it is accepted a summary table to set out why additional SA work was carried could be useful to readers. In response to LUC's recommendation the following table is provided and is suggested to go in the main body of the report.

Table 4 – summary of 2017 SA appraisal work

Policy	Revised SA appraisal work
<b>Strategic Policies</b>	
S2 Amount and distribution of development	<ul style="list-style-type: none"> <li>Alternative(s) proposed</li> <li>New information</li> <li>Comments on the Sustainability Appraisal</li> </ul>

S3 Meeting housing needs	<ul style="list-style-type: none"> <li>Alternative(s) proposed</li> <li>New information</li> </ul>
S4 Ensuring housing delivery	<ul style="list-style-type: none"> <li>Alternative(s) proposed</li> <li>New information</li> </ul>
S5 Public open space	<ul style="list-style-type: none"> <li>Alternative(s) proposed</li> </ul>
S6 Employment	<ul style="list-style-type: none"> <li>Alternative(s) proposed</li> </ul>
S10 Tiverton	<ul style="list-style-type: none"> <li>Comment(s) on secondary/ cumulative/ synergistic effects</li> </ul>
S12 Crediton	<ul style="list-style-type: none"> <li>New information</li> </ul>
S13 Villages	<ul style="list-style-type: none"> <li>Alternative(s) proposed</li> </ul>
S14 Countryside	<ul style="list-style-type: none"> <li>New information</li> </ul>
<b>Sites</b>	
<b>Tiverton</b>	
TIV1-TIV6 Eastern Urban Extension	<ul style="list-style-type: none"> <li>Alternative(s) proposed</li> <li>New information</li> </ul>
TIV7 Town Hall/St Andrew Street	<ul style="list-style-type: none"> <li>New information</li> </ul>
TIV8 Moorhayes Park	<ul style="list-style-type: none"> <li>New information</li> </ul>
TIV12 Phoenix Lane	<ul style="list-style-type: none"> <li>Alternative(s) proposed</li> </ul>
TIV13 Tidcombe Hall	<ul style="list-style-type: none"> <li>Alternative(s) proposed</li> <li>New information</li> <li>Comment(s) on the Sustainability Appraisal</li> </ul>
TIV14 Wynnards Mead	<ul style="list-style-type: none"> <li>Alternative(s) proposed</li> <li>New information</li> </ul>
OTIV2 Hartnoll Farm	<ul style="list-style-type: none"> <li>Comment on secondary/ cumulative/ synergistic effects</li> <li>Alternative(s) proposed</li> </ul>
OTIV4 Blundells School (Proposed for allocation TIV16)	<ul style="list-style-type: none"> <li>New information</li> <li>Comment(s) on the Sustainability Appraisal</li> </ul>
OTIV13 Exeter Hill	<ul style="list-style-type: none"> <li>Comment(s) on the Sustainability Appraisal</li> </ul>
OTIVNEW New site land at Seven Crosses Hill	<ul style="list-style-type: none"> <li>Alternative(s) proposed</li> </ul>
<b>Cullompton</b>	
CU1-CU6 North West Cullompton	<ul style="list-style-type: none"> <li>Comment(s) on secondary/ cumulative/ synergistic effects</li> <li>Alternative(s) proposed</li> <li>New information</li> <li>Comment(s) on the Sustainability Appraisal</li> </ul>
CU7-CU12 East Cullompton	<ul style="list-style-type: none"> <li>Alternative(s) proposed</li> <li>New information</li> <li>Comment(s) on the Sustainability Appraisal</li> </ul>
CU13 Knowle Lane	<ul style="list-style-type: none"> <li>Comment on secondary/ cumulative/ synergistic effects</li> <li>Comment(s) on the Sustainability Appraisal</li> </ul>
CU14 Ware Park and Footlands	<ul style="list-style-type: none"> <li>Comment(s) on secondary/ cumulative/ synergistic effects</li> <li>New information</li> <li>Comment(s) on the Sustainability Appraisal</li> </ul>
CU15 Land at Exeter Road	<ul style="list-style-type: none"> <li>Comment(s) on secondary/ cumulative/ synergistic effects</li> <li>New information</li> <li>Comment(s) on the Sustainability Appraisal</li> </ul>
CU16 Cummings Nursery	<ul style="list-style-type: none"> <li>Comment(s) on secondary/ cumulative/ synergistic effects</li> <li>Comment(s) on the Sustainability Appraisal</li> </ul>
CU17 Week Farm	<ul style="list-style-type: none"> <li>Comment(s) on secondary/ cumulative/ synergistic effects</li> <li>Alternative(s) proposed</li> </ul>
CU18 Venn Farm	<ul style="list-style-type: none"> <li>Comment(s) on secondary/ cumulative/ synergistic effects</li> <li>Alternative(s) proposed</li> </ul>
CU19 Town Centre Relief Road	<ul style="list-style-type: none"> <li>New information</li> </ul>
CU20 Cullompton Infrastructure	<ul style="list-style-type: none"> <li>Alternative(s) proposed</li> </ul>

OCUNEW Tiverton Road	<ul style="list-style-type: none"> <li>Alternative(s) proposed</li> </ul>
CU21 Land at Colebrook CONTINGENCY SITE	<ul style="list-style-type: none"> <li>Alternative(s) proposed</li> <li>Comment(s) on the Sustainability Appraisal</li> </ul>
<b>Crediton</b>	
CRE1 Wellparks	<ul style="list-style-type: none"> <li>New information</li> </ul>
CRE2 Red Hill Cross, Exhibition Road	<ul style="list-style-type: none"> <li>New information</li> </ul>
CRE3 Cromwells Meadow	<ul style="list-style-type: none"> <li>New information</li> </ul>
CRE4 Woods Group, Exeter Road	<ul style="list-style-type: none"> <li>New information</li> </ul>
CRE5 Pedlerspool	<ul style="list-style-type: none"> <li>Comment(s) on secondary/ cumulative/ synergistic effects</li> <li>Alternative(s) proposed</li> <li>New information</li> <li>Comment(s) on the Sustainability Appraisal</li> </ul>
CRE6 Sports fields, Exhibition Road	<ul style="list-style-type: none"> <li>Alternative(s) proposed</li> <li>New information</li> </ul>
CRE7 Stonewall Lane	<ul style="list-style-type: none"> <li>Comment(s) on secondary/ cumulative/ synergistic effects</li> <li>New information</li> </ul>
CRE9 Alexandra Close	<ul style="list-style-type: none"> <li>Comment(s) on the Sustainability Appraisal</li> </ul>
CRE10 Land south of A377	<ul style="list-style-type: none"> <li>Alternative(s) proposed</li> <li>New information</li> </ul>
CRE11 Crediton Infrastructure	<ul style="list-style-type: none"> <li>Alternative(s) proposed</li> </ul>
Options to the West of Crediton – OCRE10 Westwood Farm and OCRE11 Land at Chapel Down Farm	<ul style="list-style-type: none"> <li>Comment(s) on the Sustainability Appraisal</li> </ul>
<b>Junction 27</b>	
Land at Junction 27	<ul style="list-style-type: none"> <li>Comment(s) on secondary/ cumulative/ synergistic effects</li> <li>Alternative(s) proposed</li> <li>New information</li> <li>Comment(s) on the Sustainability Appraisal</li> </ul>
<b>Rural areas</b>	
BA1 Newton Square, Bampton	<ul style="list-style-type: none"> <li>New information</li> </ul>
School Close, Bampton (proposed for allocation BA4)	<ul style="list-style-type: none"> <li>Alternative(s) proposed</li> </ul>
BO1 Land adjacent to Hollywell, Bow	<ul style="list-style-type: none"> <li>New information</li> </ul>
BO2, West of Godfrey's Gardens, Bow	<ul style="list-style-type: none"> <li>New information</li> </ul>
BR1 Hele Road, Bradninch	<ul style="list-style-type: none"> <li>New information</li> </ul>
CH1 Barton, Chawleigh	<ul style="list-style-type: none"> <li>New information</li> </ul>
CB1 Land off Church Lane, Cheriton Bishop	<ul style="list-style-type: none"> <li>New information</li> </ul>
CF1 Barnshill Close, Cheriton Fitzpaine	<ul style="list-style-type: none"> <li>New information</li> </ul>
CF2 Land adjacent school, Cheriton Fitzpaine	<ul style="list-style-type: none"> <li>New information</li> <li>Comments on the Sustainability Appraisal</li> </ul>
OCF2 Landboat Farm, Cheriton Fitzpaine	<ul style="list-style-type: none"> <li>Comment(s) on the Sustainability Appraisal</li> </ul>
OCFNEW Bramble Orchard, Cheriton Fitzpaine	<ul style="list-style-type: none"> <li>Alternative(s) proposed</li> </ul>
HA1 Land adjacent Fishers Way, Halberton	<ul style="list-style-type: none"> <li>New information</li> </ul>
OHA1 Land at Blundells Road, Halberton	<ul style="list-style-type: none"> <li>Comment(s) on the Sustainability Appraisal</li> </ul>
OHANEW The Pethers, Halberton	<ul style="list-style-type: none"> <li>Comment(s) on the Sustainability Appraisal</li> </ul>
HE1 Depot, Hemyock	<ul style="list-style-type: none"> <li>New information</li> </ul>
NE1 Court Orchard, Newton St Cyres	<ul style="list-style-type: none"> <li>New information</li> </ul>
ONENEW New Estate Site A, Newton St Cyres	<ul style="list-style-type: none"> <li>Alternative(s) proposed</li> </ul>
ONENEW New Estate Site B, Newton St Cyres	<ul style="list-style-type: none"> <li>Alternative(s) proposed</li> </ul>
OSP1 Higher Town, Sampford Peverell (Proposed for allocation SP2)	<ul style="list-style-type: none"> <li>Alternative(s) proposed</li> <li>New information</li> </ul>
SA1 Fanny's Lane, Sandford	<ul style="list-style-type: none"> <li>New information</li> </ul>
SI1 Land at Old Butterleigh Road, Silvertown	<ul style="list-style-type: none"> <li>New information</li> </ul>

SI2 The Garage, Silverton	<ul style="list-style-type: none"> <li>• New information</li> </ul>
TH1 South of Broadlands, Thorverton	<ul style="list-style-type: none"> <li>• Alternative(s) proposed</li> </ul>
OTHNEW Land north east of Silver Street, Thorverton	<ul style="list-style-type: none"> <li>• Alternative(s) proposed</li> </ul>
OTHNEW Land to the west of Lynch Close and Cleaves Close, Thorverton	<ul style="list-style-type: none"> <li>• Alternative(s) proposed</li> </ul>
OUF3 Land West of Uffculme	<ul style="list-style-type: none"> <li>• Alternative(s) proposed</li> <li>• Comments on the Sustainability Appraisal</li> </ul>
WI1 Land east of M5, Willand	<ul style="list-style-type: none"> <li>• Alternative(s) proposed</li> </ul>
WI2 Willand Industrial Estate	<ul style="list-style-type: none"> <li>• Alternative(s) proposed</li> <li>• New information</li> </ul>
<b>Development Management Policies</b>	
DM28 Other protected sites	<ul style="list-style-type: none"> <li>• Alternative(s) proposed</li> </ul>

**Item 9 – Confirmation that Cullompton is not appropriate for consideration as a reasonable option for additional housing associated with Junction 27**

*Para 1.34 of the LUC SA Update Review (2018) recommends that the Council will need to satisfy itself that site options at Cullompton can not be considered to be reasonable options due to the deliverability issue set out in the Implications Report presented at Cabinet 15<sup>th</sup> September and full Council 22<sup>nd</sup> September 2016, or for other reasons. Should this not be the case, it may be necessary to consider site options at Cullompton further through the SA for the delivery of the additional housing.*

14. 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 works, which would need to be delivered to accommodate the 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 highways improvements have been delivered. Cullompton is therefore not considered as a reasonably appropriate location to meet this extra level of need.

**Item 10 –Work undertaken to date should be collated and used to inform a review of the decision making process regarding which sites to allocate in relation to the Junction 27 proposal.**

*Para 1.37 and 1.38 of the LUC SA Update Review (2018) note that it was not clear if a methodical process of revisiting the list of rejected site options, in light of any updated SA findings, was undertaken to consider their appropriateness. The SA Update does not report on why the two sites chosen were selected over other options. The additional work required, is therefore not necessarily new appraisal work in relation to alternative options to TIV16 and SP2, but work undertaken to date should be collated and used to inform a review of the decision making process regarding which sites to allocate. A clear audit trail listing all of the housing site options and stating which are reasonable options for allocation as additional housing sites and justification for the selection or rejection of each option should be provided.*

15. 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<sup>th</sup> September 2016 and Council on 22<sup>nd</sup> 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.

16. Individual sites were considered at an officer level where they met the selection criteria. These were then presented to members at Cabinet on 15<sup>th</sup> September and Council on the 22<sup>nd</sup> 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 15<sup>th</sup> or 22<sup>nd</sup> September 2016. However the reasons for rejecting site option 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).
17. Following the recommendations undertaken on the 15<sup>th</sup> and 22<sup>nd</sup> September, a report was presented to Cabinet on 21<sup>st</sup> November 2016 and full Council 1<sup>st</sup> 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 15<sup>th</sup> September Cabinet. The report summarises the considerations of the group and recommendations.
18. In response to the recommendations of LUC the tables below are provided. As set out in LUC's initial review of the Sustainability Appraisal update sites with planning permission or which are already proposed for allocation are not considered as reasonable alternatives for the additional dwellings.

Table 5: Summary 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 works, which would need to be delivered to accommodate the 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 highways improvements have been delivered. Cullompton is therefore not considered as a reasonably appropriate location to meet this extra level of 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 <sup>1</sup> to J27	<ul style="list-style-type: none"> <li>• Culmstock</li> <li>• Halberton</li> <li>• Hemyock</li> <li>• Holcombe Rogus</li> <li>• Kentisbeare</li> <li>• Sampford Peverell</li> <li>• Uffculme</li> <li>• Willand</li> </ul>
Villages proximate to J27 and referred to in committee paperwork on 22 <sup>nd</sup>	<ul style="list-style-type: none"> <li>• Hemyock</li> <li>• Kentisbeare</li> <li>• Sampford Peverell</li> <li>• Uffculme</li> </ul>

<sup>1</sup> Proximate is considered to be: 30 minutes of J27 by walking, cycling or public transport

Site option area	Reason
September 2016	<ul style="list-style-type: none"> <li>Willand</li> </ul>
Villages not proximate to J27	<p>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:</p> <ul style="list-style-type: none"> <li>Bampton</li> <li>Bow</li> <li>Bradninch</li> <li>Chawleigh</li> <li>Cheriton Bishop</li> <li>Cheriton Fitzpaine</li> <li>Copplestone</li> <li>Lapford</li> <li>Morchard Bishop</li> <li>Newton St Cyres</li> <li>Sandford</li> <li>Silverton</li> <li>Thorverton</li> <li>Yeoford</li> </ul>
Areas not consistent with the proposed Local Plan Review distribution strategy	<p>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:</p> <ul style="list-style-type: none"> <li>Bickleigh</li> <li>Butterleigh</li> <li>Burlescombe</li> <li>Colebrooke</li> <li>Oakford</li> <li>Shillingford</li> </ul>

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
<b>Sites at Tiverton</b>			
Hay Park	Yes	SA Report for the Local Plan Review (Proposed Submission consultation) February 2015 – Appendix 2	<b>Rejected:</b> 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 –	<b>Selected:</b> 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 15 <sup>th</sup> September 2016 and Full Council 22 <sup>nd</sup> September 2016. It was

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	noted at this time that the site is currently 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	<b>Rejected:</b> 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	<b>Rejected:</b> 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 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	<b>Rejected:</b> 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



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
		2015 – Appendix 2 The SA Update in 2017 also included a revised appraisal of this site to take into account a consultation comment received.	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	<b>Rejected:</b> 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 consultation) February 2015 – Appendix 2 The Sustainability Appraisal Update (2017) included revised appraisal work to consider the site as a revised mixed use allocation.	<b>Rejected:</b> 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 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

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
			<p>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 15<sup>th</sup> September 2016 and Full Council 22<sup>nd</sup> 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 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</p>

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
			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 22 <sup>nd</sup> September 2016 and therefore not taken forward as a proposed allocation for the additional dwellings.
Land at Seven Crosses Hill	No	The Sustainability Appraisal Update (2017) included appraisal work to consider the site.	<b>Rejected:</b> This site came forward during the consultation on the Local Plan Review 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.
<b>Sites at the Villages</b>			
Culmstock Glebe and Rackfields, Culmstock	Yes	SA Report for the Local Plan Review (Proposed Submission consultation) February 2015 – Appendix 2	<b>Rejected:</b> 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	<b>Rejected:</b> 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	<b>Rejected:</b> 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.	<b>Rejected:</b> 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) February 2015 – Appendix 2	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.
Culmbridge Farm, Hemyock	Yes	SA Report for the Local Plan Review (Proposed Submission consultation) February 2015 – Appendix 2	<b>Rejected:</b> 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

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
			are not preferred. The site was considered as part of the J27 Implications Report presented to Cabinet 15 <sup>th</sup> September 2016 and Full Council 22 <sup>nd</sup> 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	<b>Rejected:</b> 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 15 <sup>th</sup> September 2016 and Full Council 22 <sup>nd</sup> 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, Hemyock	Yes	SA Report for the Local Plan Review (Proposed Submission consultation) February 2015 – Appendix 2	<b>Rejected:</b> 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 15 <sup>th</sup> September 2016 and Full Council 22 <sup>nd</sup> 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	Yes	SA Report for the Local Plan Review (Proposed	<b>Rejected:</b> This site received a number of objections during the Options Consultation. Although it is an existing allocation, it has not come forward

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
(mixed use)		Submission consultation) February 2015 – Appendix 2	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 15 <sup>th</sup> September 2016 and Full Council 22 <sup>nd</sup> 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 was not preferred.
Higher Town, Sampford Peverell	Yes	SA Report for the Local Plan Review (Proposed Submission consultation) February 2015 – Appendix 2	<b>Selected:</b> 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 areas 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 15 <sup>th</sup> September 2016 and Full Council 22 <sup>nd</sup> 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 previously

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
			<p>advised that any development of the site should be phased until after improved access to the A361.</p> <p>The J27 Implications Report presented to Cabinet 15<sup>th</sup> September 2016 and Full Council 22<sup>nd</sup> 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.</p> <p>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.</p> <p>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.</p> <p>The site is being actively promoted and is deliverable.</p>
Land off Whitnage Road,	Yes	SA Report for the Local Plan Review	<b>Rejected:</b> This option is located adjacent to the A361, sharing a long boundary with this busy road. Such a

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
Sampford Peverell		(Proposed Submission consultation) February 2015 – Appendix 2	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. The J27 Implications Report presented to Cabinet 15 <sup>th</sup> September 2016 and Full Council 22 <sup>nd</sup> 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	<b>Rejected:</b> 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 15 <sup>th</sup> September 2016 and Full Council 22 <sup>nd</sup> 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	<b>Rejected:</b> 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 15 <sup>th</sup> September 2016 and Full Council 22 <sup>nd</sup> 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 adj. the main road, Sampford	Yes	SA Report for the Local Plan Review	<b>Rejected:</b> This option would likely have an impact on the Grade II farmhouse, and would have a



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
Peverell (SHLAA site 3&4)		(Proposed Submission consultation) February 2015 – Appendix 2	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 15 <sup>th</sup> September 2016 and Full Council 22 <sup>nd</sup> 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	<b>Rejected:</b> 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 15 <sup>th</sup> September 2016 and Full Council 22 <sup>nd</sup> 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 adjacent Sunnydene, Uffculme	Yes	SA Report for the Local Plan Review (Proposed Submission consultation) February 2015 – Appendix 2	<b>Rejected:</b> 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 15 <sup>th</sup> September 2016 and Full Council 22 <sup>nd</sup> September 2016 noted that sites in Uffculme were considered, however were not

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
			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 – Appendix 2	<b>Rejected:</b> 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 reasons, the site is not preferred. The J27 Implications Report presented to Cabinet 15 <sup>th</sup> September 2016 and Full Council 22 <sup>nd</sup> 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

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
			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 15 <sup>th</sup> September 2016 and Full Council 22 <sup>nd</sup> 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.
Quicks Farm, Willand	Yes	SA Report for the Local Plan Review (Proposed Submission consultation) February 2015 – Appendix 2	<b>Rejected:</b> 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 15 <sup>th</sup> September 2016 and Full Council 22 <sup>nd</sup> 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	<b>Rejected:</b> The site is divorced from the main body of Willand by the motorway. The J27 Implications Report presented to Cabinet 15 <sup>th</sup> September 2016 and Full Council 22 <sup>nd</sup> 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)	<b>Rejected:</b> 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 15 <sup>th</sup> September 2016 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
		February 2015 – Appendix 2	Full Council 22 <sup>nd</sup> 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.
Lloyd Maunder Way, Willand	Yes	SA Report for the Local Plan Review (Proposed Submission consultation) February 2015 – Appendix 2	<b>Rejected:</b> The site is divorced from the main body of Willand by the motorway. The J27 Implications Report presented to Cabinet 15 <sup>th</sup> September 2016 and Full Council 22 <sup>nd</sup> 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.

**Item 11 – Further work may need to be undertaken to collate the information that the Council holds about the options assessment process to be presented in the SA Update.**

*Para 1.40 of the LUC SA Update Review (2018) notes that without a clear audit trail of policy options and decision making in relation to each policy topic/proposed modification which does not currently appear in the SA Update, it is very difficult to establish whether the process has been completed robustly and whether there is a need to assess reasonable alternatives to other modifications in the Plan. It is suggested that further work may need to be undertaken to collate the information that the Council holds about the options assessment process, to be presented in the SA Update.*

19. Sites presented in the Local Plan Review Options Consultation (2014) included all housing and commercial options available at the time deemed to be deliverable across the District and were appraised in the Sustainability Appraisal Interim Report (2014). Following from this consultation the Local Plan Review Proposed Submission (2015) presented the preferred policy options. Alongside this the Sustainability Appraisal Proposed Submission (2015) was published, which set out all of the alternatives deemed to be deliverable across the District at the time, including additional options submitted as part of the Local Plan Review Options Consultation (2014). Site options that were submitted but were considered undeliverable were set out in Appendix 3: Undeliverable site options in the Sustainability Appraisal Proposed Submission (2015). The Sustainability Appraisal Update (2017) was undertaken to take into account comments made at the 2015 Proposed Submission Stage consultation and proposed modifications to the Local Plan Review as set out in the introduction of the update. Annex 2 of the update identifies and considers reasonable alternatives which have arisen from representations and/or new information. Full additional reasonable alternative appraisals were presented in Annex 3 where deemed necessary.

20. All previous iterations of the Sustainability Appraisal remain published on the Council's website. All representations received during each consultation stage are published on the website for full transparency. The Sustainability Appraisal Update is considered to be an addendum of the Sustainability Appraisal and accordingly should not be read in isolation but with reference to previous iterations of the Sustainability Appraisal which are all located on the same webpage as the update.
21. It is believed that a clear audit trail is provided by the sequence of the Sustainability Appraisal documents which are dated and published on the website. Where possible the same reference numbers are used for policies considered in subsequent Sustainability Appraisals to ease referencing and the appraisals of the policy options in the SA is set out in the order of the Local Plan Review. The decision making process through Cabinet and Council are also all published on the Mid Devon website for transparency and available for public viewing. Summaries of modifications proposed at the Local Plan Review Proposed Submission (2015) stage and Local Plan Review Proposed Submission (incorporating proposed modifications) (2017) stage are provided and include reasons for the modifications proposed. These documents remain available on the Council's website. Summaries of consultation responses are also provided with responses to each comment presented by Mid Devon District Council. A collation exercise would enable the information to be provided in one document however the MDDC believe that this would result in a lengthy document which would not necessarily provide greater clarity given the quantum of information to be provided in one document. It would require a need to collate the four Sustainability Appraisal documents and would not demonstrate any new information that is not currently available publically. MDDC believe the separation of the documents which are dated provides a clear audit trail of the sequence of the options considered and the result at each stage.

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**Schedule of amendments made to the SA Update 2017 (and included in the SA Update 2018), following the advice and recommendations provided by Land Use Consultants to Mid Devon District Council**

**January 2018**

The modifications below are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text, or by specifying the modification in words in italics. The page numbers and paragraph numbering below refer to the **SA Update 2017**, and do not take account of the deletion or addition of text.

Ref	Page	Paragraph	Amendment
SA1	2	Para 1	<p><a href="#">Reason: To set out the context of the SA Update 2018</a></p> <p>Add new paragraph:</p> <p><u>“Mid Devon District Council commissioned consultants LUC to undertake an independent review of the Sustainability Appraisal 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)’.”</u></p>
SA2	2	Para 2	<p><a href="#">Reason: To update the context of the SA Update 2017</a></p> <p>Amend paragraph as follows:</p> <p><del>“Theis 2017 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 Local Plan Review: Proposed Submission Consultation Sustainability Appraisal (2015) and Sustainability Appraisal Update (2017) is are available on the website at <a href="http://www.middevon.gov.uk/localplanreview">www.middevon.gov.uk/localplanreview</a> and the main Council office, Phoenix House, Tiverton.</del></p>
SA3	2	Para 3	<p><a href="#">Reason: In response to LUC recommendation to provide additional text prior to the contents section of the update to provide a clearer explanation of work carried out during the SA Update.</a></p> <p>Add new paragraph / text and :</p>

			<p><u>“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:”</u></p>
SA4	2	Following Para 3	<p><a href="#">Reason: In response to LUC recommendation to provide a clearer explanation of work carried out during the SA Update stage of the SA at the front of the SA Update.</a></p> <p>Move references to Annexes 1, 2 and 3 to the front of the SA Update:</p> <p><b><u>“Annex 1 – Sustainability Appraisal text, methodology and cumulative impact comments (p.67-80)</u></b>  <u>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.</u></p> <p><b><u>Annex 2 – Further reasonable alternatives, new information and comments on the sustainability appraisal of policies and sites (p.81-222)</u></b>  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.</p> <p><b><u>Annex 3 – Additional Reasonable Alternative Appraisals (p.223-395)</u></b>  This annex provides the full appraisals used to assess reasonable alternatives where deemed necessary as summarised in Annex 2.”</p>
SA5	2	Following Para 3	<p><a href="#">Reason: In response to LUC recommendation to provide a summary of revised appraisal work carried out in the SA Update.</a></p>



			<p>Add paragraphs providing a summary why additional SA work was carried out in the 2017 SA Update:</p> <p><b><u>“Summary of Sustainability Appraisal work carried out in Sustainability Appraisal Update (2017)”</u></b></p> <p><u>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.</u></p> <p><u>The following table sets out a summary of the reasons why additional SA work was carried out in the 2017 SA Update:</u></p>						
SA6	2	Following Para 3	<p><a href="#">Reason: In response to LUC recommendation to provide a summary of revised appraisal work carried out in the SA Update.</a></p> <p>Add Table 1:</p> <p>“Table 1 – summary of 2017 SA appraisal work</p> <table border="1" data-bbox="564 1805 1441 2047"> <thead> <tr> <th data-bbox="564 1805 983 1883"><b><u>Policy</u></b></th> <th data-bbox="983 1805 1441 1883"><b><u>Revised SA appraisal work</u></b></th> </tr> </thead> <tbody> <tr> <td data-bbox="564 1883 983 1962"><b><u>Strategic Policies</u></b></td> <td data-bbox="983 1883 1441 1962"></td> </tr> <tr> <td data-bbox="564 1962 983 2047"><u>S2 Amount and distribution of</u></td> <td data-bbox="983 1962 1441 2047"> <ul style="list-style-type: none"> <li>• <u>Alternative(s) proposed</u></li> <li>• <u>New information</u></li> </ul> </td> </tr> </tbody> </table>	<b><u>Policy</u></b>	<b><u>Revised SA appraisal work</u></b>	<b><u>Strategic Policies</u></b>		<u>S2 Amount and distribution of</u>	<ul style="list-style-type: none"> <li>• <u>Alternative(s) proposed</u></li> <li>• <u>New information</u></li> </ul>
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		<u>development</u>	<ul style="list-style-type: none"> <li>• <u>Comments on the Sustainability Appraisal</u></li> </ul>
		<u>S3 Meeting housing needs</u>	<ul style="list-style-type: none"> <li>• <u>Alternative(s) proposed</u></li> <li>• <u>New information</u></li> </ul>
		<u>S4 Ensuring housing delivery</u>	<ul style="list-style-type: none"> <li>• <u>Alternative(s) proposed</u></li> <li>• <u>New information</u></li> </ul>
		<u>S5 Public open space</u>	<ul style="list-style-type: none"> <li>• <u>Alternative(s) proposed</u></li> </ul>
		<u>S6 Employment</u>	<ul style="list-style-type: none"> <li>• <u>Alternative(s) proposed</u></li> </ul>
		<u>S10 Tiverton</u>	<ul style="list-style-type: none"> <li>• <u>Comment(s) on secondary/ cumulative/ synergistic effects</u></li> </ul>
		<u>S12 Crediton</u>	<ul style="list-style-type: none"> <li>• <u>New information</u></li> </ul>
		<u>S13 Villages</u>	<ul style="list-style-type: none"> <li>• <u>Alternative(s) proposed</u></li> </ul>
		<u>S14 Countryside</u>	<ul style="list-style-type: none"> <li>• <u>New information</u></li> </ul>
		<b><u>Sites</u></b>	
		<b><u>Tiverton</u></b>	
		<u>TIV1-TIV6 Eastern Urban Extension</u>	<ul style="list-style-type: none"> <li>• <u>Alternative(s) proposed</u></li> <li>• <u>New information</u></li> </ul>
		<u>TIV7 Town Hall/St Andrew Street</u>	<ul style="list-style-type: none"> <li>• <u>New information</u></li> </ul>
		<u>TIV8 Moorhayes Park</u>	<ul style="list-style-type: none"> <li>• <u>New information</u></li> </ul>
		<u>TIV12 Phoenix Lane</u>	<ul style="list-style-type: none"> <li>• <u>Alternative(s) proposed</u></li> </ul>
		<u>TIV13 Tidcombe Hall</u>	<ul style="list-style-type: none"> <li>• <u>Alternative(s) proposed</u></li> <li>• <u>New information</u></li> <li>• <u>Comment(s) on the Sustainability Appraisal</u></li> </ul>
		<u>TIV14 Wynnards Mead</u>	<ul style="list-style-type: none"> <li>• <u>Alternative(s) proposed</u></li> <li>• <u>New information</u></li> </ul>
		<u>OTIV2 Hartnoll Farm</u>	<ul style="list-style-type: none"> <li>• <u>Comment on secondary/ cumulative/ synergistic effects</u></li> <li>• <u>Alternative(s) proposed</u></li> </ul>
		<u>OTIV4 Blundells School (Proposed for allocation TIV16)</u>	<ul style="list-style-type: none"> <li>• <u>New information</u></li> <li>• <u>Comment(s) on the Sustainability Appraisal</u></li> </ul>

		<u>OTIV13 Exeter Hill</u>	<ul style="list-style-type: none"> <li>• <u>Comment(s) on the Sustainability Appraisal</u></li> </ul>
		<u>OTIVNEW New site land at Seven Crosses Hill</u>	<ul style="list-style-type: none"> <li>• <u>Alternative(s) proposed</u></li> </ul>
		<b><u>Cullompton</u></b>	
		<u>CU1-CU6 North West Cullompton</u>	<ul style="list-style-type: none"> <li>• <u>Comment(s) on secondary/ cumulative/ synergistic effects</u></li> <li>• <u>Alternative(s) proposed</u></li> <li>• <u>New information</u></li> <li>• <u>Comment(s) on the Sustainability Appraisal</u></li> </ul>
		<u>CU7-CU12 East Cullompton</u>	<ul style="list-style-type: none"> <li>• <u>Alternative(s) proposed</u></li> <li>• <u>New information</u></li> <li>• <u>Comment(s) on the Sustainability Appraisal</u></li> </ul>
		<u>CU13 Knowle Lane</u>	<ul style="list-style-type: none"> <li>• <u>Comment on secondary/ cumulative/ synergistic effects</u></li> <li>• <u>Comment(s) on the Sustainability Appraisal</u></li> </ul>
		<u>CU14 Ware Park and Footlands</u>	<ul style="list-style-type: none"> <li>• <u>Comment(s) on secondary/ cumulative/ synergistic effects</u></li> <li>• <u>New information</u></li> <li>• <u>Comment(s) on the Sustainability Appraisal</u></li> </ul>
		<u>CU15 Land at Exeter Road</u>	<ul style="list-style-type: none"> <li>• <u>Comment(s) on secondary/ cumulative/ synergistic effects</u></li> <li>• <u>New information</u></li> <li>• <u>Comment(s) on the Sustainability Appraisal</u></li> </ul>
		<u>CU16 Cummings Nursery</u>	<ul style="list-style-type: none"> <li>• <u>Comment(s) on secondary/ cumulative/ synergistic effects</u></li> <li>• <u>Comment(s) on the Sustainability Appraisal</u></li> </ul>
		<u>CU17 Week Farm</u>	<ul style="list-style-type: none"> <li>• <u>Comment(s) on secondary/ cumulative/ synergistic effects</u></li> <li>• <u>Alternative(s) proposed</u></li> </ul>
		<u>CU18 Venn Farm</u>	<ul style="list-style-type: none"> <li>• <u>Comment(s) on secondary/ cumulative/ synergistic effects</u></li> <li>• <u>Alternative(s) proposed</u></li> </ul>
		<u>CU19 Town Centre Relief Road</u>	<ul style="list-style-type: none"> <li>• <u>New information</u></li> </ul>
		<u>CU20 Cullompton Infrastructure</u>	<ul style="list-style-type: none"> <li>• <u>Alternative(s) proposed</u></li> </ul>

			<u>OCUNEW Tiverton Road</u>	<ul style="list-style-type: none"> <li>• <u>Alternative(s) proposed</u></li> </ul>
			<u>CU21 Land at Colebrook CONTINGENCY SITE</u>	<ul style="list-style-type: none"> <li>• <u>Alternative(s) proposed</u></li> <li>• <u>Comment(s) on the Sustainability Appraisal</u></li> </ul>
			<b><u>Crediton</u></b>	
			<u>CRE1 Wellparks</u>	<ul style="list-style-type: none"> <li>• <u>New information</u></li> </ul>
			<u>CRE2 Red Hill Cross, Exhibition Road</u>	<ul style="list-style-type: none"> <li>• <u>New information</u></li> </ul>
			<u>CRE3 Cromwells Meadow</u>	<ul style="list-style-type: none"> <li>• <u>New information</u></li> </ul>
			<u>CRE4 Woods Group, Exeter Road</u>	<ul style="list-style-type: none"> <li>• <u>New information</u></li> </ul>
			<u>CRE5 Pedlerspool</u>	<ul style="list-style-type: none"> <li>• <u>Comment(s) on secondary/ cumulative/ synergistic effects</u></li> <li>• <u>Alternative(s) proposed</u></li> <li>• <u>New information</u></li> <li>• <u>Comment(s) on the Sustainability Appraisal</u></li> </ul>
			<u>CRE6 Sports fields, Exhibition Road</u>	<ul style="list-style-type: none"> <li>• <u>Alternative(s) proposed</u></li> <li>• <u>New information</u></li> </ul>
			<u>CRE7 Stonewall Lane</u>	<ul style="list-style-type: none"> <li>• <u>Comment(s) on secondary/ cumulative/ synergistic effects</u></li> <li>• <u>New information</u></li> </ul>
			<u>CRE9 Alexandra Close</u>	<ul style="list-style-type: none"> <li>• <u>Comment(s) on the Sustainability Appraisal</u></li> </ul>
			<u>CRE10 Land south of A377</u>	<ul style="list-style-type: none"> <li>• <u>Alternative(s) proposed New information</u></li> </ul>
			<u>CRE11 Crediton Infrastructure</u>	<ul style="list-style-type: none"> <li>• <u>Alternative(s) proposed</u></li> </ul>
			<u>Options to the West of Crediton – OCRE10 Westwood Farm and OCRE11 Land at Chapel Down Farm</u>	<ul style="list-style-type: none"> <li>• <u>Comment(s) on the Sustainability Appraisal</u></li> </ul>
			<b><u>Junction 27</u></b>	
			<u>Land at Junction 27</u>	<ul style="list-style-type: none"> <li>• <u>Comment(s) on secondary/ cumulative/ synergistic effects</u></li> <li>• <u>Alternative(s) proposed</u></li> <li>• <u>New information</u></li> <li>• <u>Comment(s) on the Sustainability Appraisal</u></li> </ul>

			<b><u>Rural areas</u></b>	
			<u>BA1 Newton Square, Bampton</u>	• <u>New information</u>
			<u>School Close, Bampton</u> (proposed for allocation BA4)	• <u>Alternative(s) proposed</u>
			<u>BO1 Land adjacent to Hollywell, Bow</u>	• <u>New information</u>
			<u>BO2, West of Godfrey's Gardens, Bow</u>	• <u>New information</u>
			<u>BR1 Hele Road, Bradninch</u>	• <u>New information</u>
			<u>CH1 Barton, Chawleigh</u>	• <u>New information</u>
			<u>CB1 Land off Church Lane, Cheriton Bishop</u>	• <u>New information</u>
			<u>CF1 Barnshill Close, Cheriton Fitzpaine</u>	• <u>New information</u>
			<u>CF2 Land adjacent school, Cheriton Fitzpaine</u>	• <u>New information</u> • <u>Comments on the Sustainability Appraisal</u>
			<u>OCF2 Landboat Farm, Cheriton Fitzpaine</u>	• <u>Comment(s) on the Sustainability Appraisal</u>
			<u>OCFNEW Bramble Orchard, Cheriton Fitzpaine</u>	• <u>Alternative(s) proposed</u>
			<u>HA1 Land adjacent Fishers Way, Halberton</u>	• <u>New information</u>
			<u>OHA1 Land at Blundells Road, Halberton</u>	• <u>Comment(s) on the Sustainability Appraisal</u>
			<u>OHANEW The Pethers, Halberton</u>	• <u>Comment(s) on the Sustainability Appraisal</u>
			<u>HE1 Depot, Hemyock</u>	• <u>New information</u>
			<u>NE1 Court Orchard, Newton St Cyres</u>	• <u>New information</u>
			<u>ONENEW New Estate Site A,</u>	• <u>Alternative(s) proposed</u>

			<p><u>Newton St Cyres</u></p> <p><u>ONENEW New Estate Site B, Newton St Cyres</u></p> <ul style="list-style-type: none"> <li>• <u>Alternative(s) proposed</u></li> </ul> <p><u>OSP1 Higher Town, Sampford Peverell (Proposed for allocation SP2)</u></p> <ul style="list-style-type: none"> <li>• <u>Alternative(s) proposed</u></li> <li>• <u>New information</u></li> </ul> <p><u>SA1 Fanny's Lane, Sandford</u></p> <ul style="list-style-type: none"> <li>• <u>New information</u></li> </ul> <p><u>SI1 Land at Old Butterleigh Road, Silverton</u></p> <ul style="list-style-type: none"> <li>• <u>New information</u></li> </ul> <p><u>SI2 The Garage, Silverton</u></p> <ul style="list-style-type: none"> <li>• <u>New information</u></li> </ul> <p><u>TH1 South of Broadlands, Thorverton</u></p> <ul style="list-style-type: none"> <li>• <u>Alternative(s) proposed</u></li> </ul> <p><u>OTHNEW Land north east of Silver Street, Thorverton</u></p> <ul style="list-style-type: none"> <li>• <u>Alternative(s) proposed</u></li> </ul> <p><u>OTHNEW Land to the west of Lynch Close and Cleaves Close, Thorverton</u></p> <ul style="list-style-type: none"> <li>• <u>Alternative(s) proposed</u></li> </ul> <p><u>OUF3 Land West of Uffculme</u></p> <ul style="list-style-type: none"> <li>• <u>Alternative(s) proposed</u></li> <li>• <u>Comments on the Sustainability Appraisal</u></li> </ul> <p><u>WI1 Land east of M5, Willand</u></p> <ul style="list-style-type: none"> <li>• <u>Alternative(s) proposed</u></li> </ul> <p><u>WI2 Willand Industrial Estate</u></p> <ul style="list-style-type: none"> <li>• <u>Alternative(s) proposed</u></li> <li>• <u>New information</u></li> </ul> <p><b><u>Development Management Policies</u></b></p> <p><u>DM28 Other protected sites</u></p> <ul style="list-style-type: none"> <li>• <u>Alternative(s) proposed</u></li> </ul>
SA7	2	Following Para 3	<p><a href="#">Reason: In response to LUC recommendation to provide a table setting out a summary of reasonable alternatives.</a></p> <p>Add paragraph summarising reasonable alternatives considered:</p> <p><b><u>“Summary of reasonable alternatives considered</u></b></p>

			<u>The following table sets out the reasonable alternatives considered through the 2017 SA update.”</u>												
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			<u>S6: Employment</u>	- <u>Small scale allocations in rural locations.</u>  - <u>Allocation for major tourism and leisure.</u>
			<u>S13: Villages</u>	- <u>Edge of village development.</u>
			<b><u>Site Allocations</u></b>	
			<u>TIV1-5: Eastern Urban Extension</u>	- <u>Range of dwellings (1580 – 1830)</u>
			<u>TIV12: Phoenix Lane</u>	- <u>Delete policy.</u>
			<u>TIV13: Tidcombe Hall</u>	- <u>Delete policy.</u>  - <u>8.4ha with 200 dwellings.</u>
			<u>TIV14: Wynnards Mead (Contingency site)</u>	- <u>Delete policy.</u>
			<u>OTIV2: Hartnoll Farm</u>	- <u>1000 dwellings and 20,000sqm employment.</u>
			<u>OTIV4: Blundells School (proposed for allocation TIV16)</u>	- <u>Reconsider site in light of EA and HEA evidence: allocate for 200 dwellings.</u>
			<u>OTIVNEW: New site at Seven Crosses Hill</u>	- <u>7.69ha for 184 dwellings.</u>
			<u>CU1-CU6: North West Cullompton</u>	- <u>Include education provision as part of the commercial floorspace allocation.</u>  - <u>Extend site area, incorporating all 'Growen Farm' land.</u>
			<u>CU7-CU12: East Cullompton</u>	- <u>No quantum of green infrastructure and public open space should be specified.</u>  - <u>Proposed land swap; 'land at Newland Persey' replaced by</u>



				<p><u>'land at Cooke'</u>.</p> <p>- <u>Land at Aller Barton Farm/ south of Honiton Road, 181ha site.</u></p>
			<u>CU15: Land at Exeter Road</u>	- <u>Reduce allocation to 24 dwellings.</u>
			<u>CU17: Week Farm</u>	- <u>Include space for larger retail outlets.</u>
			<u>CU18: Venn Farm</u>	- <u>Extend allocation area to 8ha.</u>
			<u>CU21: Land at Colebrook (Contingency Site)</u>	- <u>Include full site area proposed at options stage: 19.3ha, 400 dwellings.</u>
			<u>OCUNEW: Tiverton Road</u>	- <u>New site proposed for up to 19 dwellings.</u>
			<u>CRE6: Sports fields, Exhibition Road</u>	- <u>Alternative to proposed allocation: 2.8ha with 50 dwellings.</u>
			<u>CRE10: Land south of A377</u>	- <u>Extension of settlement limit to include all land within 2009 planning permission.</u>
			<u>CRE11: Crediton Infrastructure</u>	- <u>Include provision of works to reduce flood risk in policy.</u>
			<u>J27: Land at Junction 27</u>	- <u>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.</u>
			<u>School Close, Bampton (proposed for allocation BA4)</u>	- <u>Allocate 0.54ha site for 26 dwellings (site omitted in error from 2015 proposed submission)</u>
			<u>OCFNEW: Bramble Orchard, Cheriton Fitzpaine</u>	- <u>New alternative site proposed in preference to current plan allocations.</u>

			<p><u>OHANEW: The Pethers</u></p> <p>- <u>Site put forward in preference to HA1.</u></p>
			<p><u>ONENEW: New Estate Site A and B, Newton St Cyres</u></p> <p>- <u>New site options (A &amp;B) at Newton St Cyres</u></p>
			<p><u>OSP1: Higher Town, Sampford Peverell (proposed for allocation SP2)</u></p> <p>- <u>Option site reconsidered; proposed allocation of 6ha, 60 dwellings site.</u></p>
			<p><u>TH1: South of Broadlands, Thorverton</u></p> <p>- <u>Proposed extension of site to include allotment land; 1.15 ha, 20 dwellings</u></p>
			<p><u>OTHNEW: Land north east of Silver Street, Thorverton</u></p> <p>- <u>New land submitted for consideration.</u></p>
			<p><u>OTHNEW: Land to the west of Lynch Close and Cleaves Close, Thorverton</u></p> <p>- <u>New land submitted for consideration.</u></p>
			<p><u>OUF3: Land west of Uffculme, Uffculme</u></p> <p>- <u>3.5 ha, 60 dwelling site considered for inclusion in plan following appeal decision (February 2016) granting outline planning permission.</u></p>
			<p><u>WI1: Land east of M5, Willand</u></p> <p>- <u>Increase area of proposed allocation; 14.8ha, 174 dwellings</u></p>
			<p><u>WI2: Willand Industrial Estate, Willand</u></p> <p>- <u>Full allocation of 9.2ha 22,000sqm of commercial floorspace</u></p> <p>- <u>Allocate for residential development; 53 dwellings</u></p>
			<p><b><u>Development Management Policies</u></b></p>
			<p><u>DM28: Other protected sites</u></p> <p>- <u>Include compensatory measures as part of policy</u></p>
SA9	2	Following Para 3	<p><a href="#">Reason: In response to LUC recommendation to provide a table the proposed modifications that have arisen through the SA Update (2017).</a></p>

			Add paragraph:  “The following table sets out the proposed modifications that have arisen through the 2017 SA update.”																				
SA10	2	Following Para 3	<p><a href="#">Reason: In response to LUC recommendation to provide a table the proposed modifications that have arisen through the SA Update (2017).</a></p> <p>Add Table 3:  “<u>Table 3: Summary of proposed modifications set out in the 2017 SA update</u>”</p> <table border="1"> <thead> <tr> <th><u>Local Plan Policy</u></th> <th><u>Summary of Proposed Amendments</u></th> </tr> </thead> <tbody> <tr> <td colspan="2"><b><u>Strategic Policies</u></b></td> </tr> <tr> <td><u>S2: Amount and distribution of development</u></td> <td><u>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.</u></td> </tr> <tr> <td><u>S3: Meeting housing needs</u></td> <td><u>Increase objectively assessed housing need to 380 per year to reflect SHMA evidence + 260 over plan period for Junction 27 allocation.</u></td> </tr> <tr> <td><u>S4: Ensuring housing delivery</u></td> <td><u>Increase objectively assessed housing need (as above).</u></td> </tr> <tr> <td><u>S12: Crediton</u></td> <td><u>Additional criterion for community and education facilities.</u></td> </tr> <tr> <td><u>S14: Countryside</u></td> <td><u>Remove reference to new traveller sites in open countryside (in response to updated National Policy guidance).</u></td> </tr> <tr> <td colspan="2"><b><u>Site Allocations</u></b></td> </tr> <tr> <td><u>TIV1-5: Eastern Urban Extension</u></td> <td><u>Amend policy to give range of dwellings (1580 – 1830).</u></td> </tr> <tr> <td><u>TIV14: Wynnards Mead</u></td> <td><u>Proposed for deletion.</u></td> </tr> </tbody> </table>	<u>Local Plan Policy</u>	<u>Summary of Proposed Amendments</u>	<b><u>Strategic Policies</u></b>		<u>S2: Amount and distribution of development</u>	<u>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.</u>	<u>S3: Meeting housing needs</u>	<u>Increase objectively assessed housing need to 380 per year to reflect SHMA evidence + 260 over plan period for Junction 27 allocation.</u>	<u>S4: Ensuring housing delivery</u>	<u>Increase objectively assessed housing need (as above).</u>	<u>S12: Crediton</u>	<u>Additional criterion for community and education facilities.</u>	<u>S14: Countryside</u>	<u>Remove reference to new traveller sites in open countryside (in response to updated National Policy guidance).</u>	<b><u>Site Allocations</u></b>		<u>TIV1-5: Eastern Urban Extension</u>	<u>Amend policy to give range of dwellings (1580 – 1830).</u>	<u>TIV14: Wynnards Mead</u>	<u>Proposed for deletion.</u>
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			<u>(Contingency site)</u>	
			<u>OTIV4: Blundells School (proposed for allocation TIV16 Blundells School)</u>	<u>New Policy: New site allocation to meet need arising from J27 employment; reconsidered in light of new Environment Agency (EA) &amp; Historic Environment Appraisal (HEA) evidence.</u>
			<u>CU1-CU6: North West Cullompton</u>	<u>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.</u>
			<u>CU7-CU12: East Cullompton</u>	<u>Additional criterion and text in response to HEA.</u>
			<u>CU15: Exeter Road</u>	<u>Reduced allocation to 24 dwellings.</u>
			<u>CU19: Town Centre Relief Road</u>	<u>Additional criterion and text in response to HEA.</u>
			<u>CU20: Cullompton Infrastructure</u>	<u>Additional criterion and text on works to reduce flood risk.</u>
			<u>CRE2: Red Hill Cross</u>	<u>Additional supporting text to add context in response to HEA.</u>
			<u>CRE3: Cromwells Meadow</u>	<u>Additional criterion and text in response to HEA.</u>
			<u>CRE4: Woods Group, Exeter Road</u>	<u>Additional supporting text to add context in response to HEA.</u>
			<u>CRE5: Pedlerspool</u>	<u>New primary school included in policy following representation from Devon County Council.</u>
			<u>CRE7: Stonewall Lane</u>	<u>Additional supporting text to add context in response to HEA.</u>
			<u>CRE10: Land south of A377</u>	<u>Extension of settlement limit to include all land included in 2009 Planning Permission. Amendments to supporting text</u>

				have been made in response to the HEA and latest flood risk information.
			<u>CRE11: Crediton Infrastructure</u>	Amend policy to include provision of works to reduce flood risk
			<u>J27: Land at Junction 27</u>	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.
			<u>School Close, Bampton (proposed for allocation BA4)</u>	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.
			<u>CH1: Barton, Chawleigh</u>	Additional criterion and text in response to HEA.
			<u>CF1: Barnshill Close, Cheriton Fitzpaine</u>	Additional text proposed in response to HEA.
			<u>HA1: Land Adjacent Fishers Way, Halberton</u>	Delete reference to archaeological investigation/mitigation following new information from Devon County Archaeology service.
			<u>HE1: Depot, Hemyock</u>	Site now won't be available in near future: removed from plan as no longer reasonable alternative.
			<u>NE1: Court Orchard, Newton St Cyres</u>	Additional criterion and text in response to HEA.
			<u>OSP1: Higher Town, Sampford Peverell (proposed for allocation SP2)</u>	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

			<p><u>proposed modification.</u></p> <p><u>OUF3: Land west of Uffculme, Uffculme</u></p> <p><u>3.5 ha, 60 dwelling site included as proposed modification following appeal decision February 2016 granting outline planning permission.</u></p> <p><u>WI2: Willand Industrial Estate, Willand</u></p> <p><u>Proposed to allocate full site area; 9.2 ha site for 22,000 square metres commercial floorspace.</u></p> <p><b><u>Development Management Policies</u></b></p> <p><u>DM28: Other protected sites</u></p> <p><u>In response to Environment Agency comments, proposed policy amendment allows for consideration of compensatory measures where mitigation measures are not possible.</u></p>
SA11	2	Following Para 3	<p><a href="#"><u>Reason: In response to LUC recommendation to add a signposting table to identify how the SA has met the Strategic Environmental Appraisal (SEA) Directive requirements for clarity.</u></a></p> <p>Add the following paragraphs explaining the compliance with the Strategic Environmental Assessment Directive and Regulations:</p> <p><b><u>“Compliance with the Strategic Environmental Assessment Directive and Regulations</u></b></p> <p><u>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.</u></p> <p><u>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</u></p>

			<p><u>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.</u></p> <p><u>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.</u></p> <p><u>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.”</u></p>						
SA12	2	Following Para 3	<p><a href="#">Reason: In response to LUC recommendation to add a signposting table to identify how the SA has met the Strategic Environmental Appraisal (SEA) Directive requirements for clarity.</a></p> <p>Add table 4:</p> <p><u>“Table 4 – Signposting table, ‘Information to be included in the Environmental Report’</u></p> <table border="1"> <thead> <tr> <th><u>SEA Directive Requirements</u></th> <th><u>Covered in SA</u></th> </tr> </thead> <tbody> <tr> <td colspan="2"><b><u>Information to be included in the Environmental Report – Article 5 and Annex 1 of SEA Directive</u></b></td> </tr> <tr> <td>a) <u>an outline of the contents, main objectives of the plan, and relationship with other relevant plans and programmes;</u></td> <td> <p><b><u>Sustainability Appraisal Scoping Report (2013):</u></b></p> <p><u>‘Chapter 1 Introduction’ of this report sets out the contents and main objectives of the plan.</u></p> <p><u>‘Chapter 2 Relevant plans and programmes’ of this report sets out the relationship with other relevant plans and programmes.</u></p> <p><u>‘Chapter 7 Appendix: Reviewed</u></p> </td> </tr> </tbody> </table>	<u>SEA Directive Requirements</u>	<u>Covered in SA</u>	<b><u>Information to be included in the Environmental Report – Article 5 and Annex 1 of SEA Directive</u></b>		a) <u>an outline of the contents, main objectives of the plan, and relationship with other relevant plans and programmes;</u>	<p><b><u>Sustainability Appraisal Scoping Report (2013):</u></b></p> <p><u>‘Chapter 1 Introduction’ of this report sets out the contents and main objectives of the plan.</u></p> <p><u>‘Chapter 2 Relevant plans and programmes’ of this report sets out the relationship with other relevant plans and programmes.</u></p> <p><u>‘Chapter 7 Appendix: Reviewed</u></p>
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				<p><u>‘Appendix 1: Full review of plans and programmes’</u>. This appendix provides a full review of plans and programmes.</p>
			<p><u>b) the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan;</u></p>	<p><b><u>Sustainability Appraisal Scoping Report (2013):</u></b></p> <p><u>‘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 existing relevant plans and programmes.</u></p> <p><b><u>Interim Sustainability Appraisal (2014):</u></b></p> <p><u>‘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.</u></p> <p><b><u>Sustainability Appraisal Proposed Modifications Report (2015):</u></b></p> <p><u>‘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</u></p>

				<p>likely <u>Evolution of the State of the Environment without Implementation of the Local Plan Review</u> is set out in full at para 2.60 and accompanying table.</p>
			<p>c) the environmental characteristics of areas likely to be significantly affected;</p>	<p><b><u>Sustainability Appraisal Scoping Report (2013):</u></b></p> <p><u>'Chapter 2 Relevant plans and programmes'</u> 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.</p> <p><u>'Chapter 3 Baseline information about Mid Devon'</u> 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.</p> <p><u>'Chapter 4 Sustainability issues and problems'</u> of this report summarises the sustainability issues within Mid Devon identified by the Sustainability Appraisal scoping report.</p> <p><u>'Chapter 7 Appendix: Reviewed plans and programmes (full list)'</u></p>

			<p><u>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.</u></p> <p><b><u>Interim Sustainability Appraisal (2014):</u></b></p> <p><u>‘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.</u></p> <p><u>‘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.</u></p> <p><b><u>Sustainability Appraisal Proposed Submission Report (2015):</u></b></p> <p><u>‘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.</u></p>
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			<p><u>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;</u></p>	<p><b><u>Sustainability Appraisal Scoping Report (2013):</u></b></p> <p><u>'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.</u></p>

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			<p><u>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;</u></p>	<p><b><u>Sustainability Appraisal Scoping Report (2013):</u></b></p> <p><u>'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</u></p>

			<p><u>and strategies at a local level which are relevant to the plan, including environmental considerations to be taken into account during the Plan preparation.</u></p> <p><u>'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.</u></p> <p><b><u>Interim Sustainability Appraisal (2014):</u></b></p> <p><u>'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.</u></p> <p><u>'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</u></p>
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			<p>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</p>	<p><b><u>Interim Sustainability Appraisal (2014):</u></b></p> <p>'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</p>

			<p><u>should include secondary, cumulative, synergistic, short, medium and long-term, permanent and temporary, positive and negative impacts);</u></p>	<p><u>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.</u></p> <p><b><u>Sustainability Appraisal Proposed Submission Report (2015):</u></b></p> <p><u>‘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.</u></p> <p><b><u>Sustainability Appraisal Update (2017)</u></b></p> <p><u>Annex 1 ‘Sustainability Appraisal text, methodology and cumulative</u></p>
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				<p><u>impact comments' updates the cumulative effects noted in appendix 2 of the Sustainability Appraisal Proposed Submission Report (2015)</u></p> <p><u>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.</u></p> <p><u>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.</u></p>
			<p><u>g) the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan;</u></p>	<p><b><u>Interim Sustainability Appraisal (2014):</u></b></p> <p><u>'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</u></p>

				<p><u>significant adverse effects on the environment of implementing the plan.</u></p> <p><b><u>Sustainability Appraisal Proposed Submission Report (2015):</u></b></p> <p><u>‘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.</u></p> <p><b><u>Sustainability Appraisal Update (2017)</u></b></p> <p><u>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.</u></p>
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				<p>The detailed SA matrices in <u>Annex 3</u> include a column <u>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.</u></p>
			<p><u>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;</u></p>	<p><b><u>Sustainability Appraisal Scoping Report (2013)</u></b></p> <p><u>This appraisal first introduces the proposed framework to assess sustainability in Chapter 5 'A framework to assess sustainability'.</u></p> <p><b><u>Interim Sustainability Appraisal (2014)</u></b></p> <p><u>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.</u></p> <p><b><u>Sustainability Appraisal Proposed Submission (2015)</u></b></p> <p><u>Chapter 3 'Sustainability appraisal methodology' sets out a description of the methodology use to undertake the</u></p>

			<p><u>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.</u></p> <p><u>Chapter 4 'Reasons for selecting/rejecting policy alternatives' sets out an outline of the reasons for selecting the alternatives dealt with.</u></p> <p><u>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.</u></p> <p><u>Appendix 3 'Undeliverable site options' sets out the sites which were not deemed deliverable by the SHLAA panel.</u></p>
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				<p><b><u>Sustainability Appraisal Update (2017)</u></b></p> <p>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.</p> <p>Information about the reasons for selecting additional reasonable options for appraisal is provided in Annex 2 of the SA Update (2017).</p>
			<p>i) <u>a description of the measures envisaged concerning monitoring;</u></p>	<p><b><u>Sustainability Appraisal Proposed Submission (2015)</u></b></p> <p>Chapter 5 'Monitoring' of the report sets out a description of the measures envisaged concerning monitoring.</p>
			<p>j) <u>a non-technical summary of the information provided under the above headings.</u></p>	<p><b><u>Sustainability Appraisal Proposed Submission (2015)</u></b></p> <p>A non-technical summary was published with the full Sustainability Appraisal Proposed Submission Report (2015).</p>
			<p><u>The report must include the information that may reasonably be required taking</u></p>	<p><b><u>Sustainability Appraisal Scoping Report (2013)</u></b></p>

			<p><u>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)</u></p>	<p><u>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.</u></p> <p><b><u>Interim Sustainability Appraisal (2014)</u></b></p> <p><u>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</u></p>
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			<p>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.</p> <p><b><u>Sustainability Appraisal Proposed Submission (2015)</u></b></p> <p>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.</p> <p><b><u>Sustainability Appraisal Update (2017)</u></b></p> <p>As noted in paragraph 1 of the update report, the update to the</p>
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			<p><u>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.</u></p>
			<p><b><u>Who should be consulted during SEA/SA process</u></b></p>
		<p><u>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)</u></p>	<p><b><u>Sustainability Appraisal Scoping Report (2013):</u></b></p> <p><u>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 Appraisal.</u></p>
		<p><u>Authorities with environmental responsibility and the public,</u></p>	<p><b><u>Interim Sustainability Appraisal (2014):</u></b></p>



			<p><u>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)</u></p>	<p><u>Chapter 4 ‘Next steps’ invites representations on the contents of the Local Plan Review and this accompanying Sustainability Appraisal. Consultation was held on 24<sup>th</sup> 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.</u></p> <p><b><u>Sustainability Appraisal Proposed Submission (2015)</u></b></p> <p><u>Consultation was held on 9<sup>th</sup> 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.</u></p> <p><b><u>Sustainability Appraisal Update (2017)</u></b></p> <p><u>Consultation was held on 3<sup>rd</sup> January 2017 for 6 weeks. Every person and organisation including statutory consultees that</u></p>
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			<p>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.</p>
		<p><u>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)</u></p>	<p>Not relevant to the SA of the Mid Devon Local Plan.</p>
		<p><b><u>Decision-making</u></b></p>	
		<p><u>The environmental report and the results of the consultations must be taken into account in decision-making (Article 8)</u></p>	<p><b><u>Sustainability Appraisal Scoping Report (2013)</u></b></p> <p><u>Consultation was undertaken on the Local Plan Review Scoping Report and the Sustainability Appraisal Scoping Report.</u></p> <p><b><u>Interim Sustainability Appraisal Report (2014)</u></b></p> <p><u>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.</u></p>

			<p><u>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.</u></p> <p><b><u>Sustainability Appraisal Proposed Submission Report (2015)</u></b></p> <p><u>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</u></p>
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			<p><u>approval was sought for authority given to the Head of Planning and Regeneration, in consultation with the Cabinet Member for Planning, to make minor changes to the text and maps. Final approval by Full Council was made on the 17<sup>th</sup> December 2014 for consultation in 2015.</u></p> <p><u>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).</u></p> <p><u>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.</u></p> <p><u>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</u></p>
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			<p>demonstrated through the <u>Local Plan Review Proposed Submission (February 2015) Consultation Summary Document</u>.</p> <p><b><u>Request for a J27 implications Report (2016)</u></b></p> <p><u>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 the Strategic Housing Land Availability Assessment Panel; compliance with the Local Plan Review Distribution Strategy; and proximate to the development proposal at Junction 27.</u></p> <p><u>The 2015 SA was publically available at the time the</u></p>
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			<p>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).</p> <p>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</p>
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			<p><u>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 31<sup>st</sup> March 2017 under the delegated authority.</u></p> <p><b><u>Sustainability Appraisal Update (2017)</u></b></p> <p><u>The Local Plan Review Proposed Submission report (incorporating proposed modifications) was submitted to Cabinet on 21 November 2016 for a recommendation of 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.</u></p> <p><u>The report references the Sustainability Appraisal and the findings of the Sustainability Appraisal process. The report notes that the Local Plan Review</u></p>
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				<p>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.</p> <p>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</p>
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			<p><u>contained reference to the Sustainability Appraisal for approval and were agreed.</u></p> <p><u>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.</u></p> <p><u>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.</u></p>
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				<p><u>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).</u></p>
<b><u>Provision of information on the decision</u></b>				
<p><u>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:</u></p> <ul style="list-style-type: none"> <li>• <u>the plan or programme as adopted</u></li> <li>• <u>a statement summarising how environmental considerations have 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</u></li> <li>• <u>the measures decided concerning monitoring (Article 9)</u></li> </ul>			<p><u>N/A – this requirement should be met at a later stage of the SA process.</u></p>	
<b><u>Monitoring</u></b>				

			<p><u>Monitoring of the significant environmental effects of the plan's or programme's implementation must be undertaken (Article 10)</u></p>	<p><b><u>Sustainability Appraisal Proposed Submission (2015)</u></b></p> <p><u>Chapter 5 'Monitoring' sets out how the Plan will be monitored.</u></p>
SA13	30	Para 12	<p><a href="#">Reason: to correct a typographical error in the SA Update (2017)</a></p> <p>Delete the word 'is' and 'as' from paragraph 12 as follows:</p> <p>"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.</p>	
SA14	37	n/a	<p><a href="#">Reason: Reference to Annex 1-3 now moved to p.2 of the SA Update in response to LUC recommendation to provide a clearer explanation of work carried out during the SA Update stage of the SA at the front of the SA Update. Annex 4 following LUC recommendation is now presented as a conclusions sections in the main body of the SA Update.</a></p> <p>After the SA Framework table delete the following text:</p> <p>"This update to the Sustainability Appraisal is set out as follows:</p> <p><b><u>Annex 1 – Sustainability Appraisal text, methodology and cumulative impact comments (p.10 – 23)</u></b></p> <p>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.</p> <p><b><u>Annex 2 – Further reasonable alternatives, new information and comments on the sustainability appraisal of policies and sites (p.24 – 165)</u></b></p> <p>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.</p>	

			<p><b><u>Annex 3 – Additional Reasonable Alternative Appraisals (p.166 – 337)</u></b> This annex provides the full appraisals used to assess reasonable alternatives where deemed necessary as summarised in Annex 2.</p> <p><b><u>Annex 4 – Non technical summary and overall sustainability appraisal of Plan (p.339 – 345)</u></b> 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. “</p>
SA15	38	Para 20	<p><a href="#">Reason: In response to LUC recommendation to provide a brief statement within the SA Update to evidence why disaggregated options are not considered as reasonable options for the purposes of the SA and how the J27 proposal was selected.</a></p> <p>Insert <a href="#">the following</a> paragraphs: <a href="#">explaining the Junction 27 proposal and options for disaggregation and location:</a></p> <p><b><u>“Junction 27 proposal and options for disaggregation and location</u></b></p> <p><u>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:</u></p> <ul style="list-style-type: none"> <li>• <u>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</u></li> </ul>

			<p><u>main town centre uses, forecast of future need and the type of land needed for main town centre uses</u></p> <ul style="list-style-type: none"> <li>• <u>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</u></li> <li>• <u>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.</u></li> </ul> <p><u>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.</u></p> <p><u>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.</u></p> <p><u>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</u></p>
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		<p><u>alternatives to Junction 27 (see paragraph 3.15- 3.19 of the Council’s Hearing Statement J27 Issue 3 <a href="https://www.middevon.gov.uk/media/344022/j27-mddc-2-mid-devon-council-issues-2-3-4-8-hearing-statement.pdf">https://www.middevon.gov.uk/media/344022/j27-mddc-2-mid-devon-council-issues-2-3-4-8-hearing-statement.pdf</a>)</u></p> <p><u>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”.</u></p> <p><u>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.</u></p>
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**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/?

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.

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**

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

			<p><u>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.</u></p> <p><u>Individual sites were considered at an officer level where they met the selection criteria. These were 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).</u></p> <p><u>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.</u></p> <p><u>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.”</u></p>
SA16	41	n/a	<p><a href="#"><u>In response to LUC recommendation to collate work undertaken to date to be used to inform a review of the decision making process regarding which sites to allocate in relation to Junction 27.</u></a></p> <p>Add Table 5 as follows:</p>



“Table 5: Summary of site option areas

<u>Site option area</u>	<u>Reason</u>
<u>Cullompton</u>	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 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.
<u>Crediton</u>	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.
<u>Tiverton</u>	Tiverton is considered as a site option area to consider reasonable alternatives for additional residential development to meet this need.
<u>Villages proximate to J27</u>	<ul style="list-style-type: none"> <li>• <u>Culmstock</u></li> <li>• <u>Halberton</u></li> <li>• <u>Hemyock</u></li> <li>• <u>Holcombe Rogus</u></li> <li>• <u>Kentisbeare</u></li> </ul>

			<p><u>Proximate is considered to be: 30 minutes of J27 by walking, cycling or public transport</u></p> <ul style="list-style-type: none"> <li>• <u>Sampford Peverell</u></li> <li>• <u>Uffculme</u></li> <li>• <u>Willand</u></li> </ul>
			<p><u>Villages proximate to J27 and referred to in committee paperwork on 22<sup>nd</sup> September 2016</u></p> <ul style="list-style-type: none"> <li>• <u>Hemyock</u></li> <li>• <u>Kentisbeare</u></li> <li>• <u>Sampford Peverell</u></li> <li>• <u>Uffculme</u></li> <li>• <u>Willand</u></li> </ul>
			<p><u>Villages not proximate to J27</u></p> <p>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:</p> <ul style="list-style-type: none"> <li>• <u>Bampton</u></li> <li>• <u>Bow</u></li> <li>• <u>Bradninch</u></li> <li>• <u>Chawleigh</u></li> <li>• <u>Cheriton Bishop</u></li> <li>• <u>Cheriton Fitzpaine</u></li> <li>• <u>Copplestone</u></li> <li>• <u>Lapford</u></li> <li>• <u>Morchard Bishop</u></li> <li>• <u>Newton St Cyres</u></li> <li>• <u>Sandford</u></li> <li>• <u>Silverton</u></li> <li>• <u>Thorverton</u></li> <li>• <u>Yeoford</u></li> </ul>
			<p><u>Areas not consistent with the proposed Local Plan Review distribution strategy</u></p> <p>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:</p> <ul style="list-style-type: none"> <li>• <u>Bickleigh</u></li> <li>• <u>Butterleigh</u></li> <li>• <u>Burlescombe</u></li> <li>• <u>Colebrooke</u></li> <li>• <u>Oakford</u></li> <li>• <u>Shillingford</u></li> </ul>
SA17	43	n/a	<a href="#">In response to LUC recommendation to collate work</a>

[undertaken to date to be used to inform a review of the decision making process regarding which sites to allocate in relation to Junction 27.](#)

Add Table 6 as follows:

“Table 6 – Site options which meet the selection criteria as set out in the Implications Report

<u>Site options considered during the SA process for the Local Plan Review</u>	<u>Reasonable alternative option for additional site allocations?</u>	<u>Location of site appraisal matrix</u>	<u>Reason for selecting / rejecting option for additional housing allocation</u>
<b><u>Sites at Tiverton</u></b>			
Hay Park	Yes	SA Report for the Local Plan Review (Proposed Submission consultation) February 2015 – Appendix 2	<b>Rejected:</b> 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	<b>Selected:</b> The site is proposed to be taken forward as an allocation and addressed in the Sustainability Update through policy TIV16. The

					<p><u>site was considered as part of the J27 Implications Report presented to Cabinet 15<sup>th</sup> September 2016 and Full Council 22<sup>nd</sup> September 2016. It was noted at this time that the site is currently 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.</u></p> <p><u>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.</u></p>
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						<p><u>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.</u></p>
			Leat Street	Yes	<p><u>SA Report for the Local Plan Review (Proposed Submission consultation) February 2015 – Appendix 2</u></p>	<p><b><u>Rejected:</u></b> <u>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</u></p>

						<p>flood zone 2 and even with mitigation measures there would remain flooding concerns.</p>
			<u>The Avenue</u>	<u>Uncertain</u>	<p>SA Report for the Local Plan Review (Proposed Submission consultation) February 2015 – Appendix 2</p>	<p><b>Rejected:</b> 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.</p> <p>The site is potentially a reasonable alternative, but uncertainty over deliverability means that it is rejected as an allocation.</p>
			<u>Exeter Hill</u>	<u>Yes</u>	<p>SA Report for the Local Plan Review</p>	<p><b>Rejected:</b> The site is a steeply sloping</p>

					<p><u>(Proposed Submission consultation) February 2015 – Appendix 2</u></p> <p><u>The SA Update in 2017 also included a revised appraisal of this site to take into account a consultation comment received.</u></p>	<p><u>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.</u></p> <p><u>It was rejected as an option for the additional housing allocation as the site would be more intrusive than other allocations.</u></p>
			<p><u>Land at Bampton Street/William Street Car Park (mixed use)</u></p>	<p><u>Uncertain</u></p>	<p><u>SA Report for the Local Plan Review (Proposed Submission consultation) February 2015 – Appendix 2</u></p>	<p><b><u>Rejected:</u></b> <u>Although in sustainability terms the sites regeneration would be positive, the SCLAA panel has raised deliverability concerns.</u></p> <p><u>Whilst the site may be a reasonable alternative, however it is in</u></p>

						<p><u>different</u> <u>ownerships,</u> <u>which is not</u> <u>being actively</u> <u>promoted.</u> <u>The</u> <u>uncertainty</u> <u>over</u> <u>deliverability</u> <u>resulted in its</u> <u>rejection.</u> <u>However it is a</u> <u>town centre</u> <u>site and could</u> <u>be developed</u> <u>as a windfall</u> <u>site, should a</u> <u>proposal come</u> <u>forward.</u></p>
			<p><u>Hartnoll Farm</u> <u>(considered for</u> <u>both housing</u> <u>or mixed use)</u></p>	<p><u>Yes</u></p>	<p><u>SA Report for</u> <u>the Local Plan</u> <u>Review</u> <u>(Proposed</u> <u>Submission</u> <u>consultation)</u> <u>February 2015</u> <u>– Appendix 2</u></p> <p><u>The</u> <u>Sustainability</u> <u>Appraisal</u> <u>Update (2017)</u> <u>included</u> <u>revised</u> <u>appraisal work</u> <u>to consider the</u> <u>site as a</u> <u>revised mixed</u> <u>use allocation.</u></p>	<p><b><u>Rejected:</u></b> <u>The</u> <u>full site area</u> <u>would extend</u> <u>Tiverton to the</u> <u>East</u> <u>substantially</u> <u>on the valley</u> <u>floor which</u> <u>would</u> <u>significantly</u> <u>close the gap</u> <u>between urban</u> <u>areas and</u> <u>nearby</u> <u>villages,</u> <u>especially</u> <u>Halberton. It</u> <u>would also</u> <u>increase the</u> <u>distance from</u> <u>the town</u> <u>centre and</u> <u>services,</u> <u>resulting in</u> <u>increased car</u> <u>use and</u> <u>reduced</u> <u>sustainability.</u> <u>The majority of</u></p>



					<p><u>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.</u></p> <p><u>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</u></p>
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						<p><u>Tiverton and the village of Halberton which has its own separate identity cannot be mitigated.</u></p> <p><u>The site was considered as part of the J27 Implications Report presented to Cabinet 15<sup>th</sup> September 2016 and Full Council 22<sup>nd</sup> 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</u></p>
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						<p> <u>additional housing it would be logical for this to include land at Hartnoll Farm which abuts the current urban extension. The 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</u> </p>
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						<p> <u>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</u> </p>
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						<p>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 22<sup>nd</sup> September 2016 and therefore not taken forward as a proposed allocation for the additional dwellings.</p>
			<p><u>Land at Seven Crosses Hill</u></p>	<p><u>No</u></p>	<p><u>The Sustainability Appraisal Update (2017) included appraisal work to consider the site.</u></p>	<p><b>Rejected:</b> This site came forward during the consultation on the Local Plan Review Proposed Submission (2015) but it was rejected as a housing allocation as there were a number of</p>

					<p><u>constraints to the site including topography and highways access.</u></p> <p><u>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.</u></p>	
<b>Sites at the Villages</b>						
			<p><u>Culmstock Glebe and Rackfields, Culmstock</u></p>	<p><u>Yes</u></p>	<p><u>SA Report for the Local Plan Review (Proposed Submission consultation) February 2015 – Appendix 2</u></p>	<p><b><u>Rejected:</u></b> <u>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</u></p>

						<p>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.</p>
			<p><u>The Croft, Culmstock</u></p>	<p><u>Yes</u></p>	<p><u>SA Report for the Local Plan Review (Proposed Submission consultation) February 2015 – Appendix 2</u></p>	<p><b>Rejected:</b> 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</p>

						<p><u>Saints Church.</u>  <u>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.</u></p>
			<p><u>Land at Blundells Road, Halberton</u></p>	<p><u>Yes</u></p>	<p><u>SA Report for the Local Plan Review (Proposed Submission consultation) February 2015 – Appendix 2</u></p>	<p><b><u>Rejected:</u></b> <u>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.</u></p> <p><u>The Sustainability Appraisal Update (2017) refers to a</u></p>



						<p><u>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.</u></p>
			<p><u>New Site: The Pethers, Halberton</u></p>	<p><u>Yes No</u></p>	<p><u>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.</u></p>	<p><b><u>Rejected:</u></b> <u>The site is rejected as a preferred site.</u></p> <p><u>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.</u></p> <p><u>It is therefore too small to be a reasonable alternative for additional site allocation to meet the need for J27.</u></p>
			<p><u>Land South West of Conigar Close, Hemyock</u></p>	<p><u>No</u></p>	<p><u>SA Report for the Local Plan Review (Proposed Submission consultation) February 2015</u></p>	<p><u>The site now has planning permission (17/00746/MA RM for 22 dwellings 23/08/2017)</u></p>

					– Appendix 2	so is no longer a reasonable option for meeting the additional housing need, but will instead be part of the general local plan requirement.
			<u>Culmbridge Farm, Hemyock</u>	<u>Yes</u>	<u>SA Report for the Local Plan Review (Proposed Submission consultation) February 2015 – Appendix 2</u>	<p><b><u>Rejected:</u></b> <u>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.</u></p> <p><u>The site was considered as part of the J27 Implications Report presented to</u></p>

						<p><u>Cabinet 15<sup>th</sup> September 2016 and Full Council 22<sup>nd</sup> 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.</u></p>
			<p><u>Land north of Culmbridge Farm, Hemyock</u></p>	<p><u>Yes</u></p>	<p><u>SA Report for the Local Plan Review (Proposed Submission consultation) February 2015 – Appendix 2</u></p>	<p><b><u>Rejected:</u></b> <u>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.</u></p>

						<p>The site was considered as part of the <u>J27 Implications Report presented to Cabinet 15<sup>th</sup> September 2016 and Full Council 22<sup>nd</sup> September 2016</u>. It was noted that sites in <u>Hemyock were not favoured owing to their scale and impact on the Area of Outstanding Natural Beauty</u>.</p>
			<p><u>Land adj. cemetery, Hemyock</u></p>	<p><u>Yes</u></p>	<p><u>SA Report for the Local Plan Review (Proposed Submission consultation) February 2015 – Appendix 2</u></p>	<p><b>Rejected:</b> <u>The four alternative sites presented in Hemyock are all greenfield sites within the location of the <u>Blackdown Hills AONB</u> 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</u></p>

					<p><u>Blackdown Hills AONB and therefore are not preferred.</u></p> <p><u>The site was considered as part of the J27 Implications Report presented to Cabinet 15<sup>th</sup> September 2016 and Full Council 22<sup>nd</sup> 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.</u></p>	
			<p><u>Land by Kentisbeare Village Hall, Kentisbeare (mixed use)</u></p>	<p><u>Yes</u></p>	<p><u>SA Report for the Local Plan Review (Proposed Submission consultation) February 2015 – Appendix 2</u></p>	<p><b><u>Rejected:</u></b> <u>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</u></p>

						<p><u>Plan Review.</u></p> <p><u>The site was considered as part of the J27 Implications Report presented to Cabinet 15<sup>th</sup> September 2016 and Full Council 22<sup>nd</sup> 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</u></p>
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						not supported by the Planning Policy Advisory Group and was not preferred.
			<u>Higher Town, Sampford Peverell</u>	<u>Yes</u>	<u>SA Report for the Local Plan Review (Proposed Submission consultation) February 2015 – Appendix 2</u>	<b><u>Selected:</u></b> In the <u>Sustainability Appraisal Proposed Submission Report (2015)</u> it is noted in <u>Chapter 4 'Reasons for selecting/rejecting policy alternatives'</u> it is stated that <u>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</u>

					<p><u>building.</u></p> <p><u>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 15<sup>th</sup> September 2016 and Full Council 22<sup>nd</sup> 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.</u></p> <p><u>The development is proportionate to the scale of the existing village. The Highway Authority has advised that</u></p>
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						<p><u>any development of the site should be phased until after improved access to the A361.</u></p> <p><u>The J27 Implications Report presented to Cabinet 15<sup>th</sup> September 2016 and Full Council 22<sup>nd</sup> 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.</u></p> <p><u>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.</u></p>
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						<p>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</p>
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						<p><u>in other settlements aimed at meeting local needs and promoting vibrant communities.</u></p> <p><u>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.</u></p> <p><u>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.</u></p> <p><u>The site is being actively promoted and is deliverable.</u></p>
			<p><u>Land off Whitnage Road, Sampford Peverell</u></p>	<p><u>Yes</u></p>	<p><u>SA Report for the Local Plan Review (Proposed Submission</u></p>	<p><b><u>Rejected:</u></b> <u>This option is located adjacent to the A361, sharing</u></p>

					<p><u>consultation) February 2015 – Appendix 2</u></p>	<p><u>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.</u></p> <p><u>The J27 Implications Report presented to Cabinet 15<sup>th</sup> September 2016 and Full Council 22<sup>nd</sup> 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.</u></p>
			<p><u>Land at Mountain Oak Farm, Sampford Peverell</u></p>	<p><u>Yes</u></p>	<p><u>SA Report for the Local Plan Review (Proposed Submission consultation)</u></p>	<p><b><u>Rejected:</u></b> <u>This option is a large site slightly divorced from the main body</u></p>

					<p><u>February 2015 – Appendix 2</u></p> <p>of the village, and does not offer the most logical extension to the built extent.</p> <p>The J27 Implications Report presented to Cabinet 15<sup>th</sup> September 2016 and Full Council 22<sup>nd</sup> 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.</p> <p>See above under the rationale for selecting Higher Town.</p>	
			<p><u>Morrells Farm, Sampford Peverell (SHLAA site 6)</u></p>	<p><u>Yes</u></p>	<p><u>SA Report for the Local Plan Review (Proposed Submission consultation) February 2015 – Appendix 2</u></p>	<p><b>Rejected:</b> 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</p>

						<p><u>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.</u></p> <p><u>The J27 Implications Report presented to Cabinet 15<sup>th</sup> September 2016 and Full Council 22<sup>nd</sup> 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.</u></p> <p><u>See above under the rationale for selecting Higher Town.</u></p>
			<u>Morrells Farm</u>	<u>Yes</u>	<u>SA Report for</u>	<b><u>Rejected: This</u></b>

			<p><u>adj. the main road, Sampford Peverell (SHLAA site 3&amp;4)</u></p>		<p><u>the Local Plan Review (Proposed Submission consultation) February 2015 – Appendix 2</u></p>	<p><u>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).</u></p> <p><u>The J27 Implications Report presented to Cabinet 15<sup>th</sup> September 2016 and Full Council 22<sup>nd</sup> September 2016 noted that other potential sites in Sampford Peverell were not considered to be of an appropriate scale or would impact adversely on</u></p>
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					<p><u>heritage assets.</u></p> <p><u>See above under the rationale for selecting Higher Town.</u></p>	
			<p><u>Land adjoining Poynings, Uffculme</u></p>	<p><u>Yes</u></p>	<p><u>SA Report for the Local Plan Review (Proposed Submission consultation) February 2015 – Appendix 2</u></p>	<p><b><u>Rejected:</u></b> <u>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.</u></p> <p><u>The J27 Implications Report presented to Cabinet 15<sup>th</sup> September 2016 and Full Council 22<sup>nd</sup> September 2016 noted that sites in Uffculme were considered.</u></p>



						<p>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.</p>
			<p><u>Land adjacent Sunnysdene, Uffculme</u></p>	<p><u>Yes</u></p>	<p><u>SA Report for the Local Plan Review (Proposed Submission consultation) February 2015 – Appendix 2</u></p>	<p><b><u>Rejected:</u></b> This option is located at the edge of the settlement where the nearest dwellings are very low density and is accessed off the narrow <u>Clay Lane</u>. 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.</p> <p><u>The J27 Implications Report</u></p>

					presented to Cabinet 15 <sup>th</sup> September 2016 and Full Council 22 <sup>nd</sup> 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.	
			<u>Land off Chapel Hill, Uffculme</u>	<u>No</u>	<u>SA Report for the Local Plan Review (Proposed Submission consultation) February 2015 – Appendix 2</u>	<u>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.</u>
			<u>Land off Ashley Road, Uffculme</u>	<u>Yes</u>	<u>SA Report for the Local Plan Review (Proposed</u>	<b>Rejected:</b> <u>This option has planning permission on</u>

					<p><u>Submission consultation) February 2015 – Appendix 2</u></p>	<p><u>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 reasons, the site is not preferred.</u></p> <p><u>The J27 Implications Report presented to Cabinet 15<sup>th</sup> September 2016 and Full Council 22<sup>nd</sup> 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</u></p>
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						some were in <u>Minerals Safeguarding Areas.</u>
			<u>Land west of Uffculme, Uffculme</u>	<u>Yes</u>	<u>SA Report for the Local Plan Review (Proposed Submission consultation) February 2015 – Appendix 2</u>	<u>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</u>

						<p><u>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.</u></p> <p><u>The J27 Implications Report presented to Cabinet 15<sup>th</sup> September 2016 and Full Council 22<sup>nd</sup> 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.</u></p>
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			<u>Quicks Farm, Willand</u>	<u>Yes</u>	<u>SA Report for the Local Plan Review (Proposed Submission consultation) February 2015 – Appendix 2</u>	<b><u>Rejected:</u></b> <u>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 15<sup>th</sup> September 2016 and Full Council 22<sup>nd</sup> 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</u>
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					<u>improvements.</u>
			<u>Dean Hill Road, Willand</u>	<u>Yes</u>	<p><u>SA Report for the Local Plan Review (Proposed Submission consultation) February 2015 – Appendix 2</u></p> <p><b><u>Rejected:</u></b> <u>The site is divorced from the main body of Willand by the motorway. The J27 Implications Report presented to Cabinet 15<sup>th</sup> September 2016 and Full Council 22<sup>nd</sup> 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.</u></p>
			<u>Land NE of Four Crosses Roundabout, Willand</u>	<u>Yes</u>	<p><u>SA Report for the Local Plan Review (Proposed Submission consultation)</u></p> <p><b><u>Rejected:</u></b> <u>The site is very large which would expand the village beyond the</u></p>

					<p><u>February 2015 – Appendix 2</u></p>	<p><u>boundary currently delineated by the busy roads of the B3181 and B3440. The J27 Implications Report presented to Cabinet 15<sup>th</sup> September 2016 and Full Council 22<sup>nd</sup> 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.</u></p>
			<p><u>Lloyd Maunder Way, Willand</u></p>	<p><u>Yes</u></p>	<p><u>SA Report for the Local Plan Review (Proposed Submission consultation) February 2015</u></p>	<p><b>Rejected:</b> <u>The site is divorced from the main body of Willand by the motorway. The J27 Implications</u></p>



					– Appendix 2	<p>Report presented to Cabinet 15<sup>th</sup> September 2016 and Full Council 22<sup>nd</sup> 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.</p>
SA18	60	Para 32	<p><a href="#">Reason: In response to LUC recommendation to present Annex 4 which includes a summary of updated SA findings could usefully be presented as a conclusions section in the main body of the SA Update.</a></p> <p><a href="#">Move Annex 4 to the main body of the report and re-title 'Summary and Conclusions'.</a></p> <p><b><u>“Summary and Conclusions</u></b></p> <p><u>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</u></p>			

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 Barnhill 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 to 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

		<p><u>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.</u></p> <p><u>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.</u></p> <p><u>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.</u></p> <p><u>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</u></p>
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			<p>(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.”</p>
SA19	396	n/a	<p>Delete Annex 4 as follows:</p> <p><b>“Annex 4 – Revised Sustainability Appraisal of Plan</b></p> <p>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.</p> <p><b>Strategic Policies</b></p> <p><b>Policy S2: Amount and Distribution of development</b></p> <p>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.</p> <p><b>Policy S3: Meeting housing needs</b></p> <p>Updates to the policy are proposed given the change to the OAN suggested in policy S2.</p> <p><b>Policy S4: Ensuring housing delivery</b></p>

			<p>Updates to the policy are proposed given the change to the OAN suggested in policy S2.</p> <p><b>Policy S5: Public open space</b></p> <p>A change to the wording is proposed to clarify that the policy refers to the parish boundaries of the settlements noted.</p> <p><b>Policy S12: Crediton</b></p> <p>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.</p> <p><b>Policy S14: Countryside</b></p> <p>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.</p> <p><b>Site Allocations</b></p> <p><b>Tiverton</b></p> <p><b>TIV1-TIV5 Eastern Urban Extension</b></p> <p>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.</p> <p><b>TIV14 Wynnards Mead</b></p> <p>The policy is proposed to be deleted to reflect new information regarding the historic environment and flood risk.</p> <p><b>OTIV4 Blundells School (Proposed for allocation TIV16)</b></p> <p>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).</p>
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		<p><b>Cullompton</b></p> <p><b>CU1-CU6 North West Cullompton</b></p> <p>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.</p> <p><b>CU7-CU12 East Cullompton</b></p> <p>An additional criterion is proposed to ensure the setting of listed buildings adjoining the site is respected.</p> <p><b>CU19 Town Centre Relief Road</b></p> <p>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.</p> <p><b>CU20 Cullompton Infrastructure</b></p> <p>An additional criterion to state 'provision of works to reduce flood risk' has proposed as a modification to the plan.</p> <p><b>Crediton</b></p> <p><b>CRE2 Red Hill Cross, Exhibition Road</b></p> <p>Additional supporting text is proposed to reflect the recommendation in the HEA to provide appropriate mitigation for Shobrooke Park to the east.</p> <p><b>CRE3 Cromwells Meadow</b></p> <p>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.</p> <p><b>CRE4 Woods Group</b></p> <p>Additional supporting text is recommended which identifies non-listed heritages within the site.</p> <p><b>CRE5 Pedlerspool</b></p> <p>Amendment to the policy is made which includes the provision of a new school but removes the extra care scheme</p>
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			<p>element in the policy.</p> <p><b>CRE7 Stonewall Lane</b></p> <p>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.</p> <p><b>CRE10 Land south of A377</b></p> <p>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.</p> <p><b>CRE11 Crediton Infrastructure</b></p> <p>The following criterion is proposed for inclusion 'provision of works to reduce flood risk'.</p> <p><b>Junction 27</b></p> <p><b>Junction 27, M5 Motorway</b></p> <p>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.</p> <p><b>Rural Areas</b></p> <p><b>School Close, Bampton</b></p> <p>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.</p>
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		<p><b>CH1 Barton, Chawleigh</b></p> <p>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.</p> <p><b>CF1 Barnhill Close, Cheriton Fitzpaine</b></p> <p>An additional criterion to minimise the impact on the conservation area and listed building is proposed.</p> <p><b>HA1 Land adjacent Fishers Way, Halberton</b></p> <p>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.</p> <p><b>HE1 Depot, Hemyock</b></p> <p>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.</p> <p><b>NE1 Court Orchard, Newton St Cyres</b></p> <p>A change to the policy and supporting text is proposed to ensure design which respects the setting of the conservation area.</p> <p><b>OSP1 Higher Town, Sampford Peverell (Proposed for allocation SP2)</b></p> <p>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.</p>
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**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 to 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

			<p>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.</p> <p>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.</p>
General updates to the SA			
SA20	n/a	n/a	<p>Amend paragraph and page numbers in the SA report, including cross references and contents tables to reflect the amendments made to the SA Update 2017.</p> <p>Make any necessary grammatical corrections.</p>



## MID DEVON DISTRICT COUNCIL

**MINUTES** of a **MEETING** of the **SCRUTINY COMMITTEE** held on 15 January 2018  
at 2.15 pm

### **Present**

#### **Councillors**

F J Rosamond (Chairman)  
Mrs F J Colthorpe, Mrs C P Daw,  
Mrs G Doe, T G Hughes, Mrs B M Hull,  
F W Letch, Mrs J Roach and N A Way

### **Apologies**

#### **Councillor(s)**

Mrs H Bainbridge, Mrs A R Berry and T W Snow

### **Also Present**

#### **Councillor(s)**

R L Stanley

### **Also Present**

#### **Officer(s):**

Stephen Walford (Chief Executive), Andrew Jarrett (Director of Finance, Assets and Resources), Jill May (Director of Corporate Affairs and Business Transformation), Kathryn Tebbey (Group Manager for Legal Services and Monitoring Officer), Jane Lewis (Communication and Consultation Manager), Kevin Swift (Public Health Officer) and Julia Stuckey (Member Services Officer)

## 100 **APOLOGIES AND SUBSTITUTE MEMBERS**

Apologies were received from Cllrs Mrs H Bainbridge, Mrs A R Berry and T W Snow.

## 101 **PUBLIC QUESTION TIME**

There were no members of the public in attendance.

## 102 **MINUTES OF THE PREVIOUS MEETING**

The minutes of the last meeting were approved as a correct record and **SIGNED** by the Chairman.

## 103 **DECISIONS OF THE CABINET**

The Committee **NOTED** that none of the decisions made by the Cabinet at its last meeting had been called in.

## 104 **MEMBER FORUM**

There were no issues raised under this item.

## 105 **CHAIRMAN'S ANNOUNCEMENTS**

The Chairman welcomed the newly appointed Communication and Consultation Manager to the meeting.

He informed the Committee that he had received positive feedback from a member of the public regarding the new leisure facilities at Exe Valley Leisure Centre.

The Chairman provided an update from the Head of Planning, Economy and Regeneration regarding the visit to the Housing Minister and informed Members that a response to the letter he had sent to Lloyds Bank regarding the pending closure of the Cullompton branch had been emailed to them all.

The Chairman also reminded the Committee that an informal workshop was taking place the following week.

The Committee sent their best wishes to Cllr Snow and his wife regarding her ill health.

106 **BUDGET 00:06**

The Committee had before it and **NOTED** a report \* from the Director for Finance, Assets and Resources in order that the Scrutiny Committee review the draft 2018/19 budget and make any necessary comments/recommendations to the Cabinet to be considered at its meeting on the 1 February 2018.

The officer outlined the contents of the report explaining that since the first round Cabinet and PDG meetings the Finance team and service managers had been revisiting a range of budgets to deliver more savings or increase income levels. He outlined the table below:

<b>Variances</b>	<b>Amount £k</b>
<b>18/19 Budget Shortfall (Cabinet Report 26/10/17)</b>	<b>617</b>
Further Cost Pressures identified	570
Additional savings identified	(231)
<b>18/19 Revised Budget Shortfall</b>	<b>956</b>
2% Staff Pay award offer (1% previously built in)	116
Business Rate 100% Pilot bid accepted (1 year only)	(230)
Business Rate Growth (Solar & Benefit of Devon Pool)	(150)
Funding from sinking funds & reserves (ICT & Leisure)	(215)
Other additional savings identified	(174)
<b>18/19 Revised Budget Shortfall</b>	<b>303</b>
No reduction in Rural Services Delivery Grant	(86)
3% increase in C/Tax (2.6% previously built in)	(22)
<b>Draft budget gap for 2018/19</b>	<b>195</b>

The officer explained that it was encouraging that the Council had managed to significantly close the budget gap of £617k discussed at earlier meetings, even after the potential pay award adding an additional £116k and new legislation relating to Homelessness Reduction adding circa £50k to the budget.

The officer informed Members that moving forward probably the biggest concern for the future was the New Homes Bonus arrangements that had seen circa £0.7m removed from the funding source on an annual basis, coupled with the threat that further revisions may be made from 2019/20 onwards.

Discussion took place regarding:

- Council house stock and the right to buy scheme which resulted in reduced rental income;
- Grounds Maintenance figures would show an increased income from the Housing Revenue Account (HRA) regarding grass cutting on HRA land.
- Staff movements which had resulted in increased efficiency;
- Successful funding bids for the Culm Garden Village;
- Car parking and a pending report from the Economy PDG;
- Expenditure on toilets;
- An increase in the number of apprentices, particularly in the skilled trades area;
- Potential reduction to income from the sale of recycled plastics following changes to the Chinese market;
- Future refurbishment to areas of Phoenix House;
- An assurance that funds highlighted for redevelopment would only be used on receipt of a robust business case;
- The use of external contractors for Legionella checks and future plans to bring this in house.

The officer reminded Members that in order to conclude the statutory budget setting process, the updated draft budget position would go to Cabinet before being agreed at Full Council on the 21 February 2018. During this period officers would continue to identify and examine further savings possibilities that could reduce the current budget gap.

Officers were commended for the thorough work that had been undertaken to date to reduce the budget gap.

Note: - \* Report previously circulated and attached to Minutes.

#### 107 **UNIVERSAL CREDIT 01:01**

The Committee had before it and **NOTED** a briefing paper \* from the Director of Finance, Assets and Resources providing an update on the possible impacts from the rollout of Universal Credit Full Service (UCFS).

The officer explained that Universal Credit (UC) was a national policy change in the way benefits for working age people were claimed, administered and paid. UC would be administered centrally by the Department for Work and Pensions (DWP).

The officer further explained that six benefits would be combined: Housing Benefit (HB) which was currently administered by the council, Working and Child Tax Credits, Jobseekers Allowance, Employment and Support Allowance and Income Support.

The main changes for claimants would be:-

- UC would be claimed and managed online
- Payment would be paid monthly in arrears
- Payment would be to a single member of the household
- The First payment would usually be paid 5 weeks from the date of claim
- The rent element would be paid to the claimant and no longer the social landlord.

There had been some slippage to the timetable for the roll out of UC and it would now be in July for the Tiverton office and in September for the Exeter office.

The officer explained that the main risk to the authority from UC was regarding housing rent collection. Other areas, that had already started UC, had seen rent arrears increase to around 7% whereas this authority was currently at only 1%.

Discussion took place regarding:

- UC could only be claimed online and this could cause difficulties to some claimants;
- Claimants would only move to UC if they made a change to their claim or for a new claim;
- The potential that the Citizens Advice would receive a lot of enquiries.
- Potential impacts on staffing levels.

The officer reminded Members that an officer from the DWP would be providing a Member Briefing on UC at Phoenix House on 1<sup>st</sup> February 2018 and he encouraged Members to attend.

Note: - \* Briefing paper previously circulated and attached to Minutes.

#### 108 **SCRUTINY OFFICER UPDATE 01:19**

The Committee had before it and **NOTED** a report\* from the Public Health and Policy Research Officer regarding measures that were in place to cope with the expected demand on hospital and GP services as a result of proposed housing development and for the coming winter.

The officer introduced himself to the Committee, explaining that he had been working full time within Public Health until the end of last year when he was seconded to provide support to the Scrutiny Committee.

The officer outlined the content of the report, explaining that at the last meeting of the Committee concerns had been raised in relation to NHS capacity pressures that could arise as a result of housing development in Mid Devon and also more generally for the winter period. The officer explained that although there was development and there would be an increase in population it was phased and would allow the NHS sufficient time to plan and manage additional demand through ongoing review and modelling. As part of his Public Health role he had been involved in meetings with representatives from the Cullompton surgeries, NHS and planning officers from Mid Devon District Council as part of the Culm Garden Village Project. Devon County Public Health had also expressed interest in assisting in providing expertise and review of any proposed health impact assessment (HIA). It was envisaged that Devon County Public Health consultants would form part of a Working Group with other key stakeholders to look at how best to meet the health and care needs of these new communities.

The officer informed Members that Devon County Public Health were holding a one day workshop in February 2018 to which District Planning Officers were invited. The event would provide a national update on Garden Villages, share learning from the new developments of Sherford and Cranbrook, and discuss the next steps for the Culm Garden Village. Other stakeholders attending included the Culm Valley Integrated Health Centre, Taunton Deane Garden Town, Devon County Council Planning, Sport England and the NEW Devon and Torbay Clinical Commissioning Groups.

Discussion took place regarding:

- Potential issues in other areas of the district as well as the Culm Valley and ongoing discussions regarding the Crediton Health Hub. The Scrutiny Officer would look into attending future meetings regarding this;
- There was a District Council representative on the Devon County Council Health Scrutiny Committee that should communicate on behalf of the Districts;
- Bed blocking and the perception that this was due to the closure of care homes;
- Operations being cancelled to free up beds to allow for winter pressures;
- The Clinical Lead at Castle Place Surgery Tiverton had offered to attend a meeting to discuss local issues;
- The need for accurate data regarding delayed discharges.

It was **AGREED** that the Scrutiny Officer arrange a future meeting with the Clinical Lead at Castle Place Surgery Tiverton and that data regarding delayed discharges be obtained.

Note: - \* Report previously circulated and attached to Minutes.

109 **EFFECTIVENESS OF SCRUTINY 01:39:18**

The Committee had before it and **NOTED** a report \* from the House of Commons regarding effectiveness of local authority overview and scrutiny committees.

Discussion took place regarding:

- The participation of Cllr Mrs Roach in the consultation process which had begun with the previous government;
- The Committee was already carrying out a number of the recommendations within the report;
- The introduction of the Scrutiny Officer role;
- The use of external experts and the quality of questions put to them;
- The residents survey that had recently been undertaken and would be reported to the Committee in March;
- The public role in Scrutiny:
- Training requirements.

It was **RESOLVED** that the Standards Committee be asked to consider and review the conclusions and recommendations within the report at pages 76 – 79.

(Proposed by Cllr Mrs J Roach and seconded by Cllr F J Rosamond)

Note: - \* Report previously circulated and attached to Minutes.

110 **FORWARD PLAN**

The Committee had before it and **NOTED** the Forward Plan \*.

Note: - \* Forward Plan previously circulated and attached to Minutes.

111 **QUESTIONS FOR MP**

Committee Members were asked to consider some questions to put to the MP and forward them to the clerk in advance of the meeting.

112 **IDENTIFICATION OF ITEMS FOR THE NEXT MEETING**

Cornwall Housing – moves to increase the 'local need' for council housing applicants  
Cabinet Member for Planning  
Whistleblowing update  
Establishment  
RIPA update

(The meeting ended at 4.15 pm)

**CHAIRMAN**

## MID DEVON DISTRICT COUNCIL

**MINUTES** of a **SPECIAL MEETING** of the **SCRUTINY COMMITTEE** held on 26 January 2018 at 2.15 pm

### **Present**

#### **Councillors**

F J Rosamond (Chairman)  
Mrs H Bainbridge, Mrs F J Colthorpe,  
Mrs G Doe, T G Hughes, F W Letch,  
Mrs J Roach and T W Snow

### **Apologies**

#### **Councillor(s)**

Mrs A R Berry, Mrs C P Daw, Mrs B M Hull and N A Way

### **Also Present**

#### **Councillor(s)**

C R Slade and R L Stanley

### **Also Present**

#### **Officer(s):**

Andrew Jarrett (Director of Finance, Assets and Resources), Jill May (Director of Corporate Affairs and Business Transformation), Maria De Leiburne (Solicitor), Kevin Swift (Public Health Officer) and Julia Stuckey (Member Services Officer)

## 113 **APOLOGIES AND SUBSTITUTE MEMBERS**

Apologies were received from Cllrs Mrs A R Berry, Mrs C P Daw, Mrs B M Hull and Cllr N A Way.

## 114 **PUBLIC QUESTION TIME**

There were no questions from the members of the public present.

## 115 **MINUTES OF THE PREVIOUS MEETING**

Subject to adding a bullet point at Minute 109 to read 'Cllr Mrs J Roach requested that the assistance of Mel Stride MP in ensuring the process continued with the new Government be noted' the minutes of the last meeting were approved as a correct record and **SIGNED** by the Chairman.

## 116 **CHAIRMAN'S ANNOUNCEMENTS**

The Chairman had no announcements to make.

## 117 **MEMBER OF PARLIAMENT NEIL PARISH**

The Chairman welcomed Neil Parish MP to the meeting.

The Committee put questions to the MP.

**What is the position in terms of controlling the input and export of material into open slurry pits, especially when neighbours complain of damage to health?**

The MP replied that he had spoken with Sir James Bevan, the Chief Executive of the Environment Agency (EA), asking for more regulation. He considered that there was a problem with what was being put into pits and spread on land, especially from bio digesters. He had been informed that the EA were looking at rules and in particular they were looking at the site at Crossparks where they had been making investigations regarding both the pit and the spreading on land. They may be taking action and it had reached legal stages, the matter was being taken seriously. He considered that if a farmer was spreading slurry there shouldn't be a problem, it was mixing it in open slurry pits and spreading it that caused problems, and only a certain amount per season should be spread, which could also be an issue. The EA were checking and testing the land and the pit. They had apparently found something in the pit that they didn't like and were checking to see if the land was saturated. This matter was being taken seriously but the EA could only work within the rules that they had.

**How will the government address the need for better infrastructure to counter the pressures on existing roads and hospitals caused by the growth in house building?**

The MP replied that both himself and Mid Devon District Council were trying to deal with this matter by saying to developers that they must pay more infrastructure costs 'up front' so that roads came before the development. They were also looking for funding up front from the Garden Village scheme. The MP also considered that given the uplift from the value of agricultural land to building land some of the extra value could contribute towards infrastructure.

With regard to hospitals, there was extra demand and he considered that the closure of beds in community hospitals such as Honiton and Seaton had contributed to this problem. He felt that figures quoted were questionable, that the Royal Devon and Exeter Hospital at Wonford (RDEW) was overstretched and that local hospitals could take some of the strain. He informed Members that he had made strong representations but that the Clinical Commissioning Groups (CCG's) had the final say. Social care services had been looked at again by Government to try combining the delivery of social care and looking after people in their own homes but resources were needed in order to do so. This appeared to be working but some people would still require care in hospital.

The MP considered that care packages in his constituency were currently providing services well and he had been assured that there would be improvement. He asked that incidents of care packages not being put in place satisfactorily in his constituency be reported to him in order that he could make specific enquiries. He added that although he considered being cared for at home was the right thing for some patients, he was not convinced it would save money and that enough people were needed to undertake the work. With an aging population it was essential to ensure that the resource was in place.

**Section 106 Contributions put housing prices out of the reach of local people, should tax money be put back into the system to help with this?**



The MP responded that the Treasury needed resource and spent it how it saw fit. Agricultural land could be valued at £10k - £15k an acre and building land at £250k an acre so even after tax there was a lot left. There had to be a balance and some infrastructure costs had to be reflected in land values.

**Homes for older people needed to be provided in the towns so that they could move in from the countryside and could more respite care be provided?**

The MP responded that the type of housing provided in the District was the responsibility of the Local Authority and that whether or not to move into town was a personal choice. He was however prepared to speak to Ministers regarding how much Councils were allowed to build. It would be up to the Local Authority whether or not it chose to build accommodation such as one bedroom units for the elderly.

The MP agreed that more respite care was needed and that caring for patients with dementia could be an awful strain. He extended condolences to Cllr Snow who had recently lost his wife.

**Could the MP comment on the state of play regarding extending a railway service to Cullompton? What is the timeline for such a development?**

The MP considered that this project was 'getting somewhere' and informed the Committee that Great Western Trains and Network Rail had looked at the feasibility and had found that they could run small trains. They were considering both Cullompton and Wellington for this project. He felt that this was moving in the right direction, that his neighbouring MP was also on board and that it was now a case of making sure that it stacked up financially. He stated that these things could take a long time but that progress was being made.

**The 111 out service claims to give fast access to help for serious ill health, but it is not fit for purpose and needs to be changed if it is to fulfil this aspiration.**

**From personal experience call back promised within an hour can take up to five hours even in a very serious situation. Too often it takes multiple phone calls over hours to receive even a phone call from a doctor.**

The MP asked for specific details with regard to this individual case so that he could look into it further.

Another Councillor in attendance reported having received a very good service from 111.

**Is there any clear indication via an impact assessment of the effect of Brexit on economic and environmental activity in Devon?**

The MP responded that he had been looking into this matter a lot with DEFRA on the agricultural side and that figures were being looked at by Government. He informed the Committee that we currently exported lamb to Europe and imported lamb from New Zealand. He stated that we needed to ensure we maintained exports and didn't increase imports. We needed to maintain very high animal welfare standards and not allow imports that did not meet the same standards. A report was about to be launched outlining the effects of this. We needed to keep trade routes open and the MP reported that 40% of new cars sold in the country were German and he thought

the Germans would want to keep this market. This was an example of a trade relationship. Impact assessments were being undertaken. Borders and being able to move about without being held up was another matter that EFRA was considering.

He stated that we were on the road to BREXIT and that in his view in a few years we would be pleased, but it could be challenging along the way. We needed to get as good a deal as possible.

**The digital revolution is marching on but in its wake it is leaving behind people who do not own or want to own a computer.**

The MP stated that we were living in an age where more and more was being done on a computer. He had sympathy with those that did not want to use it but technology was moving in that direction. He suggested that if Councillors came up with ideas for helping local people to access and understand computers he would go to Ministers to enquire about access to funding. He said that we could not stop the roll out of new technology but he accepted that some people would struggle and we needed to look at how help could best be provided.

Discussion took place regarding:

- Computer training and access to computers that was currently available at libraries and with local charities;
- The roll out of Universal Credit, which could only be claimed online and assistance that the Authority was putting in place;
- Anticipated rent arrears following the roll out of Universal Credit.

The MP asked to be kept up to date on the roll out of Universal Credit in order that he could take issues forward.

**What progress is being made to the development of a ring road/ bypass for Cullompton, which is urgently needed before major housing construction begins?**

The MP replied that it would take Government funding to fund the new roundabout and junction and that a decision on the final route of the bypass had to be made. He was mindful that the road was needed and offered to write to Devon County Council regarding their proposals for a bypass.

**Given the shortage of nurses in the NHS and difficulty retaining them, would it be sensible to re-instate free training with more practical on-the-job experience leading to an Apprenticeship Degree? Practical skills, experience, plus empathy and TLC can be more useful than academic prowess, when dealing with sick people.**

The MP responded that he had been to the Royal College of Nursing in Exeter to discuss training needs and was lobbying the Government hard on this matter. As the country left the EU there would be even more pressure on nursing. He had visited PETROC and spoken to trainee nurses there, a number of whom were entering

nursing at a later stage, to find out what help could be provided. He was mindful that bursaries and how they were targeted needed to be looked at.

The MP was asked if military medical staff could be asked to help out and he said he would look into this.

**What is the position in respect of the delivery of a new building for Tiverton School?**

The MP had attended a meeting at the High School, along with Devon County Council Members, with regard to the new site and planning permission which should be passed shortly. The group was in place and ready to move forward to go to Ministers for funding. The current building was on a flood plain, the buildings were deteriorating and there was a need to move site.

**What is the MP's reaction to the closure of banks leaving two important settlements - Cullompton and Crediton, without permanent banking facilities, especially in the light of major housing development planned in both towns?**

The MP responded that the banks would always make commercial decisions regarding their branches and that he considered the best way forward to be to make better use of Post Offices. Banking services could be accessed at Post Offices and they could pick up local banking business. It was important that as many post offices as possible were kept open and that the public were made aware of the services on offer.

The MP concluded by informing Members that he ran a surgery on Friday afternoons if they had political concerns that they would like to raise with him.

The Chairman thanked the MP for his attendance.

**118 IDENTIFICATION OF ITEMS FOR THE NEXT MEETING**

HR and people having to work longer.

(The meeting ended at 3.25 pm)

**CHAIRMAN**

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## MID DEVON DISTRICT COUNCIL

**MINUTES** of a **MEETING** of the **AUDIT COMMITTEE** held on 23 January 2018 at 5.30 pm

### **Present**

#### **Councillors**

R Evans (Chairman)  
Mrs J B Binks, Mrs C Collis, R M Deed,  
T G Hughes, R F Radford and L D Taylor

#### **Also Present Officers**

Stephen Walford (Chief Executive), Andrew Jarrett (Director of Finance, Assets & Resources), Catherine Yandle (Group Manager for Performance, Governance and Data Security), David Curnow (Deputy Head of Devon Audit Partnership) and Sarah Lees (Member Services Officer)

#### **Also in Attendance**

Andrew Davies (Grant Thornton)

### 47. **APOLOGIES**

There were no apologies for absence.

### 48. **PUBLIC QUESTION TIME**

There were no members of the public present.

### 49. **MINUTES OF THE PREVIOUS MEETING**

The minutes of the meeting held on 21 November 2017 were confirmed as a true and accurate record and **SIGNED** by the Chairman.

### 50. **CHAIRMAN'S ANNOUNCEMENTS**

The Chairman had the following announcements to make:

- a) The next meeting of the Devon Audit Partnership (DAP) would be held on 7 March 2018 and this would be the first meeting where Mid Devon District Council would have a vote.
- b) He wished to remind the Committee that as a body it was not political, it was independent and provided assurance to the rest of the Council.

### 51. **PERFORMANCE AND RISK FOR 2017-18 (00:03:15)**

The Committee had before it, and **NOTED**, a report \* from the Director of Corporate Affairs & Business Transformation providing Members with an update on performance against the Corporate Plan and local service targets for 2017-18 as well as providing an update on the key business risks.

The contents of the report were outlined with reference to the following:

- **The number of working days lost due to sickness** – the Health and Safety Committee had recently reviewed national and local statistics in relation to this issue. There had been concern at their meeting that stress and mental health issues had accounted for 20% of the total days lost and that long term absences accounted for nearly two thirds of absences. The Council had maintained an average of 8 days, per person, per year, over a period of 8 years. The Human Resources professional body (CIPD) cited an average nationally of 2.9% of working time lost, the Council lost an average of 2.6% and was therefore slightly lower meaning that the Council was roughly in line with its peers.
- **The response to FOI requests still being well below target** – it was explained that there had not been a dedicated member of staff covering this area between July and December of last year and that someone was now in post and catching up.
- The Director of Finance, Assets and Resources confirmed that he was confident that the percentage of **Council Tax** collected by the end of the 2017/18 financial year would be 98.12%.
- **Number of Car Park vends** – the question was asked as to whether it would be more advantageous to know the actual amount of income received rather than just vends. It was explained that both sets of information were helpful and it was **AGREED** that both sets of data would be included in the report in the future. The Director of Finance, Assets & Resources was informed that the Multistorey Car Park was still making a charge for debit card payments despite the fact that this had been due to cease the previous weekend. He agreed to look into this as a matter of urgency and report back to the Committee.
- **Number of empty shops**– why was this and had business owners been approached as to their views on why this was? Discussion took place regarding whether this was related to high rents, lack of footfall and within Cullompton particularly unhelpful road infrastructure. The situation did not seem to be improving despite the allocation of some Portas money for town centres. The Chairman **AGREED** that he would raise this as a matter of concern with the Cabinet.
- **The number of empty homes brought back into use**- this was well above target and the Private Sector Housing Team were congratulated for the extensive work they had recently undertaken in this area.

Note: \* Report previously circulated; copy attached to the signed minutes.

## 52. **PROGRESS UPDATE ON THE ANNUAL GOVERNANCE STATEMENT AND ACTION PLAN (00:24:50)**

The Committee had before it, and **NOTED**, a report \* from the Group Manager for Performance, Governance and Data Security providing it with an update on progress made against the Annual Governance Statement 2016/17 Action Plan.

The contents of the report were outlined with particular reference to the following:

- With regard to balancing feedback from more active stakeholder groups to ensure inclusivity and the need to have processes in place for dealing with competing demands on the budget from the community it was explained that a

new Communication & Consultation Manager had been appointed to address these and other issues. However, she was very new in post therefore the deadline for addressing these particular issues had been moved from December 2017 to March 2018.

- A lot of work was happening in relation to GDPR.

Discussion took place with regard to ethics awareness in staff induction training and it not specifically being included at the present time although expected behaviours were included. A new training module was being written which would address this issue.

Note: \* Report previously circulated; copy attached to the signed minutes.

#### 53. **FINANCIAL REGULATIONS REVIEW (00:30:37)**

The Director of Finance, Assets & Resources explained that the Regulations were last reviewed 3 years ago and since then only minor tweaks had been needed in relation to such matters as job titles. However, a new Group Manager for Finance would be starting on 1 February 2018 and a review of the Financial Regulations would be a useful learning experience for her. It would also provide an opportunity for a fresh pair of eyes to look at this important document. Following her review, a report with tracked changes, would be brought to the March meeting of the Audit Committee.

#### 54. **INTERNAL AUDIT PROGRESS REPORT (00:32:28)**

The Committee had before it, and **NOTED**, a report \* from the Deputy Head of the Devon Audit Partnership monitoring the progress and performance of Internal Audit.

The following was highlighted within the report:

- The internal control framework could not possibly mitigate risk for everything the Council undertook but it should be able to provide significant assurance that satisfactory arrangements were in place.
- There were some areas of commonality in terms of audit results. For example, reconciliation of control accounts, completeness of processing and accuracy or error had received comment in some areas in the last progress report and were evident again in the recent reports on income, payroll and alarm care. However, no material issues had been identified to date.

Discussion took place with regard to:

- The Electoral Services internal audit which had achieved a 'high standard' assurance opinion. The Committee wished for their thanks and gratitude to be conveyed back to the Electoral Services team.
- The control framework within the Payroll area was working well.
- The Progress Report Appendix 1 was still showing 6 medium outstanding recommendations from 2015, 4 of which were coloured red. The Chairman stated that if these were no longer applicable they should be removed from the list. If they were still applicable they should be resolved as soon as possible. The Director of Finance, Assets & Resources stated that he would bring a full

update on the position regarding outstanding recommendations to the next meeting.

- Issues in relation to Planning Enforcement had been due to staffing issues and the need for a new framework of controls to address previous problems. The Cabinet had also very recently discussed the Local Enforcement Plan which had had an impact. Arrangements to address this were in hand and the Leadership Team would be monitoring the situation.

Note: \* Report previously circulated; copy attached to the signed minutes.

#### 55. **INTERNAL AUDIT CHARTER AND STRATEGY 2018-19 (00:48:50)**

The Committee had before it a report \* from the Devon Audit Partnership presenting the Committee with the Internal Audit Charter and Strategy.

It was explained that one of the requirements of the Public Sector Internal Audit Standards (PSIAS) was that the purpose, authority and responsibility of the internal audit activity must be formally defined in an internal audit charter, consistent with the Definition of Internal Auditing, the Code of Ethics and the Standards.

The Charter and Strategy were briefly considered in turn: It was therefore:

- a) **RESOLVED** that the revised Internal Audit Charter be approved.

(Proposed by the Chairman)

- b) **RESOLVED** that the revised Internal Audit Strategy be approved.

(Proposed by the Chairman)

Note: \* Reports previously circulated; copy attached to the signed minutes.

#### 56. **GRANT THORNTON- AUDIT PROGRESS REPORT AND SECTOR UPDATE (00:53:06)**

The Committee had before it, and **NOTED**, a report from Grant Thornton providing it with an update on progress in delivering their responsibilities as the Council's external auditors.

It was explained that the final accounts audit was due to begin on 1 June 2018 with findings reported to the Audit Committee at their special meeting in July 2018. This earlier deadline had represented a challenge in some other local authorities but had been achieved by this Council for the previous two years. The Director of Finance, Assets & Resources was confident this earlier deadline could be achieved again given that there had been very few statutory changes and the Finance department would have more staff resource.

Reference was made to the Value for Money assessment, the Housing Benefit Claim (which would be completed by the end of November 2018) and a list of important dates in relation to the overall external audit. The Committee's attention was also drawn to a sector led update providing a summary of emerging national issues and developments to support the Council.



Note: \* Report previously circulated; copy attached to the signed minutes.

**57. GRANT THORNTON - CERTIFICATION WORK (00:58:20)**

The Committee had before it, and **NOTED**, a letter \* from Grant Thornton outlining their certification work for the Council for the year ended 31 March 2017.

A number of issues were referred to which had been identified as a result of the certification work, however, it was explained that almost all local authorities had some issues identified that would be brought to their own committees with responsibility for Governance, therefore this was not unusual.

Reference was made to one case where the software system had not correctly treated a claim and the software company had been unable to provide a fix for the issue. The question was asked as to whether the software company would be liable for any additional costs in relation to this. The Director of Finance, Assets & Resources stated that if this were to be the case he would certainly take this up with them.

Note: \* Report previously circulated; copy attached to the signed minutes.

**58. GRANT THORNTON - EXTERNAL AUDIT PLAN (01:02:40)**

The Committee had before it, and **NOTED**, a report \* from Grant Thornton providing it with an overview of the planned scope and timing of the statutory audit of the Council.

Significant risks requiring specific audit consideration such as:

- The revenue cycle including fraudulent transactions
- Possible management over-ride of controls
- Valuation of property, plant and equipment
- Valuation of pension fund net liability

The concept of materiality was outlined as was the testing of Financial Resilience in relation to Value for Money risks.

It was confirmed that the planned audit fees would be £47,700 for the financial statements audit and £6,908 for the certification of the housing benefit subsidy.

Note: \* Report previously circulated; copy attached to the signed minutes.

**59. IDENTIFICATION OF ITEMS FOR THE NEXT MEETING (01:13:48)**

In addition to the items already listed in the work programme for the next meeting the following was requested to be on the agenda:

- Update report on the outstanding Internal Audit recommendations
- A report reviewing the Financial Regulations

(The meeting ended at 6.55 pm)

**CHAIRMAN**

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## **MID DEVON DISTRICT COUNCIL**

**MINUTES** of a **MEETING** of the **ENVIRONMENT POLICY DEVELOPMENT GROUP**  
held on 9 January 2018 at 2.00 pm

### **Present Councillors**

D R Coren, Mrs C P Daw, R Evans,  
Mrs J Roach, Mrs E J Slade, J D Squire and  
R Wright

### **Apologies Councillor(s)**

R F Radford, D J Knowles and Mrs N Woollatt

### **Also Present Councillor(s)**

C J Eginton and R L Stanley

### **Also Present Officer(s):**

Andrew Jarrett (Director of Finance, Assets and Resources), Andrew Pritchard (Director of Operations), Stuart Noyce (Group Manager for Street Scene and Open Spaces), Catherine Yandle (Group Manager for Performance, Governance and Data Security) and Julia Stuckey (Member Services Officer)

## **41 APOLOGIES AND SUBSTITUTE MEMBERS**

Apologies were received from Cllr D J Knowles, the Chairman, Cllr R F Radford (Cllr D R Coren, Vice Chairman took the Chair), and from Cllr Mrs N Woollatt who was substituted by Cllr Mrs J Roach.

## **42 PUBLIC QUESTION TIME**

There were no members of the public in attendance.

## **43 MINUTES OF THE PREVIOUS MEETING**

The Minutes of the last meeting were approved as a true record and signed by the Chairman.

## **44 CHAIRMAN'S ANNOUNCEMENTS**

The Chairman had no announcements to make.

## **45 MOTION FROM COUNCIL**

The Group had before it the following Motion that had been forwarded from Council to the Policy Development Group for consideration.

### **Motion 542 (Councillor Mrs J Roach – 30 November 2017)**

That this Council consider the use of recycling trolleys as a pilot project, hopefully in Silverton, as an alternative to assisted collections for those who wish to try out such a system.

Cllr Mrs Roach distributed photos of the trolleys that she was proposing and explained that although she appreciated the trolleys were expensive she thought they would be worthwhile and hoped that a trial would be possible in Silverton as an alternative to assisted collections for the elderly. She explained that older people often found it hard to carry boxes but they would be able to wheel this system which would reduce the number of assisted collections needed and even if an assisted collection was still required, it would be easier for the collectors. With an ageing population Cllr Roach anticipated that requests for assisted collections would increase. The system was also a neat, space saving way to store recycling and following trials on Anglesey had been implemented throughout the island.

The Group Manager for Street Scene and Open Spaces explained that there were currently 662 assisted collections throughout the District. Assisted collections could be requested for various reasons such as physical disabilities, mobility issues, dexterity, learning difficulties and frailty. He did not consider that the use of trolley boxes would resolve all of these assisted collection requirements as residents with severe physical disabilities and frailty may not be able to use the trolley and would still require an assisted collection from an agreed location.

Cllr Roach considered that the trolleys would allow residents to maintain their dignity and independence.

He further explained that on average trolley box cost £38 per unit, price would vary to ensure boxes were compatible with our boxes. So there could be a potential initial cost of around £25,156 plus delivery to householders. An ongoing replacement budget would be required based on a 5-10 year life.

He considered that the use of trolley boxes would need to be risk assessed due to the use of a different collection method. Trolley boxes were not a complete replacement for assisted collections as most collections included food waste caddies and refuse. He suggested that there would be a need to consider who was eligible for a trolley box and update procedures and policies. Customers would be restricted to 3 boxes on standard trolley.

Cllr Roach informed the Committee that she had personally spoken to local residents that had expressed an interest in these trolleys.

Discussion took place regarding:

- Recycling boxes could be stacked and people with assisted collections were not expected to sort their recycling if they were not able;
- There had not been any complaints registered regarding assisted collections;
- Boxes used in the unit would have to be compatible with vehicles;

- Budget limitations;
- Whether or not the trolleys would save time for operatives;
- There were more than three recycling materials collected in Mid Devon so further containers would be required;
- Whether or not the cost of the trolleys could be offset by the time saved collecting;
- Recycling could be collected from the trolleys if the resident bought one for their own use as long as the boxes were compatible;
- Welsh authorities had targets with penalties for failure to achieve;
- Agreement that the trolleys looked user friendly but concerns about the cost;
- Whether it was appropriate to undertake a trial if the finance would not be available to implement it if it proved successful;
- The need to keep uniformity to waste and recycling services provided across the district.

It was **RECOMMENDED** to Council that Motion 542 not be supported.

(Proposed by the Chairman)

Note: - Cllr Mrs J Roach asked that her vote in support of the Motion be recorded.

#### 46 **GRASS CUTTING WORKING GROUP 00:47:00**

The Group had before it a report \* from the Director of Operations outlining the findings of the Grass Cutting Working Group.

The officer outlined the contents of the report, in which he explained that he had posed the question 'where do you want to be in the future?' to the Working Group.

The Working Group had been informed that the current charging mechanism was based on a 'per square metre' method for all work undertaken. He explained that this methodology tended to work for cutting areas such as recreational grounds and sports pitches which required one piece of equipment and took a consistent amount of time. However, areas that might require strimmer's or blowers or smaller more time consuming areas, could cost considerably more. He proposed an alternative would be to charge what it actually cost in terms of labour and equipment rather than on a per square metre basis.

The officer further explained that following consideration of Motion 538 (Cllr Mrs J Roach - 1 June 2017) and a report of the Director of Operations regarding grass cutting issues in Mid Devon, the Group had recommended that invoices to Town and Parish Councils regarding grass cutting should confirm the number of cuts undertaken with dates.

Discussion took place regarding:

- The importance of providing accurate information regarding the number of cuts undertaken when issuing bills to customers;
- The need for the Housing Revenue Account to pay full costs for services;
- Pricing would be agreed in advance of work being undertaken;
- Town and Parish Councils would need to be aware of health and safety and insurance when procuring services (other than from the Council).

It was **RECOMMENDED** to Cabinet:

- a) That notification to Town and Parish Councils regarding grass cutting should confirm the number of cuts undertaken with dates; this notification should take place on a monthly basis or as applicable if no cuts occurred during a month.
- b) That the Grounds Maintenance team price all work on the basis that it should recover the full cost incurred by them carrying out that work.
- c) That Town and Parish Councils be informed that a full cost recovery pricing model for grass cutting would be implemented over 3 years starting in the 2018/19 financial year. However any increase in cost will be tapered to allow for them to make provision regarding other providers and/or any required increase to their budgets.

(Proposed by Cllr Mrs J Roach seconded by Cllr R Evans)

Note: - Report \* previously circulated and attached to Minutes.

#### 47 **BUDGET 00:58:00**

The Group had before it and **NOTED** an update on the budget \* from the Director of Finance, Assets and Resources setting out the revised draft budget changes identified.

The officer outlined the contents of the report stating that following initial meetings of the Cabinet and the Policy Development Groups, the Finance team and service managers had been revisiting a range of budgets to deliver more savings or increase income levels. The officer outlined the following table which showed the main budget variances affecting the 2018/19 budget:

<b>Variances</b>	<b>Amount £k</b>
<b>18/19 Budget Shortfall (Cabinet Report 26/10/17)</b>	<b>617</b>
Further Cost Pressures identified	570
Additional savings identified	(231)
<b>18/19 Revised Budget Shortfall</b>	<b>956</b>

2% Staff Pay award offer (1% previously built in)	116
Business Rate 100% Pilot bid accepted (1 year only)	(230)
Business Rate Growth (Solar & Benefit of Devon Pool)	(150)
Funding from sinking funds & reserves (ICT & Leisure)	(215)
Other additional savings identified	(174)
<b>18/19 Revised Budget Shortfall</b>	<b>303</b>
No reduction in Rural Services Delivery Grant	(86)
3% increase in C/Tax (2.6% previously built in)	(22)
<b>Draft budget gap for 2018/19</b>	<b>195</b>

The officer highlighted the provisional formula grant ward for 2018/19 which amounted to £2.7m and the fact that the Council had also been given the freedom to raise its council tax by an additional 0.4%.

Consideration was given to areas that fell within the remit of the Group and had been discussed by the Working Group. These were **AGREED**.

The additional costs required for the transfer of the Grounds Maintenance service from the Park Nursery to Carlu Close were discussed.

Further discussion took place regarding:

- Land drainage projects;
- The ongoing Mills Project;
- Delays to the implementation of Universal Credit in the area;
- The need to start work now towards the budget for the following year which would require further savings;
- The need for income generation and the potential to sell services to Town and Parish Councils.

Note: - Report \* previously circulated and attached to Minutes.

#### 48 **FINANCIAL MONITORING 1:10:00**

The Director of Finance, Assets and Resources informed Members that there were no major changes to over/underspends from the previous update at the last meeting.

An area of concern was the recent issue with the sale of plastics which had come about due to the Chinese market no longer taking it. There was a national market but it was expected that this market would be flooded and the value would therefore reduce. Worst case scenario was no income at all.

#### 49 **PERFORMANCE AND RISK 01:28:00**

The Group had before it and **NOTED** a report \* from the Director of Corporate Affairs and Business Transformation, providing Members with an update on performance against the Corporate Plan and local service targets for 2017/18 as well as providing an update on the key business risks.

The Group Manager for Performance, Governance and Data Security outlined the contents of the report explaining that with regard to the Corporate Plan Aim to increase recycling and reduce the amount of waste the authority was broadly on track but was still a little below target for % of household waste reused, recycled and composted but at 53.6% still did well compared to the mean for all English authorities on LG Inform which was 48.09% for Q2 2017/18.

The Group Manager for Street Scene & Open Spaces also remind members that the recycling was lower in the first six months due to the inability to compost street sweepings but with the opening of the transfer station this was now possible again.

The officer explained that a further risk had been added to the Risk Register regarding the sale of plastics which had been discussed at the previous agenda item.

Note: - Report \* previously circulated and attached to Minutes.

#### 50 **WASTE AND RECYCLING REGULAR UPDATE**

The Group Manager for Street Scene and Open Spaces provided a six monthly Waste and Recycling Service Update \*.

Discussion took place regarding the Resource Futures Project which supported projects such as 'bring and takes' and reuse. The officer explained that the project was aimed at encouraging local communities to engage in this sort of event.

Note: - \* Presentation attached to Minutes.

#### 51 **IDENTIFICATION OF ITEMS FOR FUTURE MEETINGS**

Repairing Footpaths and Roads Policy  
Performance and Risk  
Bereavement Services Fees and Charges  
District Officer Discretionary Time Update  
Lantern update  
Smoking in Play Areas update

(The meeting ended at 3.58 pm)

**CHAIRMAN**



## MID DEVON DISTRICT COUNCIL

**MINUTES** of a **MEETING** of the **HOMES POLICY DEVELOPMENT GROUP** held on 16 January 2018 at 2.15 pm

### **Present**

#### **Councillors**

W J Daw (Chairman)  
D R Coren, R J Dolley, F W Letch and  
J D Squire

### **Apologies**

#### **Councillor(s)**

Mrs E M Andrews, Mrs H Bainbridge, Mrs G Doe and  
P J Heal

### **Also Present**

#### **Officer(s):**

Andrew Pritchard (Director of Operations), Claire Fry (Group Manager for Housing), Roderick Hewson (Principal Accountant), Simon Newcombe (Group Manager for Public Health and Regulatory Services), Michael Parker (Housing Options Manager), Catherine Yandle (Group Manager for Performance, Governance and Data Security) and Sally Gabriel (Member Services Manager)

## 45 **APOLOGIES AND SUBSTITUTE MEMBERS**

Apologies were received from Cllrs: Mrs E M Andrews, Mrs H Bainbridge, Mrs G Doe and P J Heal.

## 46 **PUBLIC QUESTION TIME (00-01-33)**

Mr Conyngham speaking as Convenor of the Welcoming Refugees in Crediton Group and referring to Item 12 (Update on the housing of refugees in Mid Devon) on the agenda stated that at the meeting of the committee on 17 January 2017, it was agreed to house up to 5 refugee Syrian families for the duration of the resettlement scheme but also to review it after the first family was settled. We are glad that 2 families have so far been resettled in Mid Devon. We in Crediton are actively seeking private sector accommodation which we believe is a very suitable place for one or two families. Given that the scheme only has another 3 years to run, will the Group recommit to the scheme now and agree to support more families being resettled, in Crediton or elsewhere in the District if and when appropriate accommodation is found?

The Chairman indicated that a response would be given when the matter was discussed.

## 47 **MINUTES (00-03-15)**

The minutes of the meeting held on 14 November 2017 were confirmed as a true and accurate record and **SIGNED** by the Chairman.

48 **CHAIRMAN'S ANNOUNCEMENTS (00-03-20)**

The Chairman had no announcements to make.

49 **MEETING MANAGEMENT**

The Chairman indicated that he intended to take Item 12 (Update on the housing of refugees in Mid Devon) as the next item of business. This was **AGREED**.

50 **UPDATE ON THE HOUSING OF REFUGEES IN MID DEVON (00-03-43)**

The Housing Options Manager referring to the question posed in public question time stated that there were 2 refugee families housed in Mid Devon, in Cullompton and Bradninch. The offer of a house in Washfield had been refused because of its rural location. There had also been a need to refuse another house in Uffculme because of the lack of primary school places in the area. He stated that officer time on the scheme was being recharged to Devon County Council. One family was struggling with the cold weather and officers were monitoring the situation. Not many private landlords were coming forward as the authority could only pay the local housing allowance. The officer would continue to correspond with Mr Conyngham with regard to moving the scheme forward in Crediton.

51 **PRESENTATION FROM HOUSEMARK ON THE COUNCIL'S BENCHMARKING RESULTS (00-09-25)**

The Group received a presentation from HouseMark updating it on the Council's current position with regard to its benchmarking results for 2016/17:

Mr Lomax Relationship Account Manager for HouseMark provided the meeting with information on the Cost and Performance Benchmarking Report for 2017; he explained that the organisation collated information from different housing organisations and made comparisons with other similar rural local authorities. He identified the "bespoke group" used for comparison purposes with similar stock sizes.

He outlined the following issues that were part of the benchmarking process and where the authority stood within the group on each issue:

- Overheads as percentage of adjusted turnover
- Total cost per property – housing management
- Total tenant arrears as % rent due (excluding voids)
- Average re-let time in days (standards re-lets)
- Rent loss due to voids
- Tenancy turnover rate
- Vacant dwellings split
- Total cost per property : responsive repairs and void works
- Average number of responsive repairs per property and cost per property
- Average number of calendar days to complete repairs
- Percentage of repairs completed at the first visit
- Appointments kept as a percentage of appointments made
- Total cost per property: major works and cyclical maintenance

- Percentage of dwellings with a valid gas safety certificate
- Satisfaction with repairs.

Members acknowledged that performance was good and asked that congratulations be passed to officers. The Chairman thanked Mr Lomax for his attendance.

## 52 PERFORMANCE AND RISK 2017/18 (00-41-12)

The Group had before it and **NOTED** a report \* from the Director of Operations providing it with an update on performance against the Corporate Plan and local service targets for 2017/18 as well as providing an update on the key business risks.

The Group Manager for Performance, Governance and Data Security stated that the previous item had been very interesting, collating all the performance statistics from the previous year. The performance figures before Members today were the current performance figures to date. She identified the Corporate Plan aims with regard to housing growth and informed the meeting of the process and timings for the review of the Local Plan. She highlighted the concerns with regard to the introduction of Universal Credit.

Note: \* Report previously circulated, copy attached to minutes.

## 53 FINANCIAL MONITORING (00-44-07)

The Principal Accountant provided an update in respect of the income and expenditure so far in the year. He indicated that there had not been any material changes since his last report and that the budget gap remained at £181k. Most of the Council's functions were performing well.

The Housing Revenue Account had a forecasted underspend of £130k; this was due to underspends on repairs, staffing costs and housing management.

## 54 BUDGET UPDATE (GENERAL FUND) - 2018/19 (00-47-09)

The Group had before it and **NOTED** an \*update on the budget from the Director of Finance, Assets and Resources setting out the revised draft budget changes identified.

The Principal Accountant outlined the contents of the report stating that following initial meetings of the Cabinet and the Policy Development Groups, the Finance team and service managers had been revisiting a range of budgets to deliver more savings or increase income levels. Members discussed the following table which showed the main budget variances affecting the 2018/19 budget:

<b>Variiances</b>	<b>Amount £k</b>
<b>18/19 Budget Shortfall (Cabinet Report 26/10/17)</b>	<b>617</b>
Further Cost Pressures identified	570
Additional savings identified	(231)
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Business Rate Growth (Solar & Benefit of Devon Pool)	(150)
Funding from sinking funds & reserves (ICT & Leisure)	(215)
Other additional savings identified	(174)
<b>18/19 Revised Budget Shortfall</b>	<b>303</b>
No reduction in Rural Services Delivery Grant	(86)
3% increase in C/Tax (2.6% previously built in)	(22)
<b>Draft budget gap for 2018/19</b>	<b>195</b>

He highlighted the provisional formula grant ward for 2018/19 which amounted to £2.7m and the fact that the Council had also been given the freedom to raise its council tax by an additional 0.4%.

Consideration was given to the use of sinking funds and any percentage increase in Council Tax.

Note: \*Update previously circulated, copy attached to minutes.

#### 55 **DRAFT 2018/19 HOUSING REVENUE ACCOUNT (HRA) BUDGET (00-52-09)**

The Group had before it and **NOTED** a report \* of the Director of Finance, Assets and Resources considering options available in order for the Council to set a balanced budget for 2018/19 and to agree a future strategy for further budgetary planning for 2019/20 onwards.

The Principal Accountant outlined the contents of the report highlighting the key issues for consideration that of : Right to Buy Property Sales, the 1% rent decrease, other income, the work of the DLO and the amount transferred into the Housing Maintenance Fund

Consideration was given to:

- The number of vehicles purchased in 2017/18 and those proposed to be purchased in 2018/19
- The need for sinking funds to feed into renewals

Note: \*Report previously circulated, copy attached to minutes

#### 56 **DEVON WIDE HOUSING ASSISTANCE POLICY (00-56-33)**

The Group had before it a \* report of the Group Manager for Public Health and Regulatory Services presenting a revised Housing Assistance Policy under Article 4 of the Regulatory Reform (Housing Assistance) (England and Wales) Order 2002 for consideration.

The officer outlined the contents of the report stating that in 2015 the Government had introduced the Better Care Fund (BCF) in an attempt to bring health and social care together in an integrated way. The fund was a combination of Government funding from the Department of Health and the Department of Communities and Local Government and included the grant allocation for Disabled Facilities Grants (DFG). The 2017-19 Integration and Better Care Fund Policy document listed the conditions that must be addressed by the BCF and in particular this included working together on a jointly agreed plan.

A task and finish group was set up in late 2016 involving representatives from neighbouring authorities which included Devon County Council, their remit was to produce a common policy that could be adopted across the whole of Devon. The policy provided for flexibility and discretion for the Councils to provide appropriate assistance to meet 4 objectives:

**Objective 1** - Assist disabled residents to remain in their own homes through supporting the provision of adaptations (so far as this is necessary, appropriate and reasonably practicable) to prevent admissions to care and to assist with delayed transfers where possible.

**Objective 2** – Safeguard the health and well-being of vulnerable residents by removing unnecessary hazards to health and safety in the home to reduce avoidable emergency admissions

**Objective 3** – Provide adaptations that are suitable for the future by ensuring the scheme of works is dementia aware.

**Objective 4** – Assist vulnerable people to afford to heat their homes through appropriate energy efficiency and heating measures.

The officer continued by outlining the summary of assistance that was also available, that of the Mandatory Disabled Facilities Grant, the Accessible Homes Grant, the Home Improvement Loan Scheme and the ECO Flex Top Up Scheme.

Consideration was given to the schemes available

**RECOMMENDED** to the Cabinet that:

- (1) The revised Housing Assistance Policy attached in Annex 1 be approved.
- (2) The ECO Flex Statement of Intent (SOI) attached in Annex 4, associated with the revised Housing Assistance Policy be approved.  
(Proposed by Cllr F W Letch and seconded by Cllr D R Coren)
- (3) Delegated authority be given to the Director of Operations in conjunction with the Cabinet Member for Housing to suspend some or all non-mandatory parts of the revised Housing Assistance Policy attached in Annex 1 if adequate funding is not available.

- (4) Delegated authority be given to the Director of Operations in conjunction with the Cabinet Member for Housing to determine continued participation in the Wessex Home Improvement Loans Scheme.

(Proposed by Cllr D R Coren and seconded by Cllr R J Dolley)

**Note:** \*Report previously circulated, copy attached to minutes.

57 **THE HOUSING OPTIONS SERVICE - ACTIVATION OF THE SEVERE WEATHER EMERGENCY PROTOCOL (SWEP) AND EXTENDED WINTER PROVISION PROTOCOL (1-15-36)**

The Group had before it a \* report of the Group Manager for Housing presenting a revised protocol in case of severe weather.

She outlined the contents of the report stating that the Council was a member of the Devon and Cornwall Housing Options Partnership (DCHOP). Members of the partnership worked together with the aim of preventing rough sleeping at any time of the year. The winter months presented greatest risks to the health of rough sleepers. They also offered increased opportunities to engage with hard-to-reach groups and those rough sleepers who may not wish to consider any other sort of lifestyle. This was due to the fact that they may be more likely to accept support at this time of the year.

Consideration was given to the number of homeless and engaging with those who did not wish to be helped.

**RECOMMENDED** to the Cabinet that: the Housing Service continues to work in partnership to deliver the Housing Options Severe Weather Emergency Protocol (SWEP) and Extended Winter Provision Protocol.

(Proposed by Cllr D Coren and seconded by Cllr R J Dolley)

**Note:** \*Report previously circulated, copy attached to minutes.

58 **IDENTIFICATION OF ITEMS FOR THE NEXT MEETING**

In addition to those items already identified within the agenda, an update on homelessness would be added to the agenda for the next meeting.

(The meeting ended at 3.40 pm)

**CHAIRMAN**

## MID DEVON DISTRICT COUNCIL

**MINUTES** of a **MEETING** of the **ECONOMY POLICY DEVELOPMENT GROUP** held on 11 January 2018 at 5.30 pm

### **Present**

#### **Councillors**

Mrs B M Hull (Chairman)  
A Bush, J M Downes, R Evans, S G Flaws,  
T G Hughes, F J Rosamond and  
Mrs N Woollatt

### **Apologies**

#### **Councillor**

Mrs A R Berry

### **Also Present**

#### **Councillors**

Mrs J Roach and R J Chesterton

### **Also Present**

#### **Officers**

Stephen Walford (Chief Executive), Andrew Jarrett (Director of Finance, Assets and Resources), Jenny Clifford (Head of Planning, Economy and Regeneration), Adrian Welsh (Group Manager for Growth, Economy and Delivery), Catherine Yandle (Group Manager for Performance, Governance and Data Security), John Bodley-Scott (Economic Development Team Leader), Chris Shears (Economic Development Officer), Alan Ottey (Tiverton Town Centre and Market Manager) and Sarah Lees (Member Services Officer)

## 52 **APOLOGIES AND SUBSTITUTE MEMBERS**

Apologies were received from Councillor Mrs A R Berry who was substituted by Councillor A Bush.

## 53 **PUBLIC QUESTION TIME**

There were no members of the public present.

## 54 **MINUTES**

The minutes of the meeting held on 9 November 2017 were confirmed as a true and accurate record and **SIGNED** by the Chairman.

## 55 **CHAIRMAN'S ANNOUNCEMENTS**

The Chairman reminded the Group that there would be an informal Economy PDG workshop on Monday 29 January 2018 at 5.30pm.

## 56 PERFORMANCE AND RISK FOR 2017/18

The Group had before it, and **NOTED**, a report \* from the Director of Growth & Chief Executive providing Members with an update on performance against the Corporate Plan and local service targets for 2017/18 as well as providing an update on the key business risks.

Discussion took place regarding:

- The number of businesses assisted were now being recorded. This was currently on target at 183, as at the end of November, against an annual target of 250. This related to any assistance that took more than one hour to provide. Advice was usually given in relation to such matters as land, premises or a grant.
- The report presented quite limited information in terms of the national economic position. It was requested that more extensive statistics were needed in relation to Gross Domestic Product (GDP).
- It was suggested that the words 'macro' and 'micro' in relation to the risk 'Decline in National Macro-economics' be removed.

Note: \* Report previously circulated; copy attached to the signed minutes.

## 57 FINANCIAL MONITORING

The Group received a verbal update from the Director of Finance, Assets, & Resources in respect of the income and expenditure so far in the year. The forecasted overspend of £180k had not materially changed since financial monitoring was last reported to the Group, however, a number of other factors were now known which included:

- Regulations had been introduced by the Government to increase Planning fees by 20% with effect from 17<sup>th</sup> January.
- A further £230k had been secured towards the Garden Village.
- There would likely be a fall in the revenue from plastic recycling as a result of China's decision but nationally there was still a market.
- From January, councils that make an administrative charge for customers using credit or debit cards are no longer able to do so. For the council this is at a cost of 18p per transaction and initially the council will need to absorb that cost with the approximate impact being £6k per year. However, this additional cost could be factored into future reviews of car parking charges.

Note: \* Report previously circulated; copy attached to the signed minutes.

## 58 BUDGET 2018/19 - UPDATE

The Group had before it, and **NOTED**, a report \* from the Director of Finance, Assets & Resources which had been presented to the Cabinet on 4 January 2018. This report reviewed the revised draft budget and discussed any further changes required in order for the Council to move towards a balanced budget for 2018/19.

The draft budget had been presented to the Group at their November meeting. This had indicated a budget gap of £617k and had been based on a range of



assumptions, the updated report before the Group for this meeting took into account the formula grant settlement. Other factors affecting the draft budget included the following:

- There was an indicative pay award of 2% which would add an additional £160k to the pay bill, however this was not straightforward in that there would be an increase of circa 5% for those on grades 4 or 5.
- The Council had been successful in its bid to be a 100% Business Rate Pilot and some initial modelling had predicted that this could see £230k of extra business rates being kept within Mid Devon. The caveat to this was that this was only a 12 month pilot and it therefore presented a possible revenue risk.
- The Government had increased the referendum limit to 3% (the amount the Council could increase Council Tax by) which could deliver an extra £21k.
- The Government had reaffirmed its reduction to New Homes Bonus (NHB) from a 6 year dowry to a 4 year dowry, this would reduce NHB from £1.8m to £1.1 next year. A number of sinking funds in the revenue budget would therefore be under greater strain.

Discussion took place regarding:

- The Broadband project budget had reduced to £60k from £100k in the first draft budget presented to the Group in November 2017. It was explained that an opportunity to explore superfast Broadband was moving forwards and this was the level of funding that would be required in the initial stages.
- The pay settlement could create a significant pressure on the bottom line.
- The efficiency agenda could only take the Council so far, there would need to be an honest reality check in the coming months and an understanding that the way some services were delivered would need to be re-thought.

Note: \* Report previously circulated; copy attached to the signed minutes.

## 59 **TIVERTON MARKET ENVIRONMENTAL STRATEGY 2017-2022**

The Group had before it a report \* from the Director for Growth and Chief Executive seeking approval to adopt the Tiverton Market Environmental Strategy so as to maximise opportunities to increase recycling, reduce the amount of waste and reduce the Council's carbon footprint. This report was an update to the report considered by the Economy PDG at its November 2017 meeting. The Group had requested that they receive clearer information regarding implementation and monitoring. Initially the premise for a Market Environmental Strategy had been born out of comments received from market traders and the Market Manager regarding the need to introduce facilities such as recycling and to seek opportunities more generally to run the market more efficiently.

Consideration was given to:

- Glass recycling and the possibility of it being taken away by domestic refuse collectors on a temporary basis until a more permanent trade collection could be organised. It was explained this this did currently present some problems in that trade waste and domestic waste were treated separately.
- This was only the second market in the country to develop such an Environmental Strategy.

- Electric car charging points.
- Electric bicycle charging points and whether Tiverton could realistically promote a cycle scheme given its topography? It was requested that information be sent to the Group regarding a project with Devon County Council to install charging points. This was a live project with funding available.

**RECOMMENDED** that:

- a) The Cabinet recommend to full Council that the Tiverton Market Environmental Strategy 2017-2022 be approved.
- b) Councillor S G Flaws be the nominated Group representative on the working party monitoring the effectiveness of the Strategy.

(Proposed by the Chairman)

Note: \* Report previously circulated; copy attached to the signed minutes.

## 60 **HOTSW PRODUCTIVITY STRATEGY & UK INDUSTRIAL STRATEGY**

The Group had before it, and **NOTED**, a report \* from the Director of Growth and Chief Executive informing it of the Council's response to the Heart of the South West Partnership's Productivity Strategy Consultation and to note the Government's Industrial Strategy.

The Heart of the South West Local Economic Partnership published a draft Productivity Strategy for consultation in October 2017. The Strategy was discussed at the last Economy PDG on the 9<sup>th</sup> November and a response was collated, reflecting the discussions held at committee and responses from individual Councillors which was submitted by the consultation deadline. In addition to the individual responses from the four Exeter and Heart of Devon authorities, a joint response was collated to represent the collective view.

On 14<sup>th</sup> December 2017, the Government published its Industrial Strategy and Devon County Council had produced a helpful summary of the main elements including the "5 foundations" of productivity:

- Ideas
- People
- Infrastructure
- Business Environment
- Places

The strategy was meant to be long term providing aspirational intentions for at least the next ten years. Funding opportunities needed to be robustly explored with sectoral strengths and initiatives being progressed wherever there was opportunity to do so. However, there was no mention of rural factors within the strategy and little mention of the impact of Brexit.

Discussion took place regarding:

- Broadband was mentioned quite strongly within the industrial strategy and was seen as a key factor.
- The ability of the council to use planning conditions more effectively to secure high speed broadband connectivity in new developments.
- The leadership and knowledge of employers and educational establishments needed to be encouraged.

Note: \* Report previously circulated; copy attached to the signed minutes.

## 61 **RECOMMENDATIONS FROM THE SCRUTINY COMMITTEE**

The Scrutiny Committee had made two recommendations to the Economy Policy Development Group which were as follows:

- The Scrutiny Consultation Working Group had been very impressed by the general upbeat atmosphere in Crediton when compared to the other two main towns and **RECOMMENDED** that the Economic Development Team and the Economy Policy Development Group explore further what might be causing this difference.
- The Working Group had found that in all three towns parking costs were high on the agenda. Noticeably in Crediton, where there was considered to be more on offer, people did not object to the charges. It was **RECOMMENDED** that the Economy Policy Development Group consider making parking charges relevant to the offering in the area.

Discussion took place with regard to each recommendation in turn:

### Sentiments in the three larger towns

The Scrutiny Committee's Working Group had undertaken an exercise to visit each of the three main towns to ask open questions of the residents. It was explained that the Working Group had had no preconceived ideas. The Working Group had concluded that the information they had received represented good intelligence on people's honest thoughts about where they lived or visited. There had been an 'upbeat' feel in Crediton which had not been reflected in the other towns. The question was asked as to why this was and why did Crediton have so many successful independent shops when compared to the other towns. It was suggested that this could have something to do with Tesco's being slightly out of town, that Crediton had a market square, there were 3 dominant community groups all driven by enthusiastic and energetic volunteers. The venues where events happened were all within close proximity to each other and therefore geography might also be seen as an influencing factor. Having a main road running through the centre of Cullompton was not seen as helpful in this regard.

However, it was accepted that there were some indefinable factors that affected the success of one town over another which it was sometimes difficult to quantify. The same answers could not be applied everywhere. Towns had unique personalities and their own negative or positive factors affecting their own success.

It was explained that a Residents Survey had been carried out before Christmas and that the results of this as well as the findings of the Scrutiny Committee Working

Group ought to be analysed to find out if there were common themes. The recent Residents Survey was based on the Local Government Association's 'placed-based' survey model, which would allow benchmarking with other areas nationwide.

**RESOLVED** to wait until the Scrutiny Committee had received the results of the Residents Survey and had had an opportunity to analyse these results alongside their own Working Group findings before understanding further what was required of them as the Economy Policy Development Group.

(Proposed by Cllr R Evans and seconded by Cllr F J Rosamond)

#### Parking charges in each of the towns

The Director of Finance, Assets & Resources explained that charges had remained at the same levels since 1 April 2016 and that at the time Members had wanted a generic charging strategy rather than varying them across the District. He invited Members to join a working group in the next 6 – 8 months to work on new car parking charges for 2019/20.

It was requested that Members receive information relating to research in other areas of the country where different charging schemes were in operation.

**RESOLVED** that an item be placed on the agenda for 12 July 2018 meeting of this Group seeking the establishment of a Car Parking Working Group.

(Proposed by Cllr R Evans and seconded by Cllr Mrs N Woollatt)

## 62 **PROJECTS UPDATE**

The Economic Development Officer provided the following verbal update regarding current projects:

#### Hydro Mills

A bid for £2.5m worth of funding before Christmas had been unsuccessful. The funding body had said that the feedback which had been provided was unclear. Other opportunities were being explored, an additional bid had been submitted the outcome of which would be known in April 2018. Work was also being undertaken to access multiple smaller pots of money and the team were hopeful that there would be a positive outcome.

The Cabinet Member for Planning and Economic Regeneration explained that he would shortly be meeting with Neil Parish MP to discuss this which was seen as positive since the MP was the Chairman of EFRA (Environment, Food and Rural Affairs Committee).

Note: Cllr Mrs N Woollatt declared a personal interest as she owned a water mill.

#### Broadband

This was a key factor to the economic success of the district. The Economic Development Officer had attended a Full Fibre Network workshop in Cardiff shortly

before Christmas where discussions took place regarding a bid for a significant pot of money for superfast Broadband. It was explained that the roll out of this funding would take place in three waves. The first would be an expression of interest, the second would close at the end of January and the third would be released in the summer. It was likely if the network, including EHOD colleagues, did put in a bid together they would go for wave 3. Wave 3 totalled £70m out of the overall pot of £200m.

It was a difficult environment to work in as it was very complex and constantly changing however putting the effort behind this was seen as vital.

It was further explained that Connecting Devon and Somerset (CDS) were working to deliver some of the infrastructure which had been described to the Group at a previous meeting but that there would still be gaps in the Crediton and Tiverton area.

### 63 **IDENTIFICATION OF ITEMS FOR THE NEXT MEETING**

In addition to the items already listed in the work programme the following was requested to be on the agenda for a future meeting:

- National census – Mid Devon had had the greatest increase in population, why was this?

(The meeting ended at 7.05 pm)

**CHAIRMAN**

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## MID DEVON DISTRICT COUNCIL

**MINUTES** of a **MEETING** of the **COMMUNITY POLICY DEVELOPMENT GROUP**  
held on 30 January 2018 at 2.15 pm

### **Present**

#### **Councillors**

B A Moore (Chairman)  
Mrs A R Berry, F W Letch, Mrs E J Slade,  
Mrs H Bainbridge, Mrs G Doe, R J Dolley  
and Mrs C P Daw

### **Apologies**

#### **Councillor(s)**

Mrs E M Andrews

### **Also Present**

#### **Councillor(s)**

C R Slade and Mrs M E Squires

### **Also Present**

#### **Officer(s):**

Andrew Jarrett (Director of Finance, Assets and Resources), Simon Newcombe (Group Manager for Public Health and Regulatory Services), Lee Chester (Leisure Manager), Yvette Welsh and Julia Stuckey (Member Services Officer)

## 46 **APOLOGIES AND SUBSTITUTE MEMBERS**

Apologies were received from Cllr Mrs E M Andrews.

## 47 **PUBLIC QUESTION TIME**

Mr Middlewick, referring to item 6 on the agenda said that he would like further information regarding leisure memberships. He said that he was an asthma sufferer and for that reason could not make use of the swimming pools at the leisure centres, but that there was currently no membership tariff that did not include swimming. There were tariffs for just swimming and tariffs for swimming with fitness, but none for just fitness, Mr Middlewick considered that he was paying a lot of money for a facility that he could not use. He asked if a fitness only membership could be introduced.

The Chairman informed Mr Middlewick that this question would be answered in writing following the meeting and requested that all Members see the response.

## 48 **MINUTES OF THE PREVIOUS MEETING**

The Minutes of the last Meeting of the Group were approved as a correct record and **SIGNED** by the Chairman.

## 49 **CHAIRMANS ANNOUNCEMENTS**

The Chairman had no announcements to make.

## 50 CORPORATE ANTI SOCIAL BEHAVIOUR POLICY

The Group had before it a report \* from the Group Manager for Public Health and Regulatory Services providing an updated Anti-Social Behaviour (ASB) Policy for consideration.

The officer introduced the ASB and Community Safety Support Officer to the Group.

The officer went on to outline the contents of the report, explaining that the Anti-Social Behaviour, Crime and Policing Act 2014 provided agencies, including Local Authorities, with enforcement powers to address anti-social behaviour. The Act replaced Anti-Social Behaviour Orders (known as ASBOs) which were the primary civil order in the UK since 1998, with Criminal Behaviour Orders.

The focus of the Act was to streamline the tools and powers available to frontline agencies in dealing with anti-social behaviour. Previously there had been 19 different powers, but these were reduced to a base of 6. They were:

Civil Injunction  
Criminal Behaviour Order  
Dispersal powers  
Community Protection Notices  
Public Space Protection Order  
Closure of Premises

The officer informed Members that the purpose of the ASB policy was to provide an overarching basis to link all local services that dealt with ASB, therefore to improve co-ordination and encourage a consistent approach to dealing with issues that arose, either informally or formally through the enforcement powers available.

The Council also had a specific responsibility to address ASB as part of wider strategies for reducing crime and disorder under the provisions of the Crime & Disorder Act 1998.

The document had been shared with partner agencies, organisations and internal services for comment and officers had taken into account the comments made.

The officer informed Members that use of formal legal powers was a last resort and that in the last year 20 letter ones had been sent, 7 letter twos, 6 behaviour contracts issued which were not formal interventions. This meant only 1 Community Protection Notice and 1 Civil Injunction were issued. There was an online tool kit which made it clear what the public could do and how to report matters of concern.

Discussion took place regarding:

- The need for complainants to remain anonymous;
- The requirement for complainants to log issues and keep records;
- A request for a flyer which could be posted on noticeboards to promote the service;



- A request that information be provided in the Members weekly newsletter and the Town and Parish Newsletter in order that Councillors could signpost complainants;
- The way in which the authority communicated with the public in general.

It was **AGREED** that the Communications and Consultation Manager be invited to attend a meeting of the Group to discuss communication matters.

It was **RECOMMENDED** that Cabinet approve the updated ASB Policy as attached in Annexe 1.

(Proposed by Chairman)

Note: - Report \* previously circulated and attached to Minutes.

## 51 **LEISURE MARKETING PLAN 00:24:00**

The Group had before it a report \* from the Leisure Manager with regard to reviewing current concessionary pricing within the leisure service.

The officer outlined the contents of the report, explaining that a review of policy to manage peak-time capacity across leisure was designed to ensure capacity to attract demand. Concessionary discounts were currently available to those in receipt of disability allowances, students in full time education and those in receipt of a means tested benefits.

Currently times of access to facilities for these members were not restricted or subject to an additional fee at peak times. The leisure facilities had peak participation periods between 0800 to 1000hrs and 1630 to 1930hrs weekdays. At the weekend the peak period was fairly consistent between 0800 and 1400 hrs.

Discussion took place regarding:

- The need to encourage this use of facilities and the need to ensure that those that were entitled to concessionary rates were encouraged to use them;
- In the past concessionary memberships had restricted access but with the facility to pay a 'top up' for peak times;
- Leisure staff would help members to ensure that they got the best membership for their personal usage;
- The reduction in time that concessionary members would be able to access facilities would be one third of the opening hours;
- Offerings such as Teen Gym, swimming lessons, GP Referrals, Cardiac Rehabilitation and Public Health initiatives would not be subject to the time restrictions;

- A third reduction in fees, to match the third reduction in access would keep concessionary membership below £30, including the proposed 3% annual increase.

It was **RECOMMENDED** that the Cabinet Member for Community Well Being make a decision to:

- Increase the base line for all leisure pricing by 3%;
- That the reduction for concessionary membership be set at 1/3 of the full cost;
- That times of access be restricted for those with concessionary membership, as proposed in the report, with an uplift payment available should they wish to attend during peak periods.

(Proposed by the Chairman)

Note: - Report \* previously circulated and attached to Minutes.

## 52 BUDGET 01:00:00

The Group had before it and **NOTED** an update on the budget \* from the Director of Finance, Assets and Resources setting out the revised draft budget changes identified.

The officer outlined the contents of the report stating that following initial meetings of the Cabinet and the Policy Development Groups, the Finance team and service managers had been revisiting a range of budgets to deliver more savings or increase income levels. The officer outlined the following table which showed the main budget variances affecting the 2018/19 budget:

<b>Variances</b>	<b>Amount £k</b>
<b>18/19 Budget Shortfall (Cabinet Report 26/10/17)</b>	<b>617</b>
Further Cost Pressures identified	570
Additional savings identified	(231)
<b>18/19 Revised Budget Shortfall</b>	<b>956</b>
2% Staff Pay award offer (1% previously built in)	116
Business Rate 100% Pilot bid accepted (1 year only)	(230)
Business Rate Growth (Solar & Benefit of Devon Pool)	(150)
Funding from sinking funds & reserves (ICT & Leisure)	(215)
Other additional savings identified	(174)
<b>18/19 Revised Budget Shortfall</b>	<b>303</b>
No reduction in Rural Services Delivery Grant	(86)

3% increase in C/Tax (2.6% previously built in)	(22)
<b>Draft budget gap for 2018/19</b>	<b>195</b>

The draft budget had been presented to the Group at their November meeting. This had indicated a budget gap of £617k and had been based on a range of assumptions, the updated report before the Group for this meeting took into account the formula grant settlement. Other factors affecting the draft budget included the following:

- There was an indicative pay award of 2% which would add an additional £160k to the pay bill, however this was not straightforward in that there would be an increase of circa 5% for those on grades 4 or 5;
- The Council had been successful in its bid to be a 100% Business Rate Pilot and some initial modelling had predicted that this could see £230k of extra business rates being kept within Mid Devon. The caveat to this was that this was only a 12 month pilot and it therefore presented a possible revenue risk;
- The Government had increased the referendum limit to 3% (the amount the Council could increase Council Tax by) which could deliver an extra £21k;
- The Government had reaffirmed its reduction to New Homes Bonus (NHB) from a 6 year dowry to a 4 year dowry, this would reduce NHB from £1.8m to £1.1 next year. A number of sinking funds in the revenue budget would therefore be under greater strain.

Discussion took place regarding:

- The New Homes Bonus and the impact the changes had on the budget;
- The difficulties to be faced going forward and the commercial agenda to generate return rather than reducing services;
- The Working Group which had met and given consideration to the areas that fell within the remit of the Group.

Note: - Report \* previously circulated and attached to Minutes.

## 53 FINANCIAL MONITORING 01:17:00

The Director for Finance, Assets and Resource provided a verbal update. The officer informed Members that the overspend was in much the same position now as it had been when reported to them in November. The targets set for Leisure Services had been too ambitious and this had been rectified for the coming year. There had been good news regarding Planning fees as the Government had allowed an increase of up to 20% to be added, generating an estimated £140k in the coming year and an increase for the remainder of the current year. The Authority was also in receipt of an addition £240k Capacity Funding for the Garden Village.

#### 54 **TRIM TRAILS - 6 MONTHLY UPDATE 01:19:00**

The Public Health Officer provided a verbal update regarding progress with Trim Trails.

The officer informed the Group that there was little to update at this stage, but that a number of sites were being considered and discussions were ongoing with Town and Parish Councils.

Discussion took place regarding:

- A proposal that Newcombes Meadow would be a good site for this and a request that officers liaise with Crediton Town Council;
- The fact that the 'outdoors' could be used as its own trim trail;
- The Grand Western Canal and whether funding could be available to site a Trim Trail there.

It was **AGREED** that a further update be provided to the May meeting of the Group.

#### 55 **COMMUNITY COHESION 01:27:00**

The Group had before it a report \* from the Scrutiny Working Group regarding Consultation.

The Consultation Working Group was set up following discussion at a Scrutiny Committee meeting. The rationale was that Members identified a lack of consultation as a key issue for the public. Members considered that it was important to find out if the public were encountering problems and if they were what they were.

The aim of the review was to identify what the council was doing well and what the council could do better.

The agreed methodology/approach was to hold a public consultation in the street and engage with the public. This took place for 2 hours in Tiverton Town Centre, Cullompton Town Centre and Crediton Town Centre.

Discussion took place regarding:

- The fact that a small survey would only be a snap shot;
- The public had been glad to be able to speak to a Councillor and those that took part had found it to be a worthwhile exercise;
- The Economy PDG had been tasked to research why the 'mood' seemed better in Crediton than the other towns;
- Confusion by the public regarding which Council was responsible for what area.

It was **RESOLVED** that the Communications and Consultation Manager attend a meeting of the Group to discuss community engagement and whether the findings and experiences of the Working Group could be taken into consideration for further consultation exercises.

(Proposed by the Chairman)

Note: Report \* previously circulated and attached to Minutes.

## 56 **PERFORMANCE AND RISK**

The Group had before it and **NOTED** a report \* from the Director of Corporate Affairs & Business Transformation, providing Members with an update on performance against the Corporate Plan and local service targets for 2017-18 as well as providing an update on the key business risks.

Note: Report \* previously circulated and attached to Minutes.

## 57 **IDENTIFICATION OF ITEMS FOR THE NEXT MEETING**

Regeneration of old railways lines for walking and cycling and the promotion of walking leaflets

Corporate Health and Safety Policy

Community Safety Partnership

Community Engagement Strategy

RIPA

(The meeting ended at 4.08 pm)

**CHAIRMAN**

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## MID DEVON DISTRICT COUNCIL

**MINUTES** of a **MEETING** of the **PLANNING COMMITTEE** held on 3 January 2018 at 2.15 pm

### **Present**

#### **Councillors**

Mrs F J Colthorpe (Chairman)  
Mrs H Bainbridge, Mrs C Collis, Mrs G Doe,  
R J Dolley, P J Heal, F W Letch, B A Moore,  
J D Squire, R L Stanley and R Evans

### **Apologies**

#### **Councillor(s)**

R F Radford

### **Present**

#### **Officers:**

David Green (Group Manager for Development), Simon Trafford (Area Team Leader), Philip Langdon (Solicitor), Catherine Marlow (Conservation Officer), Daniel Rance (Principal Planning Officer), Adrian Devereaux (Principal Planning Officer) and Sally Gabriel (Member Services Manager)

## 93 **APOLOGIES AND SUBSTITUTE MEMBERS**

Apologies were received from Cllr R F Radford who was substituted by Cllr R Evans.

## 94 **PUBLIC QUESTION TIME**

Cllr Mrs Hicks (Bampton Town Council) referring to Enforcement Item 1 on the agenda (land at Ashleigh Park, Bampton) stated that: you have all the responses from Bampton to the current application for Ashleigh Park. This is yet another revised scheme for dwellings, I note, rather than bungalows.

The responses all include concerns regarding the huge spoil heap which has dominated peoples' lives since last spring. Its visual impact is immense and depressing. The concerns are genuine. We are not looking at a NIMBY situation regarding the development of the site. We are looking at concerns for the insensitive way in which the development is being undertaken. There is no confidence in the developer. Mr Clarke called on individual households and even phoned Mr Derek Webster our Flood Co-ordinator directly to influence the application believing that he was employed as an officer of MDDC or DCC.

The heap has been generated without consideration for residents and has blighted their lives all year. No-one can understand why spoil is mounded like this. At the time only four bungalows were proposed. We cannot see the justification for that amount of spoil being left. It is not clean topsoil which might be recommended as a capping to previously quarried ground. Its weight must be considerable. It has compacted over the months but still discharges large rocks as does the steep

embankment formed earlier at the verge of the Old Tiverton Road. There has been land slip here. Could it be that one is influencing the other? Original reports may not have taken the creation of a spoil heap and the height and angle of this slope into consideration.

The Town Council has formally registered concerns but we would also like to refer you to para 2.4 of the Hydro-geology section of the Geo-Environmental Assessment Report where the ground is referred to as a minor aquifer. This is emphasised in the final paragraph, 3.3.

Once upon a time Ashleigh Park was a quarry and a sump for water cascading from the high ground above. The site is high above the Town and there are historic drainage problems left by the same developer. The Council has had to supply and make arrangements to deploy a flood barrier to deflect water from the lower Ashleigh Park properties. It is therefore important that any water movement through this site does not increase the flood risk in the town below. There is imminent work by Highways to the drains in Briton Street to mitigate the current situation!

We ask that any planning application is suspended until the heap is removed and the implications of natural aquifer drainage on the disturbed ground of the site and through the steep embankment are examined by the EA. The improvement to the drainage in Briton St has been accomplished. Bampton Town Cllrs would be grateful for your cooperation in what is a serious matter for the town.

#### 95 **MINUTES OF THE PREVIOUS MEETING (00-07-06)**

The minutes of the meeting held on 29 November were approved as a correct record and signed by the Chairman.

#### 96 **CHAIRMAN'S ANNOUNCEMENTS (00-07-45)**

The Chairman had the following announcements to make:

- Naomi Morgan (Planning Assistant) had returned to the authority.
- Catherine Marlow (Conservation Officer) would be leaving the authority at the end of the month taking up the post of Inspector with Historic England, she thanked her for her hard work and wished her well for the future on behalf of the committee.

#### 97 **ENFORCEMENT LIST (00-09-03)**

Consideration was given to the cases in the Enforcement List \*.

Note: \*List previously circulated; copy attached to signed Minutes.

Arising thereon:

- a) No. 1 in the Enforcement List (***Enforcement Case ENF/17/00076/COU – Untidy site having an adverse effect upon the visual amenity of the locality arising from the unauthorised deposition of excavated soil on the land – land and buildings at NGR 296197 122000, Ashleigh Park, Bampton.***)



The Area Team Leader outlined the contents of the report stating that the untidy site was having an adverse effect on the amenity of the area; the planning history of the site was contained within the report and the comments made by Bampton Town Council would be considered by the case officer. He highlighted the location of the site, the spoil heap adjacent to the road and photographs from various aspects of the site.

Consideration was given to:

- The history of the site
- How the spoil heap had been formed
- The work undertaken to create the heap
- The fact that the spoil heap was not underpinned and therefore the danger it could pose to passers-by

**RESOLVED** that the Legal Services Manager be given delegated authority to: take all such steps and action necessary to secure the improvement of the appearance of the land, including the issue of a Section 215 (Untidy Site) Notice and prosecution and/or Direct Action in the event of non-compliance with the notice.

(Proposed Cllr R L Stanley and seconded by Cllr B A Moore)

Notes:

- (i) Cllr Mrs F J Colthorpe declared a personal interest as County Councillor for the area who had been involved in highway matters;
- (ii) Cllr B A Moore and R L Stanley made declarations in accordance with the Protocol of Good Practice for Councillors in dealing with planning matters as they had been involved in discussions regarding the issue as Ward Members;
- (iii) Cllr Mrs Celia Hicks (Bampton Town Council) spoke.

b) No. 2 in the Enforcement List (***Enforcement Case ENF/16/00243/UDRU–Erection of two storey building in rear garden – 6 Forestry Houses, Chenson, Chulmleigh***).

The Area Team Leader outlined the contents of the report and the history of the site, an application to regularise the unauthorised development had been submitted in September 2017 and refused by Committee on 29 November, it was therefore necessary to commence enforcement action to secure the demolition and removal of the unauthorised building.

**RESOLVED** that the Legal Services Manager be given delegated authority to: take all such steps and action necessary to secure the demolition and removal of the unauthorised development, including the issue of an enforcement notice and prosecution and/or Direct Action in the event of non-compliance with the notice.

(Proposed Cllr P J Heal and seconded by Cllr Mrs H Bainbridge)

98 **DEFERRALS FROM THE PLANS LIST**

Members had previously been informed that Item 2 on the Plans List – land NE of Rydon House, Willand had been deferred because of administrative issues with the application.

99 **THE PLANS LIST (00-23-38)**

The Committee considered the applications in the plans list \*.

Note: \*List previously circulated; copy attached to the signed Minutes.

(a) Applications dealt with without debate.

In accordance with its agreed procedure the Committee identified those applications contained in the Plans List which could be dealt with without debate.

**RESOLVED** that the following application be determined or otherwise dealt with in accordance with the various recommendations contained in the list namely:

(i) No 4 on the Plans *List (17/001700/FULL – Change of use of ground floor common room to a one bedroom flat, Common Room (Ground Floor of Flat 41), Broad Lane, Tiverton)* be approved subject to:

- a) An additional condition stating that the development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) dated 09 October 2017 and the Flood Prevention Measures detailed within the FRA, to include raising electrical circuitry. The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

**Reason**

To reduce the risk of flooding to the proposed development and future occupants.

- b) Conditions as recommended by the Head of Planning, Economy and Regeneration.

(Proposed by the Chairman)

Notes:

- (i) Cllr R L Stanley declared a personal interest as Cabinet Member for Housing and informed the meeting that he would abstain from voting;
- (ii) Cllr R J Dolley declared a personal interest as Ward Member as he had taken part in discussions regarding the application;
- (iii) Cllr Mrs F J Colthorpe declared a personal interest as the County Councillor for the area;

- (iv) Cllrs F W Letch and R L Stanley requested that their abstention from voting be recorded;
- (v) The following late information was available: The following planning condition is recommended in light of the response received from the Environment Agency which should be included within the recommendation made to approve.

**Condition**

The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) dated 09 October 2017 and the Flood Prevention Measures detailed within the FRA, to include raising electrical circuitry. The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

**Reason**

To reduce the risk of flooding to the proposed development and future occupants.

Consultee Response to be included within Committee Report

**Environment Agency – 11th December 2017**

The proposed development will only meet the requirements of the National Planning Policy Framework if the following measure(s) as detailed in the Flood Risk Assessment submitted with this application are implemented and secured by way of a planning condition on any planning permission. Furthermore, the development must also provide a means of unobstructed access to the first floor of the building.

The applicant should demonstrate that this is achievable prior to determination of the application.

**Reason**

The building lies within an area at risk of flooding from the Cottey Brook. Indications are that potential depths of water in an extreme flood event would be shallow. Despite this we consider it important that access to the first floor is made available given the ground floor nature of the proposal and that flood mitigation measures are installed during refurbishment.

- (ii) No 5 on the Plans *List (17/01792/LBC – Listed Building Consent to replace two windows with patio door on west elevation and creation of cupboard and shower room on first floor – Old Bartows, Bartows Causeway, Tiverton.)* be approved subject to conditions as recommended by the Head of Planning, Economy and Regeneration.

(Proposed by the Chairman)

(b) No 1 on the Plans *List (17/01660/MOUT – Outline for the erection of 10 dwellings, - Land at NGR 287219 106314, Barnhill Close, Cheriton Fitzpaine).*

The Area Team Leader outlined the contents of the report by way of presentation highlighting the access proposed within the outline application, the site location plan, the additional gated access, the aerial view, the indicative layout of dwellings, the drainage strategy and photograph from various aspects of the site.

Consideration was given to:

- The density of dwellings on the site in line with policy COR 1
- Affordable housing on site which had been well received by the Parish Council
- The indicative layout of the site
- The involvement of the Parish Council and local residents in the application

**RESOLVED** that planning permission be granted subject to:

The prior signing of a S106 Agreement to secure:

- 30% affordable housing on site (3 units)
- A secondary school contribution of £5,377 towards school transport to Queen Elizabeth's Academy Trust
- A contribution of £8,425 towards the provision of off-site open space.

And conditions as recommended by the Head of Planning, Economy and Regeneration.

(Proposed by Cllr P J Heal and seconded by Cllr Mrs H Bainbridge)

Notes:

- i) Cllr Mrs F J Colthorpe declared a personal interest as Ward Member;
- ii) Mr Upton (Agent) spoke;
- iii) Cllr Norton (Cheriton Fitzpaine Parish Council) spoke;

(c) No 2 on the Plans *List (17/0652/MOUT –Outline application for a mixed development of 30 dwellings, commercial buildings, access, public open space, landscaping and associated works – land at NGR 303116 110179 (NE Rydon House) Willand.*

This item had been deferred as previously advised.

(d) No 3 on the Plans *List (17/0924/MFUL – change of use of agricultural buildings to Class B1/B8 (commercial use) with associated yard and parking areas, landscaping and alterations to access – land and buildings at NGR 304296 107112, Newlands Farm, Cullompton).*

The Principal Planning Officer outlined the contents of the report by way of presentation highlighting the site location plan, the redundant buildings on site at the present time, the proposals for the units, the existing and proposed elevations of each of the units and photographs from various aspects of the site. He informed the

meeting that he had had discussions with the Lead Officer for the Garden Village proposal and that she felt that the proposal would not have a negative impact on the project.

Consideration was given to:

- Parking Policy
- Continued management of the site
- Possible air quality contributions via S106 and Policy DM6
- Possible additional lighting in the area

**RESOLVED** that planning permission be granted subject to:

- a) The prior signing of a S106 Agreement (between the applicant and Devon County Council only) relating to a financial contribution of £10,000 towards improvements at J28 of the M5;
- b) Conditions as recommended by the Head of Planning, Economy and Regeneration with an amendment to Condition 17 so as to read: In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of an approved detailed remediation scheme to bring the site to a condition suitable for the intended use, which is subject to the approval in writing of the Local Planning Authority. Reason remains the same
- c) Delegated authority be given to the Head of Planning, Economy and Regeneration to frame an additional condition relating to a management plan for the site.

(Proposed by Cllr Mrs H Bainbridge and seconded by Cllr P J Heal)

#### 100 **MAJOR APPLICATIONS WITH NO DECISION (1 - 06-00)**

The Committee had before it, and **NOTED**, a list \* of major applications with no decision.

Note: \*List previously circulated; copy attached to the Minutes

#### 101 **APPEAL DECISIONS (1-07-52)**

The Committee had before it a list of appeal decisions \* providing information on the outcome of recent planning appeals.

Discussion took place regarding the importance of the contents of the appeal decisions and that Members should be receiving this information in a complete format.

It was therefore:

**RESOLVED** that: the appeals list be NOTED and that in future all Members receive an electronic version of all appeal decisions in full and that the planning agenda pack contain only a list of appeal decisions received highlighting the application and the inspector's decision.

(Proposed by the Chairman).

Note: \*List previously circulated; copy attached to signed Minutes.

(The meeting ended at 3.35 pm)

**CHAIRMAN**

## **MID DEVON DISTRICT COUNCIL**

**MINUTES** of a **MEETING** of the **PLANNING COMMITTEE** held on 31 January 2018  
at 2.15 pm

### **Present Councillors**

Mrs H Bainbridge, Mrs C Collis, Mrs G Doe,  
R J Dolley, P J Heal, F W Letch, B A Moore,  
R F Radford, J D Squire, R L Stanley and  
R Evans

### **Apologies Councillor(s)**

Mrs F J Colthorpe

### **Also Present Councillor(s)**

R J Chesterton, D R Coren, Mrs J Roach  
and F J Rosamond

### **Present Officers:**

David Green (Group Manager for  
Development), Kathryn Tebbey (Group  
Manager for Legal Services and Monitoring  
Officer), Simon Trafford (Area Team  
Leader), Lucy Hodgson (Area Team  
Leader), Daniel Rance (Principal Planning  
Officer), Paul Dadson (Conservation  
Officer), Maria De Leburne (Solicitor) and  
Sally Gabriel (Member Services Manager)

## **102 APOLOGIES AND SUBSTITUTE MEMBERS**

Apologies were received from Cllr Mrs F J Colthorpe who was substituted by Cllr R Evans.

In the absence of the Chairman, Cllr P J Heal (Vice Chairman) took the Chair.

## **103 VICE CHAIRMAN**

The Chairman indicated the need for a Member of the Committee to stand in as a Vice Chairman.

**RESOLVED** that Cllr R Evans be Vice Chairman for the meeting.

(Proposed by Cllr Mrs G Doe and seconded by Cllr F W Letch)

## **104 DECLARATION OF INTERESTS UNDER THE CODE OF CONDUCT**

The Chairman reminded Members about the need to make declarations of interest.

## 105 PUBLIC QUESTION TIME

The following public questions were referring to Item 1 on the Plans List – Land NE of Rydon House, Willand.

Cllr Warren (Willand Parish Council) stated that: It has been said that failing to plan is planning to fail. Mid Devon has a current plan and they have an emerging plan, but it has been delayed for reasons that would not be appropriate to visit in this forum. The plans set out locations and numbers of houses to be built at each location. These are coordinated with sites for employment development and with relevant transport systems. We have an Inspector confirm that there is not a proven five-year land supply and every time an applicant mentions this fact some seem to react like a rabbit caught in headlights and want to give in. Some applications have been refused and granted on appeal but is it not the case that if all these extra unplanned sites continue to be added the emerging plan will not be viable and sustainable as housing will be in the wrong places and in wrong numbers to fall in with other policies? There have been a number of unplanned sites approved directly or on appeal and this site is just another such site and will lead to others.

Much is made of the recent Inspector's report in dismissing the appeal for 259 houses where in spite of the recognised benefits he felt it was outweighed by the significant weight which he placed on the conflict with policies and the scale of the scheme impacting on the sustainability of Willand as a village. The Inspector did not limit his comments purely to the scale but also referred to conflict with policies which he felt still had weight. Is it not the case that the cumulative effect of the number of smaller applications and the loss of the services at this site will have the same scale and harmful effect?

Will this Authority consider standing its ground and refuse these applications as being contrary to policy and then robustly defend them if appealed?

Andrea Glover stated that: This application was validated on the 24<sup>th</sup> of April 2017. Why has it taken over 9 months to come to committee? The last communication between the agent and an officer shown on the website is dated 22 May 2017. Public consultation ended in May 2017. What has been happening in the intervening 8 months by way of discussion or negotiation which is not placed in the public domain?

Clare Radford stated that: The officer states, 'The loss of these Community facilities will potentially damage the settlements ability to meet its day to day needs and reduce the supply in the immediate area'. Mention is made of the proposed retail/commercial units and he also says that there is an existing petrol filling station to the north which provides an adequate provision. That filling station is scheduled to close in February 2018. Do members realise that if our employment site is also lost then 8 jobs will go at the hairdressers and 12 in the restaurant on top of those employed in the filling station and shop? Is it realised that Willand, a settlement of about 4,000 souls will be left without a filling station, hairdressers or café?

Sue Leach stated that: It is noted that the new site, although outside of the settlement limits and relatively isolated from the built form of the village is reported to be adjacent to a section of the settlement area. Will members please note that that part of the settlement immediately adjacent to the site is 6 houses on the opposite side of the road? It does then expand into a few more houses but access to the village is by



a relatively narrow road which has no pavements, is on a bus route and suffers from considerable 'on street' parking as you get nearer to the church and post office.

Vivian Marrow stated that: Under the Planning Service Charter it says that the "aim is to maintain high professional standards making the best possible decisions for local communities." If this is the case why has the officer submitted a 35 page report which in places is repetitive in relation to a recent appeal yet the objections raised by 72 residents of Willand are summarised and have the appearance of being dismissed and discounted in 8 'one liners' amounting to a total of 53 words?

Cllr Grantham (Willand Parish Council) stated that: Could someone please explain in clear terms the mathematics of the recommendations surrounding the proposed S106 agreement? If the affordable housing provision is 35% under the current local plans then surely the affordable housing provision should be 10.5 or rounded up 11 houses. There appears to be a calculation under Paragraph 8 of the report which shows an equation to take off 2 reducing it to 9. How is this arrived at please?

Why are 5 dwellings only being shown to contribute to public open space at Chestnut Drive? How are the children from this proposed site meant to get to that play area? This is not the nearest play area and it is understood that MDDC have it under managed decline.

Why is there no mention of a contribution to re-site the bus stop and extend a section of footpath as outlined in the Highways response as a binding agreement rather than be put in condition 13 which can be varied or ignored? Surely this is relevant to fit in with policies surrounding transport and pedestrian safety?

The officer proposes that the commercial units should be provided before the demolition of the existing businesses. How is that proposed to work as the indicative plans would not allow that and the entrance would be over the existing fuel tanks? It is noted that the officer appears to support the Parish Council view that the commercial units should be to the front of the site. Does he mean accessed from the roadside? This could mean a further separate entrance and parking. Why does this not have to happen until the 5<sup>th</sup> house is occupied? There is also to be a 'football pitch'.

What assurance can there be that this would happen? Willand has previous experience of such agreements which have come to nought. Two developments where there were to be commercial units where officers subsequently agreed to housing being built instead. There was also to be an all-weather pitch on another site but instead we have houses and even less public open space.

The proposed public open space will be managed by a management company for the development. What measures will there be to ensure that this is open to all and maintained in a useable condition?

Cllr Mander (Willand Parish Council) stated that: The officer reports that the 'proposal would make a small contribution towards increasing the housing supply in Mid Devon and weight must be given to this'. Why has he not balanced this by mentioning the fact that 28 affordable houses have recently been approved and that there are 42 houses [not 40 as he refers to] included in the emerging local plan? If these 30 houses are approved we are advised that the 42 will still stay in the local plan and so

with the 28 we have a total of 100 extra houses with no additional infrastructure and a loss of facilities. On top of that there is mention of an additional 51 houses in Willand since the last census and no infrastructure improvements other than a minor addition to the school building. Although 259 were turned down on appeal approval of this site will open up the appeal site for further applications as it will then be within the settlement area if it is extended to include this application.

The Chairman indicated that these issues would be discussed further when the item was debated.

#### 106 **MINUTES OF THE PREVIOUS MEETING (00-15-48)**

The minutes of the meeting held on 3 January 2018 were approved as a correct record and signed by the Chairman.

#### 107 **CHAIRMAN'S ANNOUNCEMENTS (00-16-10)**

The Chairman reiterated that in the absence of Cllr Mrs F J Colthorpe he would be chairing the meeting.

#### 108 **ENFORCEMENT LIST (00-16-30)**

Consideration was given to the cases in the Enforcement List \*.

Note: \*List previously circulated; copy attached to signed Minutes.

Arising thereon:

a) No. 1 in the Enforcement List (***Enforcement Case ENF/17/00213/LB – Dilapidation of listed building in particular thatched roof at the Three Tuns, Public House, 14, Exeter Road, Silverton***).

The Area Team Leader outlined the contents of the report highlighting the location and history of the site, the planning permission granted for 2 dwellings in the car park of the public house and the conversion of the inn to 1 dwelling. She explained that the building was in a poor state of repair and that the thatched roof had become dilapidated, water was penetrating through the thatch and entering into the first floor rooms, the render and the windows were also in a damaged state. The original tarpaulin that had been put in place had blown away during recent bad weather and had not been replaced. She presented recent photographs which showed the damage to the thatch and that it was spilling out onto the road.

Consideration was given to:

- The deterioration of the building
- The fact that the thatch was now sinking inwards following further deterioration
- Whether the building was becoming a dangerous structure and whether any further action was required
- The timescales for taking action
- The impact on the neighbouring property

- A Building Control Officer had viewed the property and found it to be safe at the present time
- The delegated authority of the Head of Planning, Economy and Regeneration to take any action required if the inn became a dangerous structure.

**RESOLVED** that the Legal Services Manager be given delegated authority to:

- a) Issue a Repairs Notice under Section 48 of the Planning (Listed Buildings and Conservation Areas) Act 1990 specifying the works reasonably necessary for the proper preservation of the building; and
- b) Take all such steps and action necessary to secure the improvement of the appearance of the building in order to remedy the adverse impact it currently has on the amenity of the area; including the issue of a notice under Section 215 of the Town and Country Planning Act 1990 and subsequent prosecution and/or direct action in the event of non-compliance with the notice.

(Proposed Cllr Mrs H Bainbridge and seconded by Cllr R J Dolley)

Note: The following late information was reported: The owner of The Three Tuns has contacted the Council this week confirming the purchase of a tarpaulin. A site visit undertaken on 29th January 2018 confirmed that the tarpaulin is not in place on the roof and as such the Officer recommendation remains unchanged.

31st January 2018 – A site visit was carried out by Lucy Hodgson/Area Team Leader.

#### 109 **DEFERRALS FROM THE PLANS LIST**

There were no deferrals from the Plans List.

#### 110 **THE PLANS LIST (00-31-24)**

The Committee considered the applications in the plans list \*.

Note: \*List previously circulated; copy attached to the signed Minutes.

- (a) Applications dealt with without debate.

In accordance with its agreed procedure the Committee identified those applications contained in the Plans List which could be dealt with without debate.

**RESOLVED** that the following applications be determined or otherwise dealt with in accordance with the various recommendations contained in the list namely:

- (i) No 2 on the Plans List (***17/01991/FULL – Installation of access ramp and change of one window at ground floor level to patio doors – 114 and 115 St Andrews Estate, Cullompton***) be approved subject to conditions as recommended by the Head of Planning and Regeneration.

(Proposed by the Chairman)

Note: Cllr R L Stanley declared a personal interest in the application as the Cabinet Member for Housing.

(ii) No 6 on the Plans List (**17/01732/FULL – Installation of a ground mounted adjustable frame consisting of 110 solar photovoltaic panels – land at NGR 270036 111582 (Southcott Farm) Chawleigh.**) be granted planning permission subject to conditions as recommended by the Head of Planning, Economy and Regeneration.

(Proposed by the Chairman)

(iii) No 7 on the Plans List (**17/00057/FULL – Conversion of outbuildings to form 2 dwellings – The Elms, Willand Old Village, Willand**) be granted planning permission subject to the prior signing of a Section 106 Agreement to secure:

- £2,608 Public Open space contribution toward the refurbishment of Chestnut Play area, Willand;
- £10,436 contribution to improving air quality in Cullompton through the provision of secure cycle parking in Cullompton

And conditions as recommended by the Head of Planning, Economy and Regeneration

(Proposed by the Chairman)

Note: the following late information was reported: the inclusion of the prior signing of a Section 106 agreement as indicated above.

(b) No 1 on the Plans List (**17/00652/MOUT – Outline for a mixed development of 30 dwellings, commercial buildings, access, public open space, landscaping and associated works – land at NGR 303116 110179 (NE of Rydon House), Willand**)

The Principal Planning Officer outlined the contents of the report highlighting by way of presentation the detail of the proposed development. The proposal sought the principle of development of the erection of 30 dwellings and the commercial unit on the site along with the access, all other details would be dealt with under a reserved matters application.

He outlined the location of the site, the indicative detail of the proposal, highlighting the location of the employment units and that those units were proposed to be put in place prior to the demolition of the original units. He informed the meeting that the proposal would see the loss of the petrol station. Photographs were viewed from various aspects of the site.

He answered questions posed during public question time:

- With regard to the fact that the proposal was unsustainable and unplanned; this was the nature of the lack of a 5 year land supply, development was not always where you would have planned to have it, but that there was a need to consider the National Planning Policy Framework.

- With regard to the application for 259 dwellings adjacent to the site which had been dismissed at appeal, the inspector had stated that there was some weight within our policies but that the main conflict had been the number of dwellings proposed on the site against the size of Willand.
- With regard to the delay in determining the application, the validation of the application had taken place on 24 April 2017 but it had been submitted after the application for the 259 dwellings on the adjacent site and that there had been a need to determine that application first and to await the outcome of the appeal.
- With regard to the community facilities, it was intended that the commercial elements of the application be brought forward at an early stage, the detail of which would form part of the reserved matters application.
- The site was adjacent to the settlement limit, people would be able to catch a bus or use the already established pavement. The Highway Authority had been satisfied with this issue.
- With regard to the affordable housing provision, when the calculation took place, 2 dwellings were automatically removed. There had been no concern regarding the number of affordable dwellings proposed.

Consideration was given to:

- Policy DM25, whether the garage was required as part of the amenity of the village
- The location of the proposal with regard to the motorway with possible noise and pollution implications
- The impact on Willand when the motorway became blocked
- Representations of the Highway Authority with regard to the application
- The lack of a 5 year land supply
- The need to look at the planning application on an individual basis and not consider previous or proposed applications.
- The fact that the application was outside the settlement limit, the proposal was against policy and was not featured in the current or emerging Local Plan
- The fact that the garage at the other end of the village was closing
- Whether the commercial units would be built and if so whether the current businesses on the site would be transferred to these units
- The infrastructure for continued development in the village
- The allocation of dwellings for the village within the emerging Local Plan
- The needs of the village and the popularity of the businesses already on the site
- The capacity of the village school
- The affordable housing targets in the village had been met

**RESOLVED** that Members were minded to refuse the application and therefore wished to defer the application for consideration of an implications report to consider the reasons for refusal to include:

- The adverse impact of the development
- The sustainability of the site

- The cumulative impact of the current and likely development in respect of the number of housing developments in Willand and the impact of this on the local community
- The site was not contiguous and outside of the Local Plan allocation
- The loss of community facilities as stated in Policy DM25
- The impact of the development on the local infrastructure
- The fact that the proposal was outside the settlement limit.

(Proposed by Cllr B A Moore and seconded by Cllr R Evans)

Notes:

- (i) Mr Lowes (spoke in behalf of the agent);
- (ii) Cllr Warren spoke on behalf of Willand Parish Council;
- (iii) Cllrs R J Chesterton, Mrs G Doe and R Evans spoke as ward Members;
- (iv) The following late information was reported: An Outline Planning application has been submitted to the Authority but is awaiting registration for 125 dwellings, with public open space, landscaping and associated infrastructure at Meadow Park, Willand.

The application is on behalf of Gallagher Estates Ltd the same company who submitted the application on the same site for 259 houses and was dismissed at appeal. Copy of which is within Appendix 1 of the submitted Planning Committee report for the 30 dwellings and commercial space at Ryder House (17/00652/MOUT).

Applications are to be considered on their merits and this application (17/00652/MOUT) has been assessed this way, however it is considered that the Committee should be aware of the proposal for the 125 dwellings which is with our registration team presently.

The application before you is for 30 dwellings and commercial premises. In this respect the Planning Committee should consider the application on its merits in light of the information received

- (c) No 3 on the Plans List ***(17/01453/FULL – Erection of a dwelling (100 sqm) including camp site reception facilities (29sqm) Kingsmead Centre, Clayhidon)***

The Principal Planning Officer outlined the contents of the report highlighting by way of presentation the detail of the proposal; he informed the meeting that there was already a dwelling on the site and that a further dwelling to support the campsite facilities as proposed. There was a need to consider the functional need for a further dwelling and no essential need had been demonstrated. The proposal was also outside any settlement limit. He highlighted the location of the site, the camping area, the block plan, proposed plans and elevations and an isometric view of the proposal. Members also considered photographs from various aspects of the site.

Consideration was given to:

- Whether a business plan to determine the need had been submitted
- The number of pitches on the site
- Security issues if no one was present on the site 24 hours a day
- The fact that the site was isolated
- The need to encourage economic growth in the rural areas
- The daily duties of the landowner with regard to the camping site including the welfare and safety of campers
- The views of the Parish Council and the local Ward Member who supported the application
- The importance of the proposal for the local area
- The design features of the proposal

**RESOLVED** that this application be refused for the following reasons:

The proposed design/size mass and scale of the dwelling is considered to be inappropriate for the rural location and in particular the Blackdown Hills Area of Outstanding Natural Beauty (AONB). The design of the proposed is considered not to respect the local vernacular of the area and in-particular the AONB. The introduction of balconies does not provide an area which is essential for occupation of the building as a rural workers dwelling and increases the mass and size of the building. Dwellings within the AONB should have a functional simplicity, built from locally available materials, with the most characteristic of the area being chert stone. The proposed is therefore in conflict with DM2 and DM29 of the local plan part 3 and policy PD1/B of the AONB Management Plan.

Policy AL/IN/3 requires that new residential proposals will contribute to the provision of public open space of at least 60sqm of equipped and landscaped public open space per market dwelling, within the local area. In this case there is a requirement for the provision of £1166 to be provided towards Improvements, including lighting and re-surfacing of tennis courts at Longmead Sports Pavillion, Hemyock. To date, no arrangements have been made by the applicant to secure the provision of this contribution. The proposed is therefore contrary to policy AL/IN/3 of the adopted Allocations and Infrastructure Development Plan Document.

(Proposed by Cllr R L Stanley and seconded by Cllr Cllr R Evans)

Notes:

- (i) Mr Purvis (Applicant) spoke;
- (ii) Cllr Kallaway, (Clayhidon Parish Council) spoke;
- (iii) Cllr F J Rosamond spoke as Ward Member.
- (d) No 4 on the Plans List ***(17/015043/FULL – Erection of a dwelling and construction of new vehicular access following demolition of skittle alley, garage and store – land and building at Mare and Foal, The Village Yeoford)***

The Area Team Leader outlined the contents of the report highlighting by way of presentation the proposed creation of a single residential plot, the site location plan,

previous applications on the site, the site and demolition plan, proposed floor plans and elevations and photographs from various aspects of the site.

Consideration was given to:

- The work of the community action group to take forward a project to purchase the public house and the funding that had already been raised
- The fact that the public house should be retained for use by the local people
- The impact of development on the Conservation area contrary to Policies DM2 and DM14. The loss of a community facility as highlighted in Policies DM1 and DM25

**RESOLVED** that this application be refused as recommended by the Head of Planning, Economy and Regeneration

(Proposed by Cllr J D Squire and seconded by Cllr Mrs H Bainbridge)

Notes:

- (i) Cllr D R Coren declared a personal interest as he knew some of the local people and had been involved in discussions at Parish Council level;
- (ii) Cllr P J Heal made a declaration in accordance with Protocol of Good Practice for Councillors in deal with Planning matters as he had been involved in discussions with the Parish Council;
- (iii) Mrs Morrison (Local Action Group) spoke in objection to the application;
- (iv) Cllr Mortimer spoke on behalf of Crediton Hamlets Parish Council;
- (v) Cllrs D R Coren and P J Heal spoke as Ward Members;
- (vi) The following late information was reported: The applicant has provided an updated plan confirming the access arrangements in terms of the visibility splay (Drawing 2G). The Highway Authority have provided an updated response as follows: The attached drawing is now in accordance with the requirements of the Highway Authority and can be conditional of any consent. The Works necessary through this drawing will need to be secured post planning through a n appropriate legal agreement under the Highways act.

Officer Comment: This does not change the officer recommendation as set out in the report as issued.

(e) No 5 on the Plans List ***(17/01517/FULL – Erection of a dwelling and alterations to existing vehicular access – 27 Downeshead Lane, Crediton)***

The Area Team Leader outlined the contents of the report highlighting by way of presentation the size of the application site, the history of the site, the impact of the proposal on the listed building and Conservation Area, the aerial view of the proposal, the proposed block plan, floor plans, elevations, proposed parking for the existing dwelling and photographs from various aspects of the site.



Consideration was given to:

- The removal of a mature oak
- The impact of the development on the Listed Building and Conservation Area
- The views of the Conservation Officer
- The 3 new dwellings erected in the vicinity and the fact that the Conservation Officer had worked with the developer
- The design of the proposal and whether the proposal would affect the curtilage of the listed building

**RESOLVED** that the application be deferred to allow a site visit to take place by the Planning Working Group to consider:

- The impact of the proposed development on the setting of the conservation areas and the listed building of 27 Downeshead Lane
- The impact of the proposal on the local amenity and in relation to the character and appearance of this part of the Crediton Conservation Area
- The proximity of the listed building to the industrial site
- The properties surrounding the site and the new dwellings erected on the corner of Downeshead Lane
- The access into and out of the site

(Proposed by Cllr F W Letch and seconded by Cllr J D Squire)

Notes:

- (i) Cllr F W Letch declared a personal interest as the applicant was known to him;
- (ii) Cllrs Mrs H Bainbridge, Mrs Collis, Mrs G Doe, P J Dolley, P J Heal, F W Letch, B A Moore, R F Radford, J D Squire and R L Stanley made declarations in accordance with Protocol of Good Practice for Councillors in deal with Planning Matters as they had received correspondence regarding the application;
- (iii) Ms Burley spoke on behalf of the applicant
- (iv) The Chairman read a statement from Cllr N A Way (Ward Member)
- (v) The following late information was reported: The applicant has circulated to members a summary note as to why the officer recommendation presented in the report should not be supported. Your officers have carefully considered these points with a summary response as set out below. As members will note officers maintain that the report is accurate and presents a robust assessment of the application scheme against the relevant local and national policy to justify the recommendation for refusal as set out in the report.

**Officer's comments on applicants statement to Planning Committee.**

### **1 Proposed Development**

The relationship of the proposed building to the listed buildings is clearly shown on the plans. The legal point about orchard and garden is not relevant to the

planning policy issues in this case. There is no perceived difference between garden and orchard. Officers are of the view that it is curtilage land. Legal hereditament issues are not relevant.

## **2. Impact on the setting of the conservation area and listed buildings**

The report does say under the heading 'proposed development' that the site is in the conservation area.

The report makes it clear that the fact that the site is in the conservation area does not itself override other policy considerations.

There have been no changes to the character of the conservation area since the appraisal was approved by members 15 years ago. The applicant has not pointed out any changes. The site remains an important open space on the edge of the town beyond which there is open fields. The new house will be viewed against that open backdrop.

Officers have been consistent in their opposition to the development in principle for the reasons given in the report.

The end of the proposed house which includes the highest two-storey element will be clearly prominent from the immediate curtilage of the listed building. Given the close proximity between the existing listed building and the proposed house, whilst the applicant infers that the officers are seeking to confuse the situation about the relationship the report as it is drafted in terms of the relationship is not considered to be misleading, and further clarification will be provided as part of the officer presentation.

It is the firm view that the impact of the house on the conservation area and the listed buildings is not neutral and does not preserve setting. It is harmful. The applicants have not offered any response to the stated policy requirement to identify public benefits of the proposal.

## **3 Design**

The officers have not discussed the design issues with the applicant due to the overwhelming objection in principle to the proposal.

### **(f) No 8 on the Plans List (17/01726/FULL – Conversion of an existing workshop/barn to form a dwelling – 72 Bampton Street, Tiverton)**

The Area Team Leader outlined the contents of the report highlighting by way of presentation the site location, the access, the block plan identifying the position and size of the proposed new dwelling, the existing and proposed elevations. She explained that some of the windows of the original structure would be required to be blocked up and that one of the windows proposed to be retained looked out onto the garden of the neighbouring dwelling. In order to counter any issues of loss of privacy, the window would need to be fixed shut with obscure glazing. She provided an image of the proposed property and photographs from various aspects of the site.

Consideration was given to:

- The views of the applicant with regard to new build and conversions
- Access to the site and the impact of the proposal on the neighbouring property
- Standard room sizes, the principles of development and the “National Space Standards”
- The fact that there was nothing to prevent an adjoining property owner from putting up a fence, the effect of which would be to severely limit the entrance of daylight through one of the two windows on the ground floor.

**RESOLVED** that this application be refused as recommended by the Head of Planning, Economy and Regeneration

(Proposed by Cllr Mrs H Bainbridge and seconded by Cllr F W Letch)

(Vote 6 for: 5 against)

Notes:

- (i) Mrs Nicolson (Applicant) spoke;
- (ii) The Chairman read a letter from neighbours who had written in objection to the application;
- (iii) Cllr B A Moore left the meeting following the decision on this application.

#### 111 **MAJOR APPLICATIONS WITH NO DECISION |(3-41-35)**

The Committee had before it, and **NOTED**, a list \* of major applications with no decision.

It was **AGREED** that:

Application 17/02020/MFUL Astra Printing and Crown Works Site, Willand Road, Cullompton be brought before committee and that a site visit take place.

Note: \*List previously circulated; copy attached to the Minutes

#### 112 **APPEAL DECISIONS (3-57-37)**

The Committee had before it and **NOTED** a list of appeal decisions \* providing information on the outcome of recent planning appeals.

#### 113 **PRE-APPLICATION PLANNING ADVICE SERVICE (3-57-57)**

The Committee had before it a \* report of the Head of Planning, Economy and Regeneration requesting consideration of revised arrangements for our customers to gain pre-application advice.

The Group Manager for Development outlined the contents of the report stating highlighting the pre-application process, the Governments recent 20% increase in planning fees and the need to assist in cost recovery for the planning service. He

highlighted the table at appendix 1 of the report and comparisons with other local authorities.

Consideration was given to:

- Benchmarking against other local authorities of a similar size to Mid Devon
- The amount of officer time spent on major applications using wind turbines, ground mounted solar PV and anaerobic digesters as examples
- The need to review the prices regularly

**RESOLVED** that:

- i) The revisions to the pre-application advice service as set out in the report and appendix 1 be approved;
- ii) The increased charges come into force on 17 February 2018;
- iii) The guidance document be updated accordingly and be reviewed on a quarterly basis.

(Proposed by Cllr R L Stanley and seconded by Cllr Mrs G Doe)

Note: \*Report previously circulated, copy attached to signed minutes.

**Update sheet 31.01.18**

(The meeting ended at 6.22 pm)

**CHAIRMAN**

**COUNCIL**  
**21 FEBRUARY 2018**

**SPECIAL URGENCY DECISIONS: OCTOBER – DECEMBER 2017**

**Cabinet Member(s):** The Leader of the Council

**Responsible Officer:** Legal Services Manager and Monitoring Officer

**Reason for Report:** To report special urgency decisions taken in the preceding quarter.

**RECOMMENDATION:** That the report be noted.

**Relationship to Corporate Plan:** None arising from this report, but the decision described below might fall within the section on “Economy” – be more entrepreneurial and commercial as a council.

**Financial Implications:** None arising from this report. The financial implications of the decision described below were considered when making that decision.

**Legal Implications:** Rule 17.3 of the Access to Information Procedure Rules in the Constitution requires the Leader to submit quarterly reports to Council on decisions taken by Cabinet under Rule 16 (Special Urgency).

**Risk Assessment:** None arising from this report. Any risk arising from the decision(s) reported here would be a matter considered at the time of that decision.

**Equality Impact Assessment:** None arising from this report. Any risk arising from the decision(s) reported here would be a matter considered at the time of that decision.

## 1.0 Introduction

1.1 The Council has made provision in its Constitution for decisions to be taken which are so urgent that there is insufficient time:

- (a) to publish a Notice of Key Decision in the Forward Plan; and
- (b) to comply with the general exception (to the obligation to publish a Notice of Key Decision) set out in Rule 15 of the Access to Information Procedure Rules (“the Access Rules”).

1.2 The relevant provisions on Special Urgency are set out in Rule 16 of the Access Rules. Rule 17 then addresses subsequent reporting requirements. Rule 17.3 provides:

*In any event the Leader of the Council will submit quarterly reports to the Council on the Cabinet decisions taken in the circumstances set out in Rule 16 (special urgency) in the preceding three months. The report will include the number of decisions so taken and a summary of the matters in respect of which those decisions were taken.*

## **2.0 Special urgency decisions – October to December 2017**

2.1 There has been one decision taken relying on the special urgency powers in the quarter being reported. This decision, taken on 13 October 2017, authorised the submission of a bid to purchase of 30 Fore Street, Tiverton at an auction held on 17 October 2017.

2.2 As members will be aware, a successful bid at an auction in most cases commits the bidder to the purchase and an immediate deposit on property purchases is required. Prior to the bid being made, the Council carried out due diligence on the property, including (due to the urgency of the matter and the need for clarity and certainty prior to submitting a bid) detailed external legal scrutiny of the terms and conditions of the auction, legal title and all usual related matters which might be examined during the course of a standard acquisition process.

2.3 The reasons for the decision were:

(a) The purchase was seen as a strategic investment allowing future development opportunity of the area following production of the masterplan for Tiverton Town Centre;

(b) Purchase at that time is more likely to be at a lower cost to the Council than if conducted as part of a wider redevelopment scheme;

(c) Treated as an urgent decision due to the short timeframe between the fact of the auction becoming known (9 October 2017), the subsequent failure to agree in principle on a purchase price (subject to contract) and timescales which could have resulted in the withdrawal of the property from the auction whilst due process to approve and complete the acquisition was followed, and the actual date of the auction (17 October 2017); and

(d) The purchase affords the ability to receive a greater return on capital sums rather than invested in a bank.

2.4 The decision was taken under Rule 16.3 by the Director of Finance, Assets and Resources, with the approval of the Chief Executive, the Leader, the Cabinet Member for Housing and Property and the Chairman of Scrutiny. At the time, the decision contained exempt information, in particular relating to the upper limit set for any bid.

2.5 The outcome of the decision is that the Council was successful in its bid and the purchase of 30 Fore Street, Tiverton was completed on 28<sup>th</sup> November

2017 at a price of £375,000. This purchase price was below the upper limit set out in the decision.

**Contact for more Information:** Kathryn Tebbey, Legal Services Manager and Monitoring Officer, 01884 234210, [monitoringofficer@middevon.gov.uk](mailto:monitoringofficer@middevon.gov.uk)

**Circulation of the Report:**

**List of Background Papers:** Decision recording form dated 13 October 2017

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**FULL COUNCIL**  
**21 February 2018**

**Independent Remuneration Panel Report – February 2018**

**Responsible Officer:** Group Manager for Legal Services and Monitoring Officer, Kathryn Tebbey

**Reason for Report:** Following a review of the current Member Allowances Scheme, the report sets out the Independent Remuneration Panel’s views for consideration by Council to set a Scheme of Allowances from 1 April 2018 until 31 March 2019.

**RECOMMENDATIONS:**

- a) That the Basic Allowance to be paid to all Councillors remain at the current level of £4,865 pa with any increases being linked to the staff pay award.
- b) That Special Responsibility Allowances be paid to the following Members at the unchanged levels indicated below:

<b>Position</b>	<b>Weighting x basic</b>	<b>SRA</b>
Leader of the Council	3.00	£14,595
Deputy Leader	1.50	£7,298
Cabinet Member	1.25	£6,081
Scrutiny Committee Chair	1.25	£6,081
PDG Chair	0.75	£3,649
Audit Committee Chair	0.75	£3,649
Planning Committee Chair	1.25	£6,081
Licensing/Regulatory Chair	0.25	£1,216
Standards Chair	0.25	£1,216
Chairman of the Council	0.50	£2,433

- c) To confirm that no Member should be entitled to claim more than **one** Special Responsibility Allowance.
- d) Carers’ allowances be calculated on the current basis namely, the actual expenditure up to the national living wage of a person over 25.
- e) That travel allowances be linked to HMRC rates and calculated at the national levels indicated, currently:
  - 45p per mile for the first 10,000 miles
  - 25p per mile thereafter
  - 5p per mile per passenger carried (up to a maximum of 4 passengers payable to the driver)
  - 25p per mile for pushbikes
  - 24p per mile for motorcycles

NB: To be increased in line with HMRC rates from 1 April 2018 once known.

f) That the subsistence allowances be linked to those of the staff, currently these are as follows:

- Breakfast - £7.20
- Lunch - £9.94
- Tea - £3.91
- Dinner - £12.30

NB: To be increased in line with HMRC rates from 1 April 2018 once known.

g) That all claims for travel and subsistence reimbursement be accompanied by an appropriate receipt.

h) That an annual digital allowance of £150 continue to be paid to Member using digital devices only.

i) That Members of the Authority are not entitled to pensions and therefore neither the basic allowance nor SRA be treated as an allowance in respect of which pensions are payable.

**Relationship to Corporate Plan:** None

**Financial Implications:** The recommendations do not propose any financial increase therefore there are no additional financial implications for the Council.

**Legal Implications:** The Local Authorities (Member's Allowances) Regulations 2003 require that an Independent Remuneration Panel consider Members Allowances and make their recommendations to Council.

**Risk Assessment:** Failure to follow the Members Allowances Regulations could leave the Council open to challenge.

## **1.0 Introduction**

1.1 The Independent Remuneration Panel are required to meet each year to recommend a Members Scheme of Allowances for the following financial year. Accordingly the Panel met on 8 November 2017 and considered a number of factors relating to the allowances paid to Members at Mid Devon District Council. These are set out within the accompanying report.

## **2.0 The Panel's Recommendations**

- 2.1 The Panel do not consider that there is evidence available to them to support a finding of a significant change in the workload of Members since the last time they met and therefore the Panel are not recommending any increases at the current time although they do recognise that the Council is entering a period of change in terms of its focus on wider strategic collaboration and with significant development and regeneration proposals coming forward. Members might want to reflect on what evidence might assist the Panel in its deliberations next time and discuss this with Member Services.
- 2.2 The accompanying report from the IRP (Appendix 1) proposes nine recommendations for consideration by the Council (as set out above). A draft Scheme of Members' Allowances for 2018-2019 is attached at Appendix 2.

**Contact for more Information:** Kathryn Tebbey, Group Manager for Legal Services and Monitoring Officer or Sarah Lees 01884 234310, Member Services Officer.

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**INDEPENDENT REMUNERATION PANEL**

**REPORT ON MEMBERS' ALLOWANCES FROM  
1 APRIL 2018 TO 31 MARCH 2019**

**FOR**

**MID DEVON DISTRICT COUNCIL**

## **INDEPENDENT REMUNERATION PANEL**

### **REPORT ON MEMBERS' ALLOWANCES FROM 1 APRIL 2018 TO 31 MARCH 2019**

#### **1. INTRODUCTION**

The Local Authorities (Members' Allowances) (England) Regulations 2003 require the Council to have regard to the recommendations of an Independent Panel in agreeing allowances paid to councillors.

The Independent Panel operates under the provisions of the Local Authorities (Members' Allowances) (Regulations) 2003. These regulations require that all councils set up independent panels and take account of their advice before agreeing their councillors' allowances scheme.

#### **2. MEMBERSHIP**

There has been one change to the membership of the Panel since the last set of recommendations was presented to Council in February 2017. Mrs Sylvia Vallis has resigned from the Panel, meaning that the remaining Panel members are as follows:

- Richard Watkins – retired business man
- Paul Baker – Deputy Director for Primary Care, NHS
- Jonathan Rich – Solicitor
- Karen Stone – Business Manager, South West Councils

#### **3. CONDUCT OF THE REVIEW FOR 2018/19**

The Panel met at Phoenix House on 8 November 2017 for the purposes of reviewing the Mid Devon District Council Scheme of Members Allowances for 2018/19. In advance of the meeting they had received the following information:

- The current MDDC Members Allowances Scheme and the previous Panel report.
- Benchmarked data showing Members Allowances from similar councils across Devon and the surrounding authorities for the financial year 2016/17.
- Information relating to the fact that the Cabinet had recently reduced in number from seven to six Members.

#### **4. SCHEME OF ALLOWANCES**

##### **4a Basic Allowance**

The Panel had reviewed the range of Basic Allowances paid to other similar South West councils and noted that an amount of £4865 p.a. continued to be approximately the average amount paid with the exact average being a lesser amount of £4815 p.a. They therefore continue to recommend that the Basic Allowance paid to all Members of Mid

Devon District Council remain at £4865 and that this continue to be increased in line with any staff pay award.

4b. **Special Responsibility Allowances (SRA)**

The Local Authorities (Members' Allowances) Regulations 1991 provide that SRA may be paid to those Members of the Council who have "**significant additional responsibilities**" over and above the generally accepted duties of a Councillor. In setting the SRAs, the Panel in the past concluded that the best approach was to use the Basic Allowance as the starting point and then give a weighting to the role attracting the SRA which could be applied to the Basic Allowance. The Panel remain of the view that the link between the Basic Allowance and SRA is an important one.

The Panel continue to be of the view that the weightings applied to the agreed Basic Allowance are appropriate - and therefore recommend a continuation of the current levels until 31 March 2019. These are as follows:

<b>Position</b>	<b>Weighting x basic</b>	<b>SRA</b>
Leader of the Council	3.00	£14,595
Deputy Leader	1.50	£7,298
Cabinet Member	1.25	£6,081
Scrutiny Committee Chair	1.25	£6,081
PDG Chair	0.75	£3,649
Audit Committee Chair	0.75	£3,649
Planning Committee Chair	1.25	£6,081
Licensing/Regulatory Chair	0.25	£1,216
Standards Chair	0.25	£1,216
Chairman of the Council	0.50	£2,433

The Panel continues to recommend that Members should not be entitled to claim more than **one** SRA.

The Panel again reflected on the role of the Planning Committee members. They recognised that some planning applications would always be contentious with members of the committee being contacted by those 'for' and those 'against' an application. They acknowledged that there was also a great deal of time-consuming reading as a Planning Committee member. However, membership on the committee was voluntary and there was not a requirement to undertake significant additional work outside of formal site visits and the committee meetings. It was a matter for each individual Planning Committee member to decide how to deal with their correspondence and if they undertook significant additional work in relation to this, this was a matter of personal choice.

The Panel considered the role of the Deputy Leader and were informed that his workload had increased with regard to devolution, joint committee work, and also the Culm Garden Village. He was chairing the project board for the Garden Village. The Board met every two

months and there was lots of additional work in between. It was recognised that the Planning and Economic Regeneration Portfolio had a large remit, but that the possible increase in workload was linked to the Cabinet Member role not that of Deputy Leader, in other words it was possible for another Cabinet Member with a different portfolio to be Deputy Leader. In conclusion, it was felt that it was still early days for some of these pieces of work and that more evidence was needed if the Panel were to recommend any increase related to a permanent increase in workload of the Deputy Leader.

They were particularly keen to hear from both the Leader and Deputy Leader in 12 months' time as to the effect of these responsibilities on their workloads - and to that end requested that the individuals concerned keep appropriate records which could be used to ascertain whether an increase could be justified next time. In addition to this the Panel were mindful of the fact that SRA's related to the 'responsibility' of a role and not the 'workload', for example being heavily involved in a multimillion pound project may be a significant influencing factor when recommending a possible increase.

The Panel had been informed that the Cabinet had reduced from seven Members to six and that the Environment portfolio had been divided between three other Cabinet Members with the greater portion going to the Leader. Having reflected on this, it was felt that this had been a fairly recent change and that it was too soon to ascertain the effect of this on the three Cabinet Members involved. It was not clear whether or not the Cabinet number would remain at six, or revert back to seven in due course. The Panel did, however, wish to revisit this at the next review.

**4c. Chairman's Allowance**

There was no change to the Panel's previous recommendation that the allowance paid to the Chairman of the Council be split between his civic role and his constitutional role. That is, a small budget (not exceeding £2,000 and to be agreed each year during the budget setting process) be allocated for civic functions. The Special Responsibility Allowance paid at the above rate should be for the constitutional role in chairing Full Council meetings.

**4d. Carers' Allowance**

There is no change to the Panel's previous recommendation that the carers' allowance should be the hours of the care required at the actual expenditure up to the national living wage for a person over the age of 25 - which from 1 April 2018 will be £7.83.

**4e. Travel and Subsistence Allowances**

They continue to recommend that reimbursement of approved mileage remain at the rates published by HMRC which for 2017/18 are (these figures to be amended in line with the HMRC rates as from 1 April 2018 once they are known): **Page 872**



### Travelling Allowances

- 45p per mile for the first 10,000 miles
- 25p per mile thereafter
- 5p per mile per passenger carried (up to a maximum of 4 passengers payable to the driver)
- 25p per mile for pushbikes
- 24p per mile for motorcycles

### Subsistence Allowances

The Panel recommends that subsistence allowances should be the same as for employees which for 2017/18 are (these figures to be amended in line with the HMRC rates as from 1 April 2018 once they are known) in each case up to a maximum of:

- Breakfast - £7.20
- Lunch - £9.94
- Tea - £3.91
- Dinner - £12.30 all with receipts

#### 4f. **IT Allowance**

The Panel felt that it was appropriate to give it another year before considering a change to the digital allowance, as the provision of iPads was still at the roll-out stage. The only reason to suggest an increase would be if councillors were incurring extra costs but no evidence to suggest this was happening had been forthcoming.

The Panel continues to be of the view that the use of digital devices needs to be incentivised and therefore continues to recommend that one sum of £150 per annum be paid as an overall IT allowance only to those Members going 'paperless'.

#### 4g. **Pensions**

The Government has now removed the entitlement of elected councillors to join the Local Government Pensions Scheme.

### **CONCLUSION**

The Panel concluded that Members workloads and responsibilities were currently in a fairly stable position, but that the Council was heading into a period of change. The evidence to support an increase to any of the allowances was not yet available and it would be premature to reach a judgement on that at the current time. Therefore other than to increase the Basic Allowance in line with the staff pay awards increase, to increase the travel and subsistence rates in line with annually updated HMRC rates and to increase the Carers' Allowance in line with the annual National Living Wage increase, the Panel are not recommending any additional increases at the current time.

## SUMMARY OF RECOMMENDATIONS

The Panel recommends that from 1 April 2018 until 31 March 2019:

- a. The Basic Allowance to be paid to all Councillors remains at the current level of £4865, with any increases being linked to the staff pay award.
- b. Special Responsibility Allowances be paid to the following Members at the levels indicated:

Position	Weighting x basic	SRA
Leader of the Council	3.00	£14,595
Deputy Leader	1.50	£7,298
Cabinet Member	1.25	£6,081
Scrutiny Committee Chair	1.25	£6,081
PDG Chair	0.75	£3,649
Audit Committee Chair	0.75	£3,649
Planning Committee Chair	1.25	£6,081
Licensing/Regulatory Chair	0.25	£1,216
Standards Chair	0.25	£1,216
Chairman of the Council	0.50	£2,433

- c. No Member should be entitled to claim more than **one** Special Responsibility Allowance.
- d. Carers' allowances be calculated on the current basis namely, the actual expenditure up to the national living wage of a person over 25.
- e. That travel allowances be linked to HMRC rates and calculated at the national levels indicated, currently:
  - 45p per mile for the first 10,000 miles
  - 25p per mile thereafter
  - 5p per mile per passenger carried (up to a maximum of 4 passengers payable to the driver)
  - 25p per mile for pushbikes
  - 24p per mile for motorcycles

NB: To be increased in line with HMRC rates from 1 April 2018 once known.

- f. That subsistence allowances be linked to those of the staff, currently these are as follows in each case up to a maximum of:
  - Breakfast - £7.20
  - Lunch - £9.94
  - Tea - £3.91
  - Dinner - £12.30

- g. That all claims for travel and subsistence reimbursement be accompanied by an appropriate receipt.
- h. That an annual digital allowance of £150 continues to be paid to Members using digital devices only.
- i. That Members of the Authority are not entitled to pensions and therefore neither the basic allowance nor SRA be treated as an allowance in respect of which pensions are payable.

## **ELECTIONS**

The regulations provide that a Member may, by notice in writing, given to the proper officer (the Director of Finance, Assets and Resources) elect to forgo any part of his or her entitlement to an allowance under the scheme.

Paul Baker  
Jonathan Rich  
Karen Stone  
Richard Watkins

February 2018

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## *Draft for Approval*

# **MEMBERS' ALLOWANCES SCHEME 2018 - 2019**

The Mid Devon District Council, in exercise of the powers conferred by the Local Authorities (Members' Allowances) Regulations 2003, hereby makes the following scheme:

1. This scheme may be cited as the Mid Devon District Council Members' Allowances Scheme, and shall have effect for the period 1<sup>st</sup> April 2018 until the 31<sup>st</sup> March 2019
2. In this scheme:
 

"Councillor" means a Member of the Mid Devon District Council who is Councillor;

"year" means the twelve months ending with 31<sup>st</sup> March.

### **Basic Allowance**

3. Subject to paragraph 8, from 1<sup>st</sup> April 2018 a Basic Allowance of £4,865 shall be paid to each Councillor. Any increases thereafter will be linked to the staff pay award until the next review.

### **Special Responsibility Allowances**

4. (i) For each year a Special Responsibility Allowance shall be paid to those Councillors who hold the Special Responsibilities in relation to the Authority that are specified in the Schedule to this scheme. These Allowances shall be calculated based upon a weighting applied to the Basic Allowance, therefore any increase in the Basic Allowance as a result of a staff pay award shall also result in an increase to the Special Responsibility Allowances.
- (ii) Subject to paragraph 6, the amount of each such Allowance shall be the amount specified against that Special Responsibility in that Schedule.
- (iii) No Councillor is entitled to claim more than one Special Responsibility Allowance.

### **Renunciation**

5. A Councillor may, by notice in writing given to the Head of Finance, elect to forego any part of his/her entitlement to an Allowance under this scheme.

### **Part-Year Entitlements**

6. (i) The provisions of this paragraph shall have effect to regulate the entitlements of a Councillor to Basic and Special Responsibility Allowances where, in the course of a year, this scheme is amended or that Councillor becomes, or ceases to be, a Councillor, or accepts or relinquishes a Special Responsibility in respect of which a Special Responsibility Allowance is payable.

- (ii) If an amendment to this scheme changes the amount to which a Councillor is entitled by way of a Basic Allowance or a Special Responsibility Allowance, then in relation to each of the periods:
- (a) Beginning with the year and ending with the day before that on which the first amendment in that year takes effect; or
- (b) Beginning with the day on which an amendment takes effect and ending with the day before that on which the next amendment takes effect, or (if none) with the year.
7. The entitlement to such an Allowance shall be to the payment of such part of the amount of the Allowance under this scheme as it has effect during the relevant period as bears to the whole the same proportion as the number of the days in the period years to the number of days in the year.
- (i) Where the term of office of the Councillor begins or ends otherwise than at the beginning or end of a year, the entitlement of that Councillor to a Basic Allowance shall be to the payment of such part of the Basic Allowance as bears to the whole the same proportion as the number of days during which his term of office subsists bears to the number of days in that year.
- (ii) Where this scheme is amended as mentioned in sub-paragraph (ii), and the term of office of the Councillor does not subsist throughout the period mentioned in sub-paragraph (ii)(a), the entitlement of any such Councillor to a Basic Allowance shall be to the payment of such part of the Basic Allowance referable to each such period (ascertained in accordance with that sub-paragraph) as bears to the whole the same proportion as the number of days during which his term of office as a Councillor subsists bears to the number of days in that period.
- (iii) Where a Councillor has during part of, but not throughout a year, such Special Responsibilities as entitle him or her to a Special Responsibility Allowance, that Councillor's entitlement shall be to payment of such part of that Allowance as bears to the whole the same proportion as the number of days during which he has such Special Responsibilities bears to the number of days in that year.
- (iv) Where this scheme is amended as mentioned in sub-paragraph (ii), and a Councillor has during part, but does not have throughout the whole, of any period mentioned in sub-paragraph (ii)(a) of that paragraph any such Special Responsibilities as entitle him or her to a Special Responsibility Allowance, that Councillor's entitlement shall be to payment of such part of the Allowance referable to each such period (ascertained in accordance with that sub-paragraph) as bears to the whole the same proportion as the number of days in that period during which he or she has such Special Responsibilities bears to the number of days in that period.

### **Carers' Allowance**

8. A Carers' Allowance of the actual expenditure incurred up to a maximum of the national living wage of a person over 25 years of age or the actual cost of childcare at an accredited Nursery, will be paid for care of dependants whether children, elderly people or people with disabilities to Members whilst carrying out approved duties. The maximum period of the entitlement will be the duration of the approved duty and reasonable travelling time. The Allowance will not be payable to a Member of the claimant's own household. The Carers' (reasonable) expenses will be paid and must be accompanied by a receipt.

### **Travelling and Subsistence Allowances**

9. Travelling and subsistence allowances will be paid in accordance with the scales of allowance set out in schedule to this scheme in connection with or relating to such duties as are within one or more of the following categories:

- (a) the attendance at a meeting of the authority or of any committee or sub committee of the authority, or of any other body to which the authority makes appointments or nominations, or of any committee or sub committee of such a body;
- (b) the attendance at any other meeting, the holding of which is authorised by the authority, or a committee or sub-committee of the authority, or a joint committee of the authority and one or more local authority within the meaning of section 270(1) of the Local Government Act 1972, or a sub-committee of such a joint committee provided that it is a meeting to which members of at least two such groups have been invited;
- (c) the attendance at a meeting of any association of authorities of which the authority is a member;
- (d) the performance of any duty in pursuance of any standing order made under section 135 of the Local Government Act 1972 requiring a member or members to be present while tender documents are opened;
- (e) the performance of any duty in connection with the discharge of any function of the authority conferred by or under any enactment and empowering or requiring the authority to inspect or authorise the inspection of premises;
- (f) any conference or meeting of any body where the Council or a Committee have agreed to send a representative;
- (g) as a member of a deputation approved by the authority, a committee or sub committee;
- (h) the Chairman or Vice Chairman of the authority, Committees or Policy Development Groups at meetings with a Chief Officer where Council or Committee business is discussed;
- (i) the Chairman of the Council and Chairmen of Committees acting in such capacity at meetings of Parish Councils;
- (j) Civic Receptions and other social functions;
- (k) Members attending meetings of Parish Councils within their Wards, or as Ward Member at meetings at the request of a Parish Council; and
- (l) the carrying out of any other duty approved by the authority, or any duty of a class so approved, for the purpose of, or in connection with, the discharge of the functions of the authority or of any of its committees or sub-committees.
- (m) the start point for a Member claiming travel to attend a meeting be at the Mid Devon border and not outside.

### **Payments**

10. (i) Payments shall be made in respect of Basic and Special Responsibility Allowances, subject to sub-paragraph (ii), in instalments of one twelfth of the amount specified in this scheme on the 22<sup>nd</sup> day of each month.
- (ii) Where a payment of one twelfth of the amount specified in this scheme in respect of a Basic Allowance or a Special Responsibility Allowance would result in the Councillor receiving more than the amount to which, by virtue of paragraph 8, he or she is entitled, the payment shall be restricted to such amount as will ensure that no more is paid than the amount to which he or she is entitled.

### **Claims**

11. Claims for the payment of dependent carers' allowance and travelling and subsistence allowances must be made by the person to whom they are payable within two months of the date on which an entitlement to such allowance arises. Such claims must be evidenced by relevant receipts.

### **Pensions**

12. None of the allowances contained within this scheme shall be eligible for inclusion within the Local Government Pension Scheme.

### **Tax and Benefits**

#### **13. Income Tax**

- a) Basic, Special Responsibility and Carers Allowances are subject to Income Tax as they are payments made in respect of the duties of an office.
- b) The HMRC is notified of the names and addresses of all Members who claim taxable allowances. Tax is deducted at basic rate until the HMRC notified the Council of the appropriate tax code for each Member.
- c) Some expenses incurred by Members in the course of their Council duties may be deductible against tax. Any Member who believes that some of his/her expenses as a Member may be tax deductible should contact his/her Tax Office.

#### **14. National Insurance Contributions**

- a) Basic, Special Responsibility and Carers Allowance payments will attract National Insurance (NI) Contributions at levels that vary depending on the total earnings of Members.
- b) Some Members may not be liable to any NI Contributions on Allowances if they are over the state retirement age; in accordance with prevailing legislation. See the Government website for more information. <https://www.gov.uk/tax-national-insurance-after-state-pension-age>
- c) Some Members, who are married women or widows who have elected to pay reduced rate NI Contributions may also need to have the NI Contributions on Allowances calculated at a reduced rate.
- d) Members who are self-employed may also be subject to different levels of NI Contributions.
- e) Members who believe that they fall into any of the above categories should contact the Head of Finance who will seek further information to assist with the query. Members should also obtain the appropriate certificates from the Department of Work and Pensions (DWP).

#### **15. Chairman's Civic Budget**

A small budget (not exceeding £2,000 and to be agreed each year during the budget setting process) be allocated to the Chairman of the Council for civic functions.

Payments with regard to his or her Civic role should be paid retrospectively and only on production of a receipt/s



## 16. IT Allowances

Until 31<sup>st</sup> March 2019 IT allowances will be paid as follows:

A digital allowance of £150 to be paid to Members using digital devices only.

**DATED** this 31<sup>st</sup> March 2018

### SCHEDULE

With effect from 1<sup>st</sup> April 2018, the following are specified as Special Responsibilities in respect of which Special Responsibility Allowances are payable, and the amounts of those Allowances:

Leader of the Council	£14,595
Deputy Leader of the Council	£7,298
Cabinet Member	£6,081
Chairman of Scrutiny Committee	£6,081
Chairmen of Policy Development Groups	£3,649
Chairman of Audit Committee	£3,649
Chairman of the Planning Committee	£6,081
Chairman of the Licensing/Regulatory Committee	£1,216
Chairman of the Standards Committee	£1,216
Chairman of the Council	£2,433

With effect from 1<sup>st</sup> April 2017 \* (to be updated from 1<sup>st</sup> April 2018 once the new rates are known), the following amounts are specified as the amounts of allowance payable in respect of travelling and subsistence arising from those approved duties set out within this scheme:

(a) Travelling Allowances:

- 45p per mile for the first 10,000 miles
- 25p per mile thereafter
- 5p per mile per passenger carried (up to a maximum of 4 passengers, payable to the driver)
- 25p per mile for push bikes
- 24p per mile for motorcycles

(b) Subsistence Allowances

Breakfast	£7.20
Lunch	£9.94
Tea	£3.91
Dinner	£12.30

All claims for subsistence must be accompanied by a receipt. The maximum allowance will only be paid where the cost of subsistence is equal to, or greater than, the maximum allowance.

Note: \*HMRC rates come into effect on the 1 April each year and therefore these amounts to be increased accordingly.

**FOR INFORMATION AND CLARIFICATION - NOT PART OF THE APPROVED SCHEME**

**ELIGIBILITY TO ALLOWANCES AND EXPENSES**

**ALLOWANCES CLAIMABLE**

Description of Approved Duty	Carers' Allowance	Travel & Subsistence
1. (a) Meetings of Council, Cabinet, Policy Development Groups, Audit, Scrutiny and Regulatory Committees (Members of Committees or Substitutes)  (b) Non-Committee Members attending	YES  YES	YES  YES
2. Meetings of bodies to which the Authority makes appointments, or of Cabinet, Policy Development Groups, Audit, Scrutiny and Regulatory Committees	YES	YES
3. Any meeting authorised by the Authority, Cabinet, Policy Development Groups, Audit, Scrutiny or Regulatory Committees to which duly appointed representatives of more than one Political Group have been appointed  Non-duly appointed Members	YES  NO	YES  YES
4. A meeting of a Local Authority Association	YES	YES
5. Any conference or meeting of any body where the Council or a Committee have agreed to send a representative	YES	YES
6. (a) Any visits or inspections undertaken by Members, approved by the Authority or any Cabinet, Policy Development Groups, Audit, Scrutiny or Regulatory Committees. (Members of Committee or Substitutes)  (b) Non-Committee Members attending by invitation of the Cabinet, Policy Development Group, Audit, Scrutiny and regulatory Committees.  (c) Non-Committee Members attending uninvited	YES  YES  NO	YES  YES  YES
7. As a Member of a deputation approved by the Authority, the Cabinet, Policy Development Group, Audit, Scrutiny or Regulatory Committees.	YES	YES

8.	By Chairman or Vice-Chairman of the Authority, Cabinet, Policy Development Group, Audit, Scrutiny and Regulatory Committees at meetings with a Chief Officer where Council or Committee business is discussed	YES	YES
9.	By Chairman of the Council and Chairman of Committees acting in such capacity at meetings of Parish Councils	YES	YES
10.	For any particular duty for which express authority from time to time is given by the Authority or in case of emergency by the Chairman or Vice-Chairman of the Authority	NO	YES
11.	Civic Receptions and other social functions	NO	YES
12.	Members attending meetings of Parish Councils within their Wards, or as Ward Member at meetings at the request of a Parish Council	NO	YES

Notes:

- (1) In all cases, the duties for which claims are made must have been approved prior to the event.
- (2) Meetings (3 above) includes Working Groups, approved seminars, and Briefing meetings where more than one Political Group is invited
- (3) Other Briefing meetings fall within (8) above.