

Appendix 2: Sustainability Appraisal of Policies and Sites

Strategic Policies

Policy S1: Sustainable development priorities

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

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	This policy has a significant positive contribution towards this objective. It aims to conserve and enhance the natural environment and valued landscapes, including the Blackdown Hills AONB and National Parks on the periphery of the district. The policy aims to prevent unacceptable impact on the soil, air and water quality in the area and it also requires good design to conserve and enhance the natural environment and supports green infrastructure. The policy aspires to minimise impacts on biodiversity and geodiversity by recognising the wider benefits of ecosystems, delivering natural environment objectives, a net gain in biodiversity and by protecting International, European, National and local designated wildlife sites. It strengthens the existing policy which did not include a priority to conserve and enhance the natural environment or the objective to minimise the impact on biodiversity and geodiversity.	+3		+3
B) Protection and promotion of a quality built and historic environment	This policy has a significant positive contribution towards achieving this objective. The policy requires well designed development which reflects local surroundings and materials, creates safe and accessible environments and establishes a strong sense of place. The policy also aims to conserve and enhance the historic environment through the protection of both designated and non-designated heritage assets and assessing the	+3		+3

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	impact of new development on the historic character of Mid Devon's landscapes and townscapes. It strengthens the existing policy which did not include a priority to protect heritage assets or the historic character or Mid Devon.			
C) Mitigating the effects of climate change	This policy has a significant positive contribution towards achieving this objective. It aims to meet the challenge of climate change by supporting a low carbon future, energy efficiency, increase the use and supply of renewable and low carbon energy and conserving natural resources. The policy refers to managing flood risk and sustainable design. The option also promotes sustainable transport by reducing the need to travel by car and integrating sustainable travel such as walking and cycling, and aims to prevent unacceptable pollution levels in soil, noise, air and water. These priorities will have a secondary effect of minimising greenhouse gas emissions. This option builds on the existing policy by supporting a low carbon future and increasing the use and supply of renewable and low carbon energy.	+3	Other policies in the plan refer to the sequential approach to flood risk.	+3
D) Safeguarding and minimising resource use	This policy has a positive impact in contributing towards achieving this objective through supporting the effective use of land and aiming to prevent unacceptable levels of soil and water pollution as well as reducing pollution through good sustainable design. The policy enhances the existing adopted policy which does not prevent unacceptable pollution to soil or water. The option is silent on the management of waste however the option should be read in the context of other policies in the plan.	+2	Policy should be read alongside other policies within the plan.	+2
E) Promoting economic growth and employment	The policy will have a significant positive contribution on building a strong, competitive economy. It encourages access to education, training and jobs, infrastructure as well as the creation of new enterprise, economic regeneration and flexibility of use. The option aims to enhance and diversify the economy in general. The policy has a similar contribution to promoting the economic growth and employment of the area as the existing policy.	+3		+3

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
F) Supporting retail	This policy aims to ensure the vitality of town centres and will have a significant contribution towards achieving the objective to support retail. It suggests a hierarchy of centres, defined town centre shopping areas and a diverse retail offer at the three main towns (Tiverton, Crediton and Cullompton). The option supports a prosperous rural economy including through the retention and development of local services and community facilities in villages. This policy builds on the current adopted Local Plan policy which did not directly mention the importance of supporting the vitality of town centres.	+3		+3
G) Meeting housing needs	The policy promotes a delivery of a wide choice of high quality homes through a development focus at the three main towns as Mid Devon's most sustainable settlements where services and facilities are located. The option also refers to the long-term requirement for a new community at East of Cullompton and limited development in identified villages. In this case there may be a requirement for the provision of new services and facilities to meet the needs of the new housing development. The policy supports the housing needs of all sectors of the community including housing for the elderly and disabled, affordable housing and gypsy and traveller pitches, this enhances the existing policy. Overall the option is likely to have a significant positive impact on meeting housing needs.	+3		+3
H) Ensuring community health and wellbeing	The policy will have a significant positive impact in contributing towards this objective. It supports walking, cycling, public transport and the provision of social recreational, sport and cultural facilities and services. The policy enhances the existing policy as it aims to prevent unacceptable levels of pollution as a whole and highlights Crediton and Cullompton as areas where this is a particular local issue. Good sustainable design is required to create safe accessible environments. The policy also aims to create jobs and a wide choice of high quality homes while meeting the needs of all sectors of the community which helps to reduce poverty and	+3		+3

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	social exclusion.			
l) Delivering the necessary infrastructure	The policy overall will have a positive impact on this objective. The policy aims to build a strong complete economy through access to infrastructure. It promotes sustainable travel and supports the delivery of social, recreational, accessible green infrastructure, cultural services and facilities. The option enhances the existing policy as it supports the expansion of telecommunications and high speed broadband. Development focus at the main towns (Tiverton, Cullompton and Crediton) and the new community East of Cullompton contributes to making efficient use of existing infrastructure and is likely to reduce the overall need to travel.	+2	The option is silent on the specific provision of new transport infrastructure but the option should be read in the context of the Local Plan Review as a whole.	+2

Secondary/cumulative/synergistic effects:	This policy provides a strategic overview of sustainable development priorities in Mid Devon. It aims to meet the needs of the community and protect the natural and cultural environment. A number of issues are silent in the policy; these issues are however set out in detail by other policies in the plan which should be read as a whole.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	The aims of the policy are over the lifetime of the plan. A number of impacts such as new housing development to meet the needs of the community will be permanent, whereas other effects of the policy will be dependent on market demand and may change over time, for example, economic development. The policy provides flexibility to respond to changing circumstances.
Spatial extent: (District wide / local)	The policy option aims to meet the needs across the district. Housing development is focussed at the three main towns (Tiverton, Cullompton and Crediton) with long term growth East of Cullompton.

Policy S2: Amount and Distribution of Development

Preferred Option: Amount of Residential Development

Meet Housing Need (7,200 dwellings)

The development needs of the community will be met through the provision of approximately 7,200 dwellings between 1 April 2013 and 31 March 2033.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	A housing target set at a level to meet the objectively assessed need of Mid Devon is capable of being met without negatively impacting on the existing environmental limits of the districts towns and villages. The SHLAA has identified a sufficient number of alternative sites to avoid adverse environmental impact. The level of impact on this objective will be dependent on individual proposals but is considered to be neutral in this scenario.	0	The policy should however be considered in the context of other policies which aim to protect the natural environment and ensure that the most valued landscapes and designated biodiversity and geodiversity sites are conserved.	0
B) Protection and promotion of a quality built and historic environment	This approach will have some positive and some negative impacts in contributing to this objective depending on each individual proposal.	0	The policy should be considered in the context of other policies which aim to protect heritage assets and which promote high quality design which supports the positive contribution of new development to local character.	0
C) Mitigating the effects of climate change	The construction of new homes and catering for a greater population can increase carbon emissions; however there may be opportunities by meeting housing needs to enhance features such as walking and cycling provision for the community as a whole. Opportunities to reduce flood risk; promote low carbon or renewable energy and create low carbon buildings also arise. This option may have some positive and some negative impacts in contributing to this objective depending on each individual proposal.	0	The policy should be considered in the context of other policies such as sustainable design.	0
D) Safeguarding and minimising resource use	A housing target set at a level to meet the objectively assessed need of Mid Devon is capable of being met while still safeguarding and minimising resource use. The SHLAA has identified some alternative sites on brownfield land but will still require the loss of some of the highest grades of agricultural land if development is directed towards the towns. The level of	-2	This policy should be read in the context of other policies in the plan, for example sustainable design. A negative effect is anticipated post mitigation.	-2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	impact on this objective will be dependent on individual proposals but is considered to be negative in this scenario.			
E) Promoting economic growth and employment	An increase in residential development would benefit the local economy and increase the number of local people to the working pool. A positive impact	+1		+1
F) Supporting retail	This policy will have a positive contribution towards achieving this objective as an increase in population would increase the number of shoppers in the District and contribute towards enhancing shopping areas in Town Centres.	+1		+1
G) Meeting housing needs	This policy will have a significant positive contribution towards achieving this objective. The key purpose of this policy is to meet the housing needs of the district set out in the SHMA 2014. The policy meets the objectively assessed housing needs target of 7,200 and promotes balanced communities by encouraging an appropriate mix of housing such as affordable housing, housing designed for the elderly and gypsy and traveller pitches.	+3	This option should however be read in the context of other policies in the plan which aim to meet the demand for services and facilities of the community.	+3
H) Ensuring community health and wellbeing	The policy helps to reduce barriers to housing by meeting the diverse housing needs of the district and is therefore likely to have at least a minor positive contribution to this objective. The option does not however proactively aim to meet the variety of indices in this option. The impact on the provision of open space, limiting air, noise and light pollution and promoting safe and secure environments is unknown.	+1	The option should however be read in the context of other policies which support community health and wellbeing.	+1
I) Delivering the necessary infrastructure	A housing target set at a level to meet the objectively assessed need of Mid Devon is capable of being met without negatively impacting on the delivery of necessary infrastructure. Transport evidence confirms a new junction onto the M5 at Cullompton is technically feasible and that infrastructure requirements can be met. This policy approach could have some positive or some negative impacts on delivering the necessary infrastructure. The level	0	The policy should read in the context of other policies which aim to deliver the necessary infrastructure. Any proposals will also have to abide to the infrastructure policy in the plan.	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	of impact will be on a site by site basis.			

Secondary/cumulative/synergistic effects:	The impact of this policy option will be dependent on the scale and location of individual proposals. The Habitat Regulations Assessment of the Mid Devon Local Plan Review (Publication Draft version) concludes that the development proposed in the Local Plan Review alone will not result in adverse effects on the integrity of European Sites around Mid Devon. However uncertainties exist regarding the potential for the North Devon and Torridge Local Plan to have significant effects on the integrity of the Culm Grasslands SAC as a result of increased air pollution. Further work has been commissioned to determine this impact; the Habitat Regulations Assessment will be updated to reflect the latest evidence.			
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Construction will occur over the lifetime of the Plan up to 2033. Once completed the effect will be permanent.			
Spatial extent: (District wide / local)	Policy option aims to meet the housing needs across the district.			

Alternative Option: Amount of residential development

Higher Growth Scenario (8,400 dwellings)

The development needs of the community will be met through the provision of approximately 8,400 dwellings between 1 April 2013 and 31 March 2033.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	A higher growth scenario is likely to be more difficult to distribute between the towns while avoiding environmental impacts. The towns of Tiverton and Crediton are both reaching their landscape limits as they are contained in natural topographical bowls. Current development is at or just below these thresholds and significant future development may exceed capacity under this scenario. In the case of Tiverton, only one	-2	The policy should however be considered in the context of other policies which aim to protect the natural environment and ensure that the most valued landscapes and designated	-1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	strategic direction is available to the east and this option has landscape impact. The level of impact on this objective will be dependent on individual proposals but is considered to be negative in this scenario.		biodiversity and geodiversity sites are conserved. A minor negative effect is still anticipated post mitigation.	
B) Protection and promotion of a quality built and historic environment	A higher growth scenario will have some positive and some negative impacts in contributing to this objective depending on each individual proposal.	0	The policy should be considered in the context of other policies which aim to protect heritage assets and which promote high quality design which supports the positive contribution of new development to local character.	0
C) Mitigating the effects of climate change	The construction of new homes and catering for a greater population can increase carbon emissions; however there may be opportunities by meeting housing needs to enhance features such as walking and cycling provision for the community as a whole. Opportunities to reduce flood risk; promote low carbon or renewable energy and create low carbon buildings also arise. Similar to the existing policy this option may have some positive and some negative impacts in contributing to this objective depending on each individual proposal.	0	The policy should be considered in the context of other policies such as sustainable design.	0
D) Safeguarding and minimising resource use	A higher growth scenario is likely to be more difficult to distribute between the towns while safeguarding and minimising resource use. Option is likely to put greater pressure on the supply of brownfield sites and therefore require further greenfield developments. Similarly there are belts of the highest grades of agricultural land around the towns of Tiverton and Cullompton. The level of impact on this objective will be dependent on individual proposals. Given the additional land required to provide for the additional housing a significant negative effect is considered.	-3	This policy should be read in the context of other policies in the plan, for example sustainable design. A significant negative effect is anticipated post mitigation.	-3
E) Promoting economic	An increase in residential development would benefit the local economy and increase the number of local people to the working pool. A slight	+1		+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
growth and employment	positive impact.			
F) Supporting retail	This policy will have a positive contribution towards achieving this objective as an increase in population would increase the number of shoppers in the District and contribute towards enhancing shopping areas in Town Centres.	+1		+1
G) Meeting housing needs	This policy will have a significant positive contribution towards achieving this objective. The key purpose of this policy is to meet the housing needs of the district set out in the SHMA 2014. The policy meets the housing needs target of 7,200 and exceeds it by setting a target of 8,400 dwellings. The additional 1,200 dwellings is not however considered significantly different to the preferred strategy to warrant a higher positive impact as both lower and high scenarios meet the objectively assessed need. The impact of this policy on existing services and facilities is unknown as this will be on a site by site basis. This approach is considered to have a positive impact on housing provision in the District.	+3	This option should however be read in the context of other policies in the plan which aim to meet the demand for services and facilities of the community.	+3
H) Ensuring community health and wellbeing	The policy helps to reduce barriers to housing by meeting the diverse housing needs of the district and is therefore likely to have at least a minor positive contribution to this objective. The option does not however proactively aim to meet the variety of indices in this option. The impact on the provision of open space, limiting air, noise and light pollution and promoting safe and secure environments is unknown.	+1	The option should however be read in the context of other policies which support community health and wellbeing.	+1
I) Delivering the necessary infrastructure	A higher growth scenario is likely to be more difficult to distribute between the towns while delivering the necessary infrastructure. In the case of Willand growth is limited, due to insufficient capacity of the existing motorway junction and the inability to fund a new junction with new strategic growth and motorway junction already committed at Cullompton. In the case of Cullompton further growth is limited due to market capacity, with existing commitments already exceeding the local housing need of Cullompton. The housing market is unlikely to be able to	-2	The policy should read in the context of other policies which aim to deliver the necessary infrastructure. Any proposals will also have to abide to the infrastructure policy in the plan. A negative effect is anticipated post mitigation.	-2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	support further growth in this location. This policy approach could have some positive or some negative impacts on delivering the necessary infrastructure. The level of impact on this objective will be dependent on individual proposals but is considered to be negative in this scenario.			

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

Preferred Option: Amount of Commercial Development **Meeting commercial need scenario**

The development needs of the community will be met through the provision of approximately 154,000 square metres of commercial floorspace between 1 April 2013 and 31 March 2033.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The commercial set to meet the objectively assessed need of the Mid Devon. The level of impact on this objective will be dependent on individual proposals but is considered to be slightly negative in this scenario.	-1	The policy should however be considered in the context of other policies which aim to protect the natural environment and ensure that the most valued landscapes and designated biodiversity and geodiversity sites are conserved.	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
B) Protection and promotion of a quality built and historic environment	This approach will have some positive and some negative impacts in contributing to this objective depending on each individual proposal.	0	The policy should be considered in the context of other policies which aim to protect heritage assets and which promote high quality design which supports the positive contribution of new development to local character.	0
C) Mitigating the effects of climate change	The construction of new commercial development can increase carbon emissions; however there may be opportunities by meeting commercial needs to enhance features such as walking and cycling provision for the community as a whole. A neutral impact. Development would increase surface water run-off, a negative impact. A number of commercial uses could be classed as 'less vulnerable' development and would therefore be compatible with flood zones 1, 2 and 3a. A negative impact. Opportunities to promote low carbon or renewable energy and create low carbon buildings arise. A positive impact. This option may have some positive and some negative impacts in contributing to this objective depending on each individual proposal. A slight negative impact overall.	-1	The policy should be considered in the context of other policies such as sustainable design and provide mitigation for surface water run-off.	0
D) Safeguarding and minimising resource use	A commercial target set at a level to meet the objectively assessed need of Mid Devon is capable of being met while still safeguarding and minimising resource use. The level of impact on this objective will be dependent on individual proposals but is considered to be negative in this scenario.	-1	This policy should be read in the context of other policies in the plan, for example sustainable design. A negative effect is anticipated post mitigation.	-1
E) Promoting economic growth and employment	This policy will have a significant positive contribution towards achieving this objective. The key purpose of this policy is to meet the employment needs of the community. The policy option differs from the existing policy in the current plan, it reduces the amount of employment land proposed in line with up-to-date economic evidence which improves the viability of sites. It also increases flexibility in the type of employment	+3		+3

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	generating uses by introducing a wider range of use classes in comparison to the existing policy. It promotes uses that provide jobs which will help enhance and diversify the economy.			
F) Supporting retail	This policy will have a significant positive contribution towards achieving this objective. The key purpose of this Policy is to meet the employment needs of the community which can include the provision of retail development. In providing the opportunity for retail development, this policy option will help enhance the vitality and viability of town centres and rural shopping. The Retail Study (2012) identifies a quantitative need of 14,580 sqm of comparison retail floorspace up to 2026. Long term forecasting of retail demand is not very reliable, so the anticipated need has been applied across the Plan period to 2033 on the understanding that allocated and non-allocated sites will come forward according to market demand and the plan will be reviewed before the need to 2026 is likely to be exhausted. As is noted above that forecasting retail demands is not very reliable, this flexible approach allows retail development to respond to market demand.	+3		+3
G) Meeting housing needs	This scenario does not contribute towards meeting the housing needs of Mid Devon	0		0
H) Ensuring community health and wellbeing	This scenario would have a positive impact as the option enhances the existing policy as it broadens the potential use classes which will be promoted by the policy, including development for healthcare, education and public facilities. As is noted above that forecasting retail demands is not very reliable, this flexible approach allows retail development to respond to market demand. The option supports development for community facilities and should help reduce social deprivation through the creation of jobs.	+2	The option should however be read in the context of other policies which support community health and wellbeing.	+2
I) Delivering the necessary	A housing target set at a level to meet the objectively assessed need of Mid Devon is capable of being met without negatively impacting on the	0	The policy should read in the context of other policies which aim to deliver	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
infrastructure	delivery of necessary infrastructure. Transport evidence confirms a new junction onto the M5 at Cullompton is technically feasible and that infrastructure requirements can be met. This policy approach could have some positive or some negative impacts on delivering the necessary infrastructure. The level of impact will be on a site by site basis.		the necessary infrastructure. Any proposals will also have to abide to the infrastructure policy in the plan.	

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

Alternative Option: Amount of commercial development

Higher Growth Scenario

The development needs of the community will be met through the provision of approximately 310,000 square metres of commercial floorspace between 1 April 2013 and 31 March 2033.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	A higher growth scenario is likely to be more difficult to distribute between the towns while avoiding environmental impacts. The towns of Tiverton and Crediton are both reaching their landscape limits as they are contained in natural topographical bowls. The level of impact on this objective will be dependent on individual proposals but is considered to	-2	The policy should however be considered in the context of other policies which aim to protect the natural environment and ensure that the most valued landscapes	-1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	be negative in this scenario.		and designated biodiversity and geodiversity sites are conserved. A minor negative effect is still anticipated post mitigation.	
B) Protection and promotion of a quality built and historic environment	A higher growth scenario will have some positive and some negative impacts in contributing to this objective depending on each individual proposal.	0	The policy should be considered in the context of other policies which aim to protect heritage assets and which promote high quality design which supports the positive contribution of new development to local character.	0
C) Mitigating the effects of climate change	The construction of new commercial development can increase carbon emissions; however there may be opportunities to enhance features such as walking and cycling provision. Given the amount of proposed commercial development, a negative impact. Developments may result in surface water run-off, a negative impact. Some types of commercial developments are classed as 'less vulnerable' where development can be compatible with flood zones 1, 2 and 3. Opportunities to reduce flood risk; promote low carbon or renewable energy and create low carbon buildings also arise. The levels of impact on this objective will be dependent on individual proposals but is considered to be negative in this scenario.	-3	The protection against flood risk, surface water run-off and provision of renewable energy policy is justified in policies elsewhere in the plan. Carbon emissions will be mitigated where possible, but the increase in traffic will still result in a slight negative impact.	-1
D) Safeguarding and minimising resource use	A higher growth scenario is likely to be more difficult to distribute between the towns while safeguarding and minimising resource use. Option is likely to put greater pressure on the supply of brownfield sites and therefore require further greenfield developments. Similarly there are belts of the highest grades of agricultural land around the towns of Tiverton and Cullompton. The level of impact on this objective will be dependent on individual proposals, but as there would need to be a large number of sites for the amount of commercial floorspace, the impact is considered significantly negative in this scenario.	-3	Policy should be read in conjunction with other policies within the plan and Devon County Council Waste Plan including those that set out the waste hierarchy. A negative impact is expected post mitigation.	-3

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
E) Promoting economic growth and employment	This policy will have a significant positive contribution towards achieving this objective. The key purpose of this policy is to exceed the employment needs of the community which could promote an increase in in-commuting to the District. The local economy would benefit from an increase in commercial development and may result in an increase in enterprise and start-up companies within the District.	+3		+3
F) Supporting retail	The key purpose of this Policy is to exceed the employment needs of the community which can include the provision of retail development. In providing the opportunity for retail development, this policy option will help enhance the vitality and viability of town centres and rural shopping and potentially encourage inward investment for redevelopments in the town centres. An over-provision of retail space in out of town areas could have a potential negative impact on town centres. Overall this scenario would have a positive impact.	+2		+2
G) Meeting housing needs	This scenario would not help to meet housing need.	0		0
H) Ensuring community health and wellbeing	This scenario would have a positive impact through the provision of sites for health centres and sports centres, but would have a negative impact as would not provide any open spaces for recreation etc. Overall a neutral impact is considered.	0	The option should however be read in the context of other policies which support community health and wellbeing.	0
I) Delivering the necessary infrastructure	A higher growth scenario is likely to be more difficult to distribute between the towns while delivering the necessary infrastructure. The necessary infrastructure for the amount of development proposed would need to be focused mainly around the two motorway junctions in the District as these would be the main strategic routes commuters and deliveries would arrive. A positive impact. Where commercial development is located in more rural areas of the district or locations further from the motorway, there may be reduced delivery of necessary infrastructure, a negative impact. Overall, a negative impact is considered.	-2	The policy should read in the context of other policies which aim to deliver the necessary infrastructure. Any proposals will also have to abide to the infrastructure policy in the plan. A negative effect is anticipated post mitigation.	-2

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

Preferred Option: Distribution of Development **New Community (Junction 28 Cullompton)**

The policy concentrates development at Tiverton, Cullompton and Crediton and new community East of Cullompton to a scale and mix appropriate to their individual infrastructures, economies, characters and constraints. Other settlements will have more limited development which meets local needs and promotes vibrant rural communities.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	This strategy focuses development at the main towns and a new community at East of Cullompton. A new community will however likely have a negative impact on landscape East of Cullompton as the scale of development is unlikely to be easily absorbed into the landscape setting, although mitigation measures through design, environmental enhancement and biodiversity off-setting can be expected to be able to minimise overall impact. There is a 1 ha unclassified wildlife site close to the western edge of the proposed urban extension. The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. The site is large and predominantly flat. The landscape of the surrounding area is also largely flat, offering limited views into the site. Although the site is	-2	The protection of the natural environment is justified in policies elsewhere in the plan. At East Cullompton the policy requires 'environmental protection and enhancement' which will help mitigate the impact on this objective however the level of development on the site will have an impact on the character of the area. CU9 sets out these measures in detail including the protection	-1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	largely flat offering limited views and fields are of a low wildlife value, the scale of the site is still considered to have negative effect to wildlife and biodiversity.		and strengthening of trees and other features, maintaining wildlife networks, providing public open space and allotments, strategic landscaping and green infrastructure including park land and open space. Overall a slight negative effect.	
B) Protection and promotion of a quality built and historic environment	New development in towns and villages may have the potential to impact on the historic environment located in and around these settlements. There may be some opportunities for enhancement of heritage assets and local distinctiveness, but this is likely to be on an individual site basis. A new community at East of Cullompton is unlikely to have an impact on the existing built environment as it will be further from the existing towns and villages. This site occupies a significant area within a landscape that has evidence of prehistoric and Roman activity recorded in the County Historic Environment Record. To the west, recent archaeological work has demonstrated the presence of prehistoric and Roman settlement in and around Cullompton. While no such sites are recorded within the area under consideration (though this may just reflect the absence of any formal archaeological work in this area) the Historic Environment Team would regard, due to the area of the proposed allocation and the known prehistoric and Roman activity in the wider landscape, that there is potential for the site to contain archaeological deposits. This would be in accordance with Local and National Policy on planning and the historic environment. There is the potential for minor negative impacts on heritage until more information is known.	-1/?	The protection of the historic environment is justified in policies elsewhere in the plan. At East Cullompton the policy requires a public masterplanning exercise to be undertaken before any planning application is made to ensure the quality of the final design of the development, which is considered to be a large positive impact. The adopted masterplan will help to minimise the impact on the built and historic environment through good design. CU7 seeks detailed archaeological investigation and measures to record and protect archaeological interest. Overall a neutral effect.	0/?
C) Mitigating the effects of climate change	By focusing new build development in the settlements where jobs and services are located the policy will reduce the need to travel and therefore reduce greenhouse gas emissions. There is potential for the provision of low carbon and renewable energy as part of a new community or as part	-3/?	The protection against flood risk, surface water run-off and provision of renewable energy policy is justified in policies elsewhere in	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	<p>of larger development in and around the main towns or new community. Where some settlements are vulnerable to flood risk, new development would be subject to safeguards in policies, and levels of development will be dependent on the capacity of the settlement and available suitable land. There may be some opportunities for flood mitigation and promotion of low carbon and renewable energy measures, but this is likely to be on an individual site basis, for example through design.</p> <p>At East Cullompton approximately 10% of site in these zones, primarily through the centre of the site and in the north west and east of the site lies within Flood zones 2 and 3, a negative effect. Strategic flood risk assessment (2014) notes that the site is vulnerable to surface water flooding. Unnamed watercourses within sites can result in unknown impacts. The renewable energy, carbon reduction and air quality study (2014) supports the centralisation of development for carbon saving reasons. Taking into account flood risk and climate change an overall significant negative effect is considered given the scale of development.</p>		<p>the plan. At East Cullompton criteria within the policy seek mitigation measures through retention of land in the floodplain as informal amenity open space. The policy requires carbon reduction and air quality improvements and will help mitigate the effects of climate change. Taking into account flood risk and mitigation measures for climate change an overall neutral effect is considered, with an unknown impact due to unnamed watercourses.</p>	
D) Safeguarding and minimising resource use	<p>This policy scores positively towards safeguarding and minimising resource use as it directs some new development in the main towns and makes use of brownfield land to reduce the need for greenfield development. The provision of approximately 7,200 dwellings and 154,000 sqm commercial floorspace will contribute to waste levels. New development will add to waste water levels however the option considers environmental capacity. There may be some opportunities for resource-efficient design and/or construction following the principles of the waste hierarchy. At East Cullompton the development option is located largely on greenfield land although there are a number of farms within the site and approximately 8.4ha of contaminated land located in the western side of the site. Option would result in the loss of 63.2ha (west) of Grade 1 excellent quality agricultural land, 93ha (east) of grade 3 good to moderate quality agricultural land and 4.3ha (west) Grade 4 poor quality agricultural land, a significant negative effect. Grade 1 agricultural land in</p>	-3	<p>Policy should be read in conjunction with other policies within the plan and Devon County Council Waste Plan including those that set out the waste hierarchy. At East Cullompton although the remediation of contaminated land is a positive effect, the overall loss of Grade 1 agricultural land is still considered a significant negative effect.</p>	-3

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	Mid Devon amounts to 32.4 square kilometres, only 3.5% of the district. Given the loss of a significant amount of Grade 1 agricultural land an overall significant negative effect is considered.			
E) Promoting economic growth and employment	The policy scores positively as it focuses some development in the existing towns and villages which increases jobs and reduces out commuting through the provision of commercial floorspace in these settlements. This policy diverges from the Core Strategy development strategy by directing future growth away from the main towns and towards a new community East of Cullompton. At East Cullompton there are a number of farms on which a small number of B class employment units are situated. These could be incorporated into the site, or replaced with other employment units as part of a mixed use approach for the whole site. The policy seeks the provision of 20,000 square metres of mixed commercial floor space during the plan period and 12,000 sqm post 2033, bringing with it a large number of jobs into the town. Development of this scale would be a boost to local construction firms and associated trades who would benefit from being able to undertake contract work on the site. A new community has the potential to encourage larger investment and economic development. There would be a significant positive impact.	+3		+3
F) Supporting retail	Focusing development in the main towns and larger villages will support the vitality and viability of existing town centres and shopping facilities in the larger villages. The policy outlines a commercial target for 154,000 sqm. The definition of commercial development includes the retail use class. Given the uncertainty the policy has only a slight positive effect. A new community East of Cullompton provides the potential for encouraging larger investment and economic development. At East Cullompton the policy seeks the provision of 20,000 square metres of mixed commercial floor space including retail, during the plan period and 12,000 sqm post 2033, bringing with it a large number of jobs into the town. The scale of residential development in this location near to the town centre is considered a slight positive effect for town centre viability.	+1/?	At East Cullompton criteria in the policy state that this is subject to impact assessment which demonstrates no adverse impacts on existing retail uses within Cullompton Town Centre, an overall slight positive effect. An unknown is recorded until the retail impact has been assessed.	+1/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	As the percentage of retail within the sites commercial element is uncertain, an unknown is also recorded.			
G) Meeting housing needs	This policy diverges from the Core Strategy development strategy by directing future growth away from the main towns and towards a new community East of Cullompton. Policy provides for 7,200 dwellings across the district to meet the anticipated housing need target for the district, a significant positive effect. The SHMA 2014 confirms that this level of development will meet the Districts objectively assessed need. The policy allows for a scale and mix of development to help contribute to balanced communities. Some housing is directed to the main towns where existing services and facilities are located. At East Cullompton, the development provides for 2,100 new dwellings during the plan period and 500 dwellings post 2033 of which 25% should be affordable a contribution towards future housing need, a significant positive effect. The mix of dwellings to be achieved on site is already specified within a supplementary planning document, and will be tailored to achieve the appropriate balance. Policy seeks to provide for at least 5 gypsy and traveller sites, extra care housing and serviced plots for 5% self-build. Given the site is of such a scale to generate a critical mass of self-sustaining development and the option significantly contributes towards housing development an overall significant positive effect is considered.	+3	The percentage of affordable housing provision is justified in other policies within the plan.	+3
H) Ensuring community health and wellbeing	Development at the main towns will result in some new development having access to community facilities, open space and recreation within existing settlements. Development at Crediton and Cullompton may affect the designated air quality management areas resulting in a slight negative effect. There may be some opportunities for mitigation measures on a town wide basis, for example through new road layout / relief road and /or walking and cycling. Development in the main towns is located away from Exmoor National Park an international dark sky reserve, a positive effect. Walking, cycling and public transport are encouraged through proximity of some development at town centres and other key services, a	-3	Provision of community facilities, open space and recreation and air quality mitigation is justified in policies elsewhere in the plan. At East Cullompton, policy CU11 makes note of carbon reduction and air quality improvements which will help minimise pollution and benefit community health and wellbeing. CU9 makes provision for	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	<p>further positive effect. The mix of development will contribute to reducing social exclusion. Policy supports limited development which meets local needs and promotes vibrant rural communities. At East Cullompton the site is located some distance from the town centre and remote from Cullompton town services/facilities. New services, facilities and walking, cycling and public transport links will need to be provided in a new community East of Cullompton. Option will contribute towards light and noise pollution, a slight negative effect. The western portion of the site is in very close proximity to the motorway, the noise from which may negatively impact on residential amenity.</p> <p>The Renewable Energy, Carbon Reduction and Air Quality study (2014) reiterates that North West Cullompton alongside East Cullompton are likely to result in the largest change in local air quality as both developments are large in size. Development in Cullompton will increase pollution concentrations as a result of additional traffic using the local road network; however the existing allocation for a Town Centre relief road linking Station Road and Meadow Lane is particularly important for air quality. In balancing the distance of the development from the town centre and the severance caused by the M5 motorway, the lack of services and the corresponding light, noise and air pollution an overall significant negative effect is considered.</p>		<p>areas of equipped and laid out public open space including children's play, sports pitches and allotments as well as strategic green infrastructure including park land, open space and local nature reserve. Criteria within the policy seek provision of a dedicated pedestrian and cycle route to the town centre. The policy also promotes the delivery of community facilities to meet local needs arising and transport provision to ensure appropriate accessibility for all modes. This suggests that opportunities for sustainable forms of travel may arise. An overall neutral effect.</p>	
I) Delivering the necessary infrastructure	<p>Policy contributes towards the efficient use of existing infrastructure by directing some growth to the main towns, reducing the need to travel, a positive effect. The policy option considers infrastructure capacity. At East Cullompton the policy requires an agreed phasing strategy to bring forward development and infrastructure in step and retain the overall viability of development. There are potential highway capacity issues around this site which would require enhancements, for example, to M5 J28 before this site is developed. A development in this location and of the size proposed would have significant implications for the operation of J28 and the M5. The junction already operates at capacity at times with</p>	-3	<p>The provision of infrastructure is justified in policies elsewhere in the plan. At East Cullompton, policy CU13 includes an agreed phasing strategy to bring forward development and infrastructure in step and retain the overall viability of development. CU9 includes the provision of Green Infrastructure. CU8 sets out agreed transport</p>	+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	<p>queues on the off-slips extending back onto the M5. This causes serious road safety concerns. The site is of a sufficient scale for infrastructure improvements to be necessary within and outside of the site. Given the capacity limitations for junction 28 of the M5; traffic implications for the Honiton Road and lead in time for delivery of a large urban extension against proposed mitigation measures a significant negative effect is considered until appropriate studies / modelling work can confirm that access can be achieved and suitable junctions designed. The Mid Devon Community Infrastructure Evidence Report indicates that there is a pressing need for new primary places in Cullompton. The two schools in the town, St Andrews and Willowbank currently accept more pupils than their planned admission number for the size of school and facilities available. There are two secondary schools located within this Local Learning Community, including Cullompton Community College which currently has 283 places spare capacity and Uffculme School, which currently admits 113 pupils more than its planned admission number. It will therefore be necessary to expand the secondary schools in the Local Learning community to provide roughly 334 places.</p>		<p>provision including; Provision of mitigation measures to ensure only acceptable impacts occur to J28 of the M5 as a result of traffic generated from the site; Provision of appropriate highway improvements on roads around the development to ensure any unacceptable traffic impacts are mitigated; Provision of a network of streets linking to the existing highway network, and appropriate mitigation to reduce impacts on the existing road network such as Honiton Road; Sustainable modes of transport are also supported. CU10 makes provision for a primary school and contributions towards secondary school places. The site is therefore likely to deliver the necessary infrastructure for the site which may also benefit the surrounding community.</p>	

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

distribution of development across the district with a focus on a new community.
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Alternative Option: Distribution of development

Town Focus

The development needs of the community will be met through the provision of approximately 7,200 dwellings and 154,000 square metres of commercial floorspace between 1 April 2013 and 31 March 2033. Option continues to concentrated development at Tiverton, Cullompton and Crediton, to a scale and mix appropriate to their individual infrastructures, economies, character and constraints. Rural Areas will have more limited development which meets local needs and promotes vibrant rural communities. This option differs from the preferred option which directs strategic growth towards East Cullompton in that major growth is distributed between the settlements. For the purposes of this assessment the SA assumes major development at Hartnoll Farm as the only suitable, available and achievable option at Tiverton.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The strategy continues to concentrate development at the districts main towns of Tiverton, Cullompton and Crediton. The policy acknowledges that development will be to a scale and mix appropriate to their individual infrastructures, economies, character and constraints. Development opportunities at Tiverton and Crediton are constrained by topography and the potential for landscape impact. This strategy accepts that a town centric approach would only be achievable with strategic growth at Hartnoll Farm as Tiverton's only suitable, available and achievable site. The Hartnoll Farm site is bordered by the Grand Western Canal Conservation Area to the south and east of the site. The canal is also a County Wildlife Site and Local Nature Reserve. Development of the site would have a potential significant visual impact and would impact on the biodiversity and habitats of the area. This strategy option accords with the aspirations of the NPPF to prevent isolated new homes and to protect and enhance valued landscapes. There may also be opportunities for enhancement of landscape character and biodiversity, but this is likely to be on an individual site basis. Given the potential landscape and environmental impact at Hartnoll Farm in particular as well as other larger	-2	The protection of the natural environment is justified in policies elsewhere in the plan. At Hartnoll Farm the policy requires environmental protection and enhancement which will help mitigate any negative impact on this objective by the development of this site. Land adjacent the Grand Western Canal will need to be protected as Green Infrastructure.	-1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	sites on the edge of the main towns an overall negative impact is considered.			
B) Protection and promotion of a quality built and historic environment	New development in towns and villages has the potential to have a negative impact on the historic environment located in and around these settlements. There may however be some opportunities for a positive effect through enhancement of heritage assets and local distinctiveness, but this is likely to be on an individual site basis. At Hartnoll Farm, the site lies in an area of archaeological potential with the HER recording prehistoric activity here and recent archaeological work has identified prehistoric activity across the wider landscape. A small part of the border is next to residential development and there are farm buildings within the site. The level of development proposed will be significant and therefore would likely impact the built and historic environment. However as there are no protected built or historic assets in or around the site the impact on this objective will be minor. In combination with the Tiverton Eastern Urban Extension (which is already allocated) development at Hartnoll Farm would represent a significant lengthening of Tiverton in an easterly direction along the valley floor. Two issues emerge; firstly as development extends ever easterly, the distance from town centre services increases as well as reliance on the private car and secondly the town will significantly close the gap between its urban areas with nearby villages such as Halberton, which currently has its own separate identity. The coalescence of Halberton is considered a negative effect that can't be mitigated.	-2/?	The protection of the historic environment is justified in policies elsewhere in the plan. At Hartnoll Farm, the proposal requires a public Masterplanning exercise to be undertaken before any planning application is made and which will improve the quality of the final design of the development. Archaeological investigation and appropriate mitigation to enhance sustainability. Coalescence of Tiverton with Halberton is not able to be mitigated satisfactorily, remaining a negative effect after mitigation.	-2/?
C) Mitigating the effects of climate change	By focusing new build development in the settlements where jobs and services are located the option will reduce the need to travel and therefore reduce greenhouse gas emissions. There is also potential for the provision of low carbon and renewable energy as part of larger development in and around the main towns. This option is considered to have a positive effect towards climate change mitigation. Where some settlements are vulnerable to flood risk, new development would be subject to safeguards in policies, with levels of development dependent	-1/?	The protection against flood risk, surface water run-off and provision of renewable energy policy is justified in policies elsewhere in the plan. The unknown impact of the unnamed watercourse in the site remains. At Hartnoll Farm the policy should be read in the	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	on the capacity of the settlement and available suitable land. There may be some opportunities for flood mitigation and promotion of low carbon and renewable energy measures, but this is likely to be on an individual site basis, for example through design. At Hartnoll Farm the entire site is in a low risk area (flood zone 1) being the area of least flood risk. There is an unnamed watercourse which has an unknown impact on flood risk. Evidence in the SFRA suggests that the site may have some residual flood risk from the Grand Western Canal or Wimbleball Reservoir. Transport provision to ensure appropriate accessibility for all modes is also supported by the policy and traffic through Halberton and Sampford Peverell is discouraged. There are no existing services, infrastructure or facilities within the site or in close proximity. Given the scale of the development at this site it is likely some negative impacts will occur with regard to carbon emissions through construction and increased traffic movement.		context of other policies in the plan which aim to mitigate the effects of climate change and reduce the risk of flooding.	
D) Safeguarding and minimising resource use	Option scores positively towards safeguarding and minimising resource use as it focuses new development in the main towns and makes use of brownfield land to reduce the need for greenfield development. There could be some loss of the best and most versatile agricultural land around some settlements, a negative effect. The provision of approximately 7,200 dwellings and 154,000 sqm commercial floorspace will contribute to waste levels. New development will add to waste water levels however the option considers environmental capacity. At Hartnoll Farm, the majority of the site 68.7ha (71%) to the NE of the site is Grade 1 agricultural land. It is likely that this site will have a negative impact on this objective due to the scale of development of a site that is predominantly Grade 1 agricultural greenfield land which would be lost if this site is developed. The site will therefore have a significant negative impact on this objective.	-3	Policy should be read in conjunction with other policies within the plan and Devon County Council Waste Plan including those that set out the waste hierarchy.	-3
E) Promoting economic	This option takes forward the Core Strategy development strategy by directing development to the existing main towns of Mid Devon until	+2		+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
growth and employment	2033. This option will have a significant positive effect as it increases jobs and reduces out commuting by focusing commercial floorspace at existing main towns and settlements. The option also supports rural business by providing commercial floor space in villages. This option will help meet the employment needs of the district and enhance the economy in general while encouraging inward investment and future prosperity. The main towns have good connection to the strategic road network for storage and distribution uses. At Hartnoll Farm there are existing employment units on this site which could be retained. The policy option does not propose employment development on this site. Development of this scale would be a boost to local construction firms and associated trades who would benefit from being able to undertake contract work on the site. There would therefore be some positive impact.			
F) Supporting retail	Focusing development in the main towns and larger villages will support the vitality and viability of existing town centres and shopping facilities in the larger villages. Although the option suggests retail provision could be provided this is not outlined as a policy requirement. At Hartnoll Farm, no retail is proposed however the high street would benefit from the custom of the residents from this development. There would be a positive effect.	+2		+2
G) Meeting housing needs	This option takes forward the Core Strategy development strategy by directing development to the existing main towns of Mid Devon until 2033. The strategic option provides for approximately 7,200 dwellings across the district to meet the anticipated housing needs target for the district, a significant positive effect. Housing is concentrated at the main towns where existing services and facilities are located, a further positive effect. The policy option allows for a scale and mix of development to help contribute to balanced communities. At Hartnoll Farm the site allocation will provide for 1,100 dwellings which will include 25% affordable housing subject to further assessment of viability. The site therefore will have a significant positive impact on meeting housing needs for the district	+3	The percentage of affordable housing provision is justified in other policies within the plan.	+3
H) Ensuring	Focusing development at the main towns and villages will result in the	0	Provision of community facilities,	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
community health and wellbeing	majority of new development having access to community facilities, open space and recreation available within existing settlements, a positive effect. Option focuses development towards Crediton and Cullompton which are designated air quality management areas, a negative effect. There may be some opportunities for mitigation measures, on a town wide basis. For example through new road layout / relief road and /or walking and cycling. Development is focused away from Exmoor National Park an international dark sky reserve, a positive effect. Walking, cycling and public transport are encouraged through proximity of development to town centres and other key services, a further positive effect. The mix of development will contribute to reducing social exclusion. Policy option supports limited development which meets local needs and promotes vibrant rural communities. Option will contribute towards light and noise pollution, a slight negative effect. The policy does not mention the provision of open space, sport or recreation or the reduction of crime, a slight negative impact. Overall a neutral impact.		open space and recreation and air quality mitigation is justified in policies elsewhere in the plan. At Hartnoll Farm, the option promotes the delivery of community facilities to meet local needs arising and transport provision to ensure appropriate accessibility for all modes. An overall slight positive effect.	
I) Delivering the necessary infrastructure	Option contributes towards the efficient use of existing infrastructure by focusing growth in the main towns, reducing the need to travel. At Hartnoll Farm, the policy requires an agreed phasing strategy to bring forward development and infrastructure in step and retain the overall viability of development. There are potential highway capacity issues around this site which would require enhancements before this site is developed. Initial work from the Tiverton Eastern Urban Extension suggest that one of the only viable solutions to transport concerns for further development to the East of Tiverton is a link road through the Blundells School site, This option is currently not considered viable. The Mid Devon Community Infrastructure Evidence Report indicates that there are six primary schools located within Tiverton itself and these are largely accepting more students than their planned admission number. The development allocations will result in a need to provide additional primary education facilities. Places are mostly needed at the Tiverton EUE,	-2	The provision of infrastructure is justified in policies elsewhere in the plan. At Hartnoll Farm, the policy for this site requires a public Masterplanning exercise to be undertaken before any planning application is made. The site is therefore likely to deliver the necessary infrastructure for the site with the potential to also benefit the surrounding community. Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost	+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	which is the largest area of development by far. The masterplan for the area and forthcoming developments include the provision of a school site that can accommodate up to 420 pupils, which should be sufficient to meet the demand in Tiverton. Additional secondary places will be required to accommodate the development proposed to be allocated in the emerging Local Plan Review. Developer contributions will be required in order to fund these improvements. Given pressures on education and highways capacity a negative effect is anticipated.		of, new or improved infrastructure and facilities.	

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

Alternative Option: Distribution of development

New community (Junction 27 & Willand)

The development needs of the community will be met through the provision of approximately 7,200 dwellings and 154,000 square metres of commercial floorspace between 1 April 2013 and 31 March 2033. The policy concentrates development at Tiverton, Cullompton and Crediton and new community at Junction 27 / Willand to a scale and mix appropriate to their individual infrastructures, economies, characters and constraints. Other settlements will have more limited development which meets local needs and promotes vibrant rural communities.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
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Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	<p>This strategy focuses development at the main towns and a new community at J27 & Willand. Development at J27 / Willand of this scale would have a significant impact on existing landscape character, altering the rural quality of the entrance into Mid Devon from the M5 and the rural character around Willand and Sampford Peverell. Some parts of the site are more enclosed and shielded from wider views than others. Around Pitt Farm, there are undulating fields and a significant drop in ground level towards the motorway, with wide landscape views to the other side of the valley. Landscape sensitivity is higher, primarily because of the lack of a relationship with an existing settlement, and the change to landscape character that would arise as a result. There are views available into the site from the west, as far as the canal in Sampford Peverell, whereas some parts feel isolated, with reduced visibility – though some parts are visible from the motorway. There are differences in character/visibility between the north and south, the north being more open and plainly visible, the south less so. Given the scale of development and the impact on the landscape but differences in character and visibility, a significant negative effect is considered. The Phase 1 Habitat Survey (Devon Biodiversity Records Centre, June 2014) identifies a large number of species and protected species with the potential to be supported by this site, which include Bat species, Badger, Dormouse and Barn Owl. They also identify that the hedgerows, mature trees and woodland add to the structural diversity and wildlife potential of the site. It is noted that the site covers a large area which results in it featuring a variety of habitat types, including Biodiversity Action Plan Habitats. The Landscape and Visual Appraisal concludes: The site is bounded by major roads and partly by a cycle way, and is crossed by the A38, and two lanes, one of which is a footpath and one a permissive path, which provide viewing opportunities. Much of the site north of the A38 is not suitable for development as a result of its high visibility and separation from the junction. Development may be more appropriate along either side of the A38 where the road</p>	-3/?	<p>The protection of the natural environment is justified in policies elsewhere in the plan. At J27 / Willand the policy requires environmental protection and enhancement including strategic green infrastructure which delivers multiple environmental benefits, this provides some mitigation. Furthermore Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan Review provide some mitigation. However given the scale of the development a negative impact on the landscape is likely to remain. An uncertain effect is still considered as the impact on the Culm Grasslands SAC remains unknown.</p>	-2/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	corridor has been compromised by existing development. To the south of the A38, commercial development should not be permitted that would be visible from the M5, as the general perception from the motorway is that the area around the junction has not been developed. This would mean a corridor of undeveloped land as far as the first field boundary. To the south, residential development could be accommodated as far as Mount Stephen Farm utilising the pattern of hedges, trees and woodlands for a landscape structure and mitigation. However, further south than this the more open character would mean that development could be damaging, unless a substantial programme of hedge, tree and woodland planting could be implemented. The smaller area of land near to Muxbeare Lane with its more intricate pattern of hedges could be developed with little wider impact, although retention of hedges could compromise development. Employment development would potentially be more damaging than residential development owing to the larger scale buildings and infrastructure needed. In all cases, a corridor of undeveloped land should remain along the M5. Natural England has also expressed the potential for the proposed additional commercial and/or housing at J27 to impact on the Culm Grasslands SAC due to traffic impacting the air quality. Further information regarding traffic assessments and any consequential air quality assessment on the effects of this SAC will have to be undertaken to rule out any effect. Given the scale of development on balance a significant negative impact is considered. However uncertainty remains as the impact on the Culm Grasslands SAC is not yet known.			
B) Protection and promotion of a quality built and historic environment	New development in towns and villages may have the potential to impact on the historic environment located in and around these settlements. There may be some opportunities for enhancement of heritage assets and local distinctiveness, but this is likely to be on an individual site basis. The J27 / Willand site contains a listed building. Given the scale of development there could be a wider impact on Willand and Sampford	-2/?	The protection of the historic environment is justified in policies elsewhere in the plan. At J27 / Willand, the policy requires a public Masterplanning exercise to be undertaken before any planning	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	Peverell built environments, including the setting of the Sampford Peverell Conservation Area. This site occupies a substantial area within a landscape that has evidence of prehistoric and Roman activity, overall a slight negative and uncertain effect.		application is made and which will improve the quality of the final design of the development. This site occupies a substantial area within a landscape that has evidence of prehistoric and Roman activity. Any planning application for development here will need to be supported by the results an appropriate level of archaeological works to allow the significance of the heritage asset to be understood along with the impact of the development upon it. A neutral / uncertain effect would be considered.	
C) Mitigating the effects of climate change	By focusing new build development in the settlements where jobs and services are located the policy will reduce the need to travel and therefore reduce greenhouse gas emissions. There is potential for the provision of low carbon and renewable energy as part of a new community or as part of larger development in and around the main towns or new community. This policy is considered to have a positive effect towards climate change mitigation. Where some settlements are vulnerable to flood risk, new development would be subject to safeguards in policies, and levels of development will be dependent on the capacity of the settlement and available suitable land. There may be some opportunities for flood mitigation and promotion of low carbon and renewable energy measures, but this is likely to be on an individual site basis, for example through design. The J27 / Willand site contains a number of small streams and is in close proximity to the flood plain but is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to	-3/?	The protection against flood risk, surface water run-off and provision of renewable energy policy is justified in policies elsewhere in the plan. At J27 / Willand policy requirement in the Local Plan Review seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. A flood risk assessment will be required as even though the site is in flood zone 1 it is over 1ha in size and will	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	surface water run off without appropriate mitigation measures. Given the scale of development carbon emissions could be high. Overall a significant negative effect and uncertain effect is considered given the potential but unknown impact of the small streams, the potential contribution to surface water run-off and increased carbon emissions.		determine the impact of the small streams. The J27/ Willand policy also requires carbon reduction and air quality improvements, overall a neutral and uncertain effect is considered as the impact of the small streams remains unknown.	
D) Safeguarding and minimising resource use	This policy scores positively towards safeguarding and minimising resource use as it directs some new development in the main towns and makes use of brownfield land to reduce the need for greenfield development. The new community proposed is however likely to be entirely greenfield. There could be some loss of the best and most versatile agricultural land around some settlements, a negative effect. The provision of approximately 7,200 dwellings and 154,000 sqm commercial floorspace will contribute to waste levels. New development will add to waste water levels however the option considers environmental capacity. The J27 / Willand site is located on mainly greenfield land with a small portion on brownfield land. The majority of the site is Grade 3 good / moderate quality agricultural land with a small area to west Grade 4 poor quality agricultural land. Part of Junction 27 borders the Mineral Consultation Area for Hillhead Quarry. Development of the site may constrain future working of the remaining permitted reserves within Hillhead Quarry which extend up to the eastern boundary of Junction 27. The majority of the site is Grade 3 good / moderate quality land with a small section of the site to the west of the M5 grade 4 poor quality land. Given the scale of the development, the potential impact on Hillhead Quarry and the majority of the site on Grade 3 agricultural land a significant negative effect is considered. There is some uncertainty as there is potential that Hillhead Quarry is unviable to extract.	-3/?	Policy should be read in conjunction with other policies within the plan and Devon County Council Waste Plan including those that set out the waste hierarchy.	-3/?
E) Promoting economic	The policy scores positively as it focuses some development in the existing towns and villages which increases jobs and reduces out commuting	+3		+3

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
growth and employment	through the provision of commercial floorspace in these settlements. Policy supports rural business by providing commercial floor space in villages. This policy diverges from the Core Strategy development strategy by directing future growth away from the main towns and towards a new community at J27 / Willand. The J27 / Willand proposal provides 96 ha of commercial floorspace helping to diversify the economy and encourage inward investment, a significant positive effect. The policy notes development might comprise 25ha for B8 storage and distribution / logistics, 13ha outdoor leisure destination, 8 ha for designer retail outlet/village, 4.5ha Devon produce promotion centre, 3.4ha sports and activities centre including associated retail, 3ha plant / horticultural, 2.4ha cinema, 1.9ha motorway service area, parking and refuelling services, 1.8ha hotel, conference venue and concert hall and 0.8ha for regional visitor centre. Development in this location and at this scale has the potential to bring major inward investment and job creation for Mid Devon and the wider region. Development will need to recognise impacts could therefore be regional too.			
F) Supporting retail	Focusing development in the main towns and larger villages will support the vitality and viability of existing town centres and shopping facilities in the larger villages. The policy outlines a commercial target for 154,000 sqm. The definition of commercial development includes the retail use class. The J27 / Willand site will deliver 96ha of mixed commercial floorspace subject to an impact assessment which will need to demonstrate no adverse impact on town centre vitality and viability at a sub-regional level. The scale of commercial development proposed could significantly enhance the retail offer of the district a significant positive effect however without a supporting retail impact assessment to determine the full implications a significant negative / unknown impact is recorded because of the potential to draw trade away from existing town centres.	-3/?	Development proposals for strategic retail development in this location would be required to be accompanied by a retail impact assessment demonstrating no harm to existing town retail centres.	-3/?
G) Meeting	This policy diverges from the Core Strategy development strategy by	+3	The percentage of affordable	+3

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
housing needs	directing future growth away from the main towns and towards a new community at J27 / Willand. Policy provides for 7,200 dwellings across the district to meet the anticipated housing need target for the district, a significant positive effect. The SHMA 2014 confirms that this level of development will meet the Districts objectively assessed need. The policy allows for a scale and mix of development to help contribute to balanced communities. Some housing is directed to the main towns where existing services and facilities are located. The new community would help meet the housing needs of the district however key services and facilities would need to be provided. J27 / Willand provides for 3,000 new dwellings a significant contribution towards future housing need of which 35% should be affordable, a significant positive effect. The mix of dwellings to be achieved on site is already specified within a supplementary planning document, and will be tailored to achieve the appropriate balance.		housing provision is justified in other policies within the plan.	
H) Ensuring community health and wellbeing	Development at the main towns will result in some new development having access to community facilities, open space and recreation within existing settlements. Development at Crediton and Cullompton may affect the designated air quality management areas resulting in a slight negative effect. There may be some opportunities for mitigation measures on a town wide basis, for example through new road layout / relief road and /or walking and cycling. Development in the main towns is located away from Exmoor National Park an international dark sky reserve, a positive effect. Walking, cycling and public transport are encouraged through proximity of some development at town centres and other key services, a further positive effect. The mix of development will contribute to reducing social exclusion. J27 / Willand site is remote from existing services/facilities and the scale of the development would require a significant provision of new community service and facilities to provide for the community. The scale of development and proximity to Willand village may have a negative impact on this village community. There is also potential and this development may impact negatively on air quality.	-3	Provision of community facilities, open space and recreation and air quality mitigation is justified in policies elsewhere in the plan. The J27 / Willand policy seeks Carbon reduction and air quality improvements. A Masterplanning exercise will be undertaken before any planning application is made to ensure that essential services and facilities are delivered at the right time and in the right location. The policy also requires community facilities to meet local needs arising from housing development. The policy option includes leisure and community uses that could serve	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	Given the need for a substantial level of new services and facilities and potential impact on air quality a significant negative impact is considered.		the wider local community which is a positive impact, however on balance given the concerns over the impact on Willand's village community a neutral effect overall is considered.	
l) Delivering the necessary infrastructure	Policy contributes towards the efficient use of existing infrastructure by directing some growth to the main towns, reducing the need to travel, a positive effect. At J27 / Willand there is limited capacity to support this development, on the assumption it is a relatively large development, a new primary school may be required given constraints on other schools in the area. Further assessment work is needed to identify the transport impact, sustainable transport options and strategic infrastructure requirements which could have a negative effect although this remains uncertain. Essential service infrastructure including; water supply, sewage works capacity, gas and electricity will need to be determined as deliverable. Overall a negative effect given the potential impact on transport and other essential service infrastructure.	-2/?	The provision of infrastructure is justified in policies elsewhere in the plan. At J27 / Willand the policy seeks community facilities to meet local needs arising from the housing development. The policy seeks appropriate transport provision to ensure appropriate accessibility for all modes, improvement to Junction 27 of the M5 motorway and provision of dedicated pedestrian and cycle route to the Tiverton Parkway railway Station. Development will also be expected to include environmental protection and enhancement including Strategic Green Infrastructure which delivers multiple environmental benefits. Development will be expected to be brought forward through a Masterplanning process and agreed phasing strategy to ensure infrastructure remains in step with overall viability of development,	+2/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			overall a positive effect although uncertain (as further assessments are required) is considered as the improvement to J27 will be a positive impact for both the new and existing community.	

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

Policy S3: Meeting Housing Needs

Policy S3 outlines the District's diverse housing needs including the provision of 7,200 dwellings between 1 April 2013 and 31 March 2033, thresholds for seeking affordable housing in Tiverton, Cullompton and Crediton and in rural localities, support for self-build sites including the provision for serviced plots on sites of 20 dwellings and the five year supply of gypsy and traveller pitches.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	Similar to the existing policy, the level of impact on this objective will be dependent on individual proposals.	0	The policy should however be considered in the context of other policies which aim to protect the natural environment and ensure that the most valued landscapes and designated biodiversity and	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			geodiversity sites are conserved.	
B) Protection and promotion of a quality built and historic environment	Similar to the existing policy, this approach will have some positive and some negative impacts in contributing to this objective depending on each individual proposal.	0	The policy should be considered in the context of other policies which aim to protect heritage assets and which promote high quality design which supports the positive contribution of new development to local character.	0
C) Mitigating the effects of climate change	The construction of new homes and catering for a greater population can increase carbon emissions; however there may be opportunities by meeting housing needs to enhance features such as walking and cycling provision for the community as a whole. Opportunities to reduce flood risk; promote low carbon or renewable energy and create low carbon buildings also arise. Similar to the existing policy this option may have some positive and some negative impacts in contributing to this objective depending on each individual proposal.	0	The policy should be considered in the context of other policies such as sustainable design.	0
D) Safeguarding and minimising resource use	Similar to the existing policy this option may have some positive and some negative impacts on this objective dependent on each individual proposal.	0	This policy should be read in the context of other policies in the plan, for example sustainable design.	0
E) Promoting economic growth and employment	The policy approach does not proactively aim to promote economic growth and employment; however by meeting housing needs of Mid Devon it may encourage inward investment. Conversely meeting the housing needs of the community does not guarantee increased jobs or reduced out-commuting. This policy option takes a similar approach as the existing policy. The level of impact on this objective is unknown.	0		0
F) Supporting retail	The impact of this policy on this objective is unknown. The policy option does not proactively aim to support retail, however by meeting the diverse housing needs of Mid Devon could help support retail in local areas	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	although this cannot be directly connected to be as a result of this option. This option takes a similar approach as the existing policy.			
G) Meeting housing needs	This policy will have a significant positive contribution towards achieving this objective. The key purpose of this policy is to meet the housing needs of the district set out in the SHMA 2014. The policy meets the housing needs target of 7,200 and promotes balanced communities by encouraging an appropriate mix of housing such as affordable housing, housing designed for the elderly and gypsy and traveller pitches. The impact of this policy on existing services and facilities is unknown as this will be on a site by site basis. This policy enhances the existing policy in the Local Plan by updating the level of housing need for the district up to 2033 and strengthening the focus on the range of housing need. It also updates the target for affordable housing in line with recent viability assessment work. The policy supports self-build proposals outside settlements limits subject to policy DM6 Rural Exception sites and seeks to provide serviced plots for self-build on site of 20 dwellings or more. This approach is considered to have a positive impact on housing provision in the District.	+3	This option should however be read in the context of other policies in the plan which aim to meet the demand for services and facilities of the community.	+3
H) Ensuring community health and wellbeing	The policy helps to reduce barriers to housing by meeting the diverse housing needs of the district and is therefore likely to have at least a minor positive contribution to this objective. Similar to the existing policy the option does not however proactively aim to meet the variety of indices in this option. The impact on the provision of open space, limiting air, noise and light pollution and promoting safe and secure environments is unknown.	+1	The option should however be read in the context of other policies which support community health and wellbeing.	+1
I) Delivering the necessary infrastructure	This policy approach could have some positive or some negative impacts on delivering the necessary infrastructure. The level of impact will be on a site by site basis. This policy option takes a similar approach as the existing policy.	0	The policy should read in the context of other policies which aim to deliver the necessary infrastructure. Any proposals will also have to abide to the infrastructure policy in the plan.	0

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

Policy S4: Ensuring housing delivery

The policy sets out the mechanism that will allow further sites to come forward if for any reason the expected level of delivery falls significantly below the annual target set out in Policy S2. The Council will work proactively to bring forward allocations or outstanding consents. If this is insufficient identified contingency sites will be permitted.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The level of impact of this policy on the natural environment will be dependent on the site location and individual proposals for exception sites. The contingency site at Tidcombe Hall will require design and landscaping which reflects the setting of the Grand Western Canal.	0	The policy should be considered in the context of other policies which aim to protect the natural environment and ensure that the most valued landscapes and designated biodiversity and geodiversity sites are conserved.	0
B) Protection and promotion of a quality built	The impact of this policy on the quality of the built and historic environment is unknown as the level of impact will be dependent on the site location and individual proposals for exception sites. The contingency sites, land at Colebrook and Tidcombe Hall both will require archaeological	0	The policy should be considered in the context of other policies which aim to protect heritage assets and which promote high	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
and historic environment	investigation and appropriate mitigation.		quality design which supports the positive contribution of new development to local character.	
C) Mitigating the effects of climate change	The impact of this option on the potential to mitigate the effects of climate change is unknown as the level of impact will be dependent on individual proposals where exception sites are permitted..	0	The policy should be considered in the context of other policies such as sustainable design	0
D) Safeguarding and minimising resource use	The impact of this option on resources is unknown as the level of impact will be dependent on individual proposals where exception sites are permitted.	0	The policy should be considered in the context of other policies in the plan such as sustainable design and waste management.	0
E) Promoting economic growth and employment	The impact of this policy on this objective is unknown. The policy option does not proactively aim to promote economic growth and employment; however by providing a tool to ensure housing delivery is met by meeting the housing needs of Mid Devon it may encourage inward investment. Conversely meeting the housing needs of the community does not guarantee increased jobs or reduced out-commuting.	0		0
F) Supporting retail	The impact of this policy option on this objective is unknown. The policy option does not proactively aim to support retail; however by providing a tool to ensure housing delivery is met by meeting the housing needs of Mid Devon it could help support retail in local areas, although this cannot be directly connected to be as a result of this policy.	0		0
G) Meeting housing needs	This option will have a significant positive contribution towards achieving this objective by supporting 'Policy S3 Meeting Housing Needs'. The policy acts as a tool to ensure housing delivery to meet the target set out under Policy S3. This policy enhances the existing plan by providing a strategic policy to ensure housing delivery.	+3		+3
H) Ensuring community health and	This policy does not proactively aim to meet the variety of indices in this option, for example, its impact on the provision of open space, limiting air, noise and light pollution and promoting safe and secure environments is	+1		+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
wellbeing	unknown. However the option supports 'Policy S3 Meeting Housing Needs' to ensure housing delivery throughout the lifetime of the plan. By providing a tool to ensure housing delivery across the district, the provision of a wide range of housing as outlined in S3 will help reduce barriers to housing and is therefore likely to have at least a minor positive contribution to this objective.			
l) Delivering the necessary infrastructure	This policy does not proactively aim to deliver necessary infrastructure. The level of impact on the existing infrastructure is unknown as this will be dependent on site location and individual proposals. The contingency site, land at Colebrook will require the upgrading of Colebrook Inae and provision of two points of access along Siskin Chase. Tidcombe Hall will require a vehicular access point onto Canal Hill and improvements to Tidcombe Lane.	0	The policy option should read in the context of other policies which aim to deliver the necessary infrastructure.	0

Secondary/cumulative/synergistic effects:	The policy sets out the mechanism that will allow further sites to come forward if for any reason the expected level of delivery falls significantly below the annual target set out in Policy S3 or a 5 year supply of deliverable sites cannot be demonstrated. The Council will work proactively to bring forward allocations or outstanding consents. If this is insufficient identified contingency sites will be permitted. The plan identifies two contingency sites; Land at Colebrook, Cullompton and Tidcombe Hall, Tiverton. The secondary and cumulative impact of this policy will be dependent on the scale and location of individual proposals.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Construction will occur over the lifetime of the Plan up to 2033. Once completed the effect will be permanent.
Spatial extent: (District wide / local)	Policy aims to ensure housing delivery across the district.

Policy S5: Public Open Space

Policy sets out standards for the provision of open space in the parishes of Tiverton, Cullompton and Crediton as well as those villages in policy S13, standards for all other areas and details of onsite/off site financial contributions. The Council will not use CIL to fund open space provision to avoid double charging.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	Policy has a positive effect, as the provision of public open space in new development can contribute to green infrastructure and the creation of wildlife corridors within built development. On-site open space can also be used to break up the built form of development and protection of valued landscapes.	+2		+2
B) Protection and promotion of a quality built and historic environment	Onsite open space will be provided by the developer and designed in such a way as to maximise the attractiveness, safety and overall quality of the development. Open space within new development can be strategically located to enhance the townscape and reinforce local distinctiveness, a positive effect.	+2		+2
C) Mitigating the effects of climate change	No impact.	0		0
D) Safeguarding and minimising resource use	No impact.	0		0
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Policy has a slight negative effect by reducing housing density and increasing the costs of development, thereby reducing the overall supply of housing.	-1		-1
H) Ensuring community	The Policy is based on the Councils Open Space and Play Area Study (2014) to determine the level of supply across the district. Policy has a significant	+3	Existing public open spaces are protected from development by	+3

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
health and wellbeing	positive effect for communities by increasing the access to open space and recreation development either directly on-site or off site. Types of open space include allotments, amenity green space, parks, sport and recreation grounds, play space & youth space. Onsite open space will be provided by the developer and designed in such a way as to maximise the attractiveness, safety, and overall quality of development. A planning obligation will be used to control the long term maintenance of open space through a management company.		policies elsewhere in this plan, and communities may also seek to protect them by seeking their designation as local green spaces, registering them as Assets of Community Value or through protection in a Neighbourhood Plan.	
I) Delivering the necessary infrastructure	The provision of public open space in new development can contribute to green infrastructure provision, a positive effect.	+2		+2

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

Policy S6: Employment

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

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of	The level of impact of this Policy on the natural environment will be dependent on site location and individual proposals.	0	The policy should be considered in the context of other policies which	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
the natural environment			aim to protect the natural environment and ensure that the most valued landscapes and designated biodiversity and geodiversity sites are conserved.	
B) Protection and promotion of a quality built and historic environment	The level of impact of this option on the built and historic environment is unknown as this will be dependent on each individual proposal.	0	The option should be considered in the context of other policies which aim to protect heritage assets and which promote high quality design.	0
C) Mitigating the effects of climate change	The impact of this policy on this objective is unknown. Opportunities may arise to help mitigate the effects of climate change however this is dependent on each individual proposal.	0	The policy should be considered in the context of other policies such as sustainable design.	0
D) Safeguarding and minimising resource use	The impact of this policy on this objective is unknown. Opportunities may arise to help minimise resource use however this is dependent on each individual proposal.	0	The policy should be considered in the context of other policies such as sustainable design.	0
E) Promoting economic growth and employment	This policy will have a significant positive contribution towards achieving this objective. The key purpose of this policy is to meet the employment needs of the community. The policy option differs from the existing policy in the current plan, it reduces the amount of employment land proposed in line with up-to-date economic evidence which improves the viability of sites. It also increases flexibility in the type of employment generating uses by introducing a wider range of use classes in comparison to the existing policy. It promotes uses that provide jobs which will help enhance and diversify the economy.	+3		+3
F) Supporting retail	This policy will have a significant positive contribution towards achieving this objective. The key purpose of this Policy is to meet the employment needs of the community which can include the provision of retail	+3		+3

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	development. In providing the opportunity for retail development, this policy option will help enhance the vitality and viability of town centres and rural shopping. The Retail Study (2012) identifies a quantitative need of 14,580 sqm of comparison retail floorspace up to 2026. Long term forecasting of retail demand is not very reliable, so the anticipated need has been applied across the Plan period to 2033 on the understanding that allocated and non-allocated sites will come forward according to market demand and the plan will be reviewed before the need to 2026 is likely to be exhausted. The policy differs from the existing policy by providing flexibility of uses to meet the overall commercial floorspace, whereas the existing policy set aside 10,000m2 to be met by retail floorspace. As it is noted in the supporting text that forecasting retail demand is not very reliable, this flexible approach allows retail development to respond to market demand.			
G) Meeting housing needs	This policy will have a minor positive contribution to meeting housing needs. The option does not proactively aim to meet housing needs such as the supply or mix of housing however by providing for commercial floor space across the district this could help improve access to local services and facilities for local communities. The option enhances the existing policy as it broadens the potential use classes which will be promoted by the policy, including development for healthcare, education and public facilities.	+1		+1
H) Ensuring community health and wellbeing	This policy will have a positive contribution to ensuring community health and wellbeing. The option strengthens the existing policy by encouraging healthcare, education and public facilities. The option supports development for community facilities and should help reduce social deprivation through the creation of jobs.	+2	The impact of the option on features such as open space, sustainable forms of travel and pollution are unknown but should be read in the context of the Local Plan Review as a whole	+2
I) Delivering the necessary	This policy approach could have some positive or some negative impacts on delivering the necessary infrastructure. The level of impact will be	0	The option should read in the context of other policies which aim	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
infrastructure	dependent on the site location and individual proposals. This option takes a similar approach as the existing.		to deliver the necessary infrastructure.	

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

Policy S7: Town Centres

The vitality and viability of the town centres of Tiverton, Cullompton and Crediton will be protected and enhanced by positive management so that economic regeneration and heritage conservation reinforce each other. This policy deviates from the Core Strategy by removing Bampton from settlements with town centres in line with its status as its new village categorisation.

Sustainability objective	Commentary	impact	Mitigation	Post Mitigation
A) Protection of the natural environment	No impact.	0		0
B) Protection and promotion of a quality built	Policy has a positive effect by protecting and enhancing the town centres of Tiverton, Cullompton and Crediton so that regeneration and heritage reinforce one another. Option supports town centre uses that are well	+2	The option should be considered in the context of other policies which aim to protect heritage assets and	+2

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

Sustainability objective	Commentary	impact	Mitigation	Post Mitigation
I) Delivering the necessary infrastructure	The policy option requires traffic management measures to improve the environment and accessibility, a positive effect.	+2		+2

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

Policy S8: Infrastructure

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

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural	Infrastructure development can involve large man-made development such as roads which can negatively impact on the natural environment. The policy enhances the existing policy option as it promotes sustainable	-2	The policy should however be considered in the context of other policies which aim to protect the	-1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
environment	modes of transport, however overall the policy option does not set out significant mitigation measures to protect the natural environment.		natural environment and ensure that the most valued landscapes and designated biodiversity and geodiversity sites are conserved. A minor negative effect is considered to best represent the impact.	
B) Protection and promotion of a quality built and historic environment	Infrastructure development can involve large man-made development such as roads which can negatively impact on the built and historic environment such as listed buildings, conservation areas and archaeology. In some cases a negative impact of infrastructure on this objective cannot be completely mediated due to the nature of the development and the requirement for its location. Overall the option does not set out significant mitigation measures to protect the built and historic environment, however the nature of the type of development can help contribute to the improve safety in the built environment and cumulative impacts are considered in the option. Opportunities to enhance the built environment may also arise. The option therefore will have some positive and some negative impacts in contributing to this objective.	0	The option should be considered in the context of other policies in the plan which aim to protect heritage assets and which promote high quality design.	0
C) Mitigating the effects of climate change	The provision of infrastructure such as roads can encourage greater use of the car however the option enhances the existing policy by promoting the use of sustainable modes of transport which will help reduce carbon emissions. Although not set out explicitly, the option also enables the provision the infrastructure to reduce flood risk and promote low carbon or renewable energy. New development can also be guided to locations where its infrastructure will help to achieve wider planning objectives such as air quality improvements. Overall this policy option is likely to have a positive impact towards achieving this objective.	+2		+2
D) Safeguarding and minimising	The impact of this option on resources such as water quality and versatile agricultural land is unknown as this will be site specific. The option	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
resource use	provides some opportunities to support this objective through enabling infrastructure, for example, to manage waste or protect water quality. The option also considers the cumulative impact of development. Similar to the existing policy, there is potential for this option to have both positive and negative impacts on this objective.			
E) Promoting economic growth and employment	This option enables the provision of new infrastructure where required. It states that new development will be served by necessary infrastructure in a predictable, timely and effective fashion; this in turn can help to serve the economic growth and employment of the district by providing good transport links and necessary infrastructure to attract economic development into the district. Similar to the existing policy the approach does not proactively aim to promote this objective however it is likely to have at least a minor positive impact in promoting economic growth and employment.	+1		+1
F) Supporting retail	This option enables the provision of new infrastructure where required. It states that new development will be served by necessary infrastructure in a predictable, timely and effective fashion; this in turn can help to serve the support retail in the district. The option is likely to have at least a minor positive impact in contributing towards achieving the objective. Similar to the existing policy, the option is not set out to support retail development and therefore the potential for enhancing the vitality and viability of the town centre or rural shopping is unknown.	+1		+1
G) Meeting housing needs	This policy does not directly add to the supply of housing, or affect the size and mix of housing and therefore won't significantly contribute to this objective. However the policy states that new infrastructure development will be guided by the need for community facilities and any existing shortages, the option will therefore help minimise pressure of existing and improve access to services and community facilities. Similar to the existing policy it will have at least a minor positive impact in achieving this objective.	+1		+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
H) Ensuring community health and wellbeing	The policy is guided by the need for community facilities and existing shortages. This option enhances the existing policy by promoting improvements to accessibility for the whole community and sustainable modes of transport. There is also the possibility that new development can be guided to locations where its infrastructure will help to achieve wide planning objectives such as air quality improvements. The impact of this option on some features of this objective such as pollution levels will be dependent on the development proposed. Overall this policy will have a positive impact on achieving this objective.	+2		+2
I) Delivering the necessary infrastructure	The key purpose of this option is to help deliver the necessary infrastructure in the district. It is guided by the need for community facilities and any existing shortages and therefore aims to minimise pressure on existing infrastructure. By not categorising types of infrastructure, the policy option ensures that a flexible approach is taken to deliver the wide range of infrastructure required, for example, roads, green infrastructure and telecommunications.	+3		+3

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

Policy S9: Environment

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

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The policy will have a significant positive effect through the preservation and enhancement of the distinctive qualities of Mid Devon's natural landscape and by supporting opportunities within landscape character. Renewable energy development will also be expected to be located in areas of acceptable landscape and wildlife impact, balanced with the wider sustainability benefits of renewable energy. The policy has the primary objective of protecting the special environmental qualities of the landscape setting including within the Blackdown Hills AONB and locations on the edge of AONBs or Dartmoor or Exmoor National Parks. The policy criteria seek the protection and enhancement of designated sites of national and local biodiversity and geodiversity importance, a positive effect. On both designated and undesignated site development will also be expected to protect species populations and linking habitats.	+3	The policy should be considered in the context of other policies within the plan including those on landscape and green infrastructure.	+3
B) Protection and promotion of a quality built and historic environment	The option is considered to have a significant positive effect on the protection and promotion of the built environment through the implementation of high quality sustainable design which reinforces the character and distinctiveness of Mid Devon's historic built environment and also through the preservation and enhancement of Mid Devon's cultural and historic environment. Such as the protection of sites, buildings, areas and features of recognised national and local importance such as listed buildings, conservation areas, scheduled monuments and local heritage assets.	+3		+3
C) Mitigating the effects of climate change	The aim of the policy is to minimise the impact of development on climate change. This policy will have a significant positive effect on climate through the implementation of high quality sustainable design which mitigates and adapts to climate change. The policy however restricts renewable energy development to locations only where there is	+2	The policy should be considered in the context of other policies such as sustainable design.	+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	an acceptable local impact, including criteria on visual, nearby residents, landscape character and wildlife. Given the scope of restrictions this policy may have a negative effect depending on how the policy is interpreted. The policy also includes measures to reduce the risk of flooding by guiding development to locations of lowest flood risk by applying a sequential test. On balance a positive effect is considered to occur.			
D) Safeguarding and minimising resource use	The policy is considered to have a significant positive effect by setting out a range of criteria to minimise resource use. The policy option seeks to minimise the impact of development through the efficient use and conservation of natural resources of land, water and energy, minimising pollution and preserving the quality and productivity of the best and most versatile agricultural land wherever possible.	+3		+3
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	No impact.	0		0
H) Ensuring community health and wellbeing	The policy seeks the preservation and enhancement of Mid Devon's natural landscape safeguarding areas of high landscape quality for public enjoyment. Given access difficulties to areas of high landscape quality the effect is considered minimal for community well-being.	+1		+1
I) Delivering the necessary infrastructure	No impact.	0		0

Secondary/cumulative/synergistic effects:	Development Managements policies on design, flooding, green infrastructure, protected landscapes/habitats and heritage assets provide detailed criteria for development.
Temporary/permanent effects:	The policy will apply over the lifetime of the Plan up to 2033.

Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	
Spatial extent: (District wide / local)	The policy applies throughout the district and benefits environmental designations (such as AONBs & National Parks) and biodiversity networks across district boundaries.

Policy S10: Tiverton

This policy sets out Tiverton's role as a medium sized market town serving a rural hinterland. The strategy will maintain Tiverton's status as the largest urban area in Mid Devon and increase self-sufficiency of the town and its area by improving access to housing, employment and services for its population and surrounding area. The Council will guide high quality development and other investment to: manage the town centre including an additional 8,000 sqm of gross commercial floor space, improved tourism and visitor role of the town, enhanced walking and cycling and public access to the Tiverton Parkway train station. The green setting of the open hill sides will be retained and the importance of Tidcombe Fen recognised and protected.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The Policy notes that Tiverton will develop in a balanced way as a medium sized market town serving a rural hinterland and aims to retain the green setting provided by the steep open hillsides noting the importance of Knightshayes as a historic parkland to the north of the A361. The policy also ensures the protection of areas of biodiversity value including Tidcombe Fen and green infrastructure. The policy enhances the existing policy by providing flexibility in 'opportunities for enhancement'. The level of development proposed will probably have some negative impact on the natural environment however overall the policy is positive in helping to meet this objective as it aims to protect the natural environment where possible.	+2		+2
B) Protection and promotion of a quality built and historic environment	The impact across Tiverton on the built and historic environment is somewhat unknown as this will be dependent on site location and individual proposals. However the option does aim to achieve high quality development and aspires to manage the town centre so that economic success and heritage reinforce each other. The option also promotes the retention of the green setting of the area particularly the historic parkland of Knightshayes. The level of development is likely to	+2		+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	have some negative impacts on the built and historic environment in some locations however the option overall has a positive impact in achieving this objective.			
C) Mitigating the effects of climate change	The impact of the option on mitigating the effects of climate change is somewhat unknown as this is dependent on individual proposals and site locations. Similar to the existing policy the option aims to enhance public transport, walking and cycling opportunities. The existing policy enhances the potential for mitigating the effects of climate change through including the clause 'reduce the risk of flooding' in comparison to this option. Overall the policy option will have a minor positive impact on this objective through encouragement of sustainable travel.	+1	The policy should be read in the context of other policies in the plan which aim to mitigate the effects of climate change and reduce the risk of flooding.	+1
D) Safeguarding and minimising resource use	The impact of this policy on resources is unknown; the level of impact will be dependent on site location and individual proposals. The policy is silent on a number of features regarded in this objective, such as water quality, waste management and resource efficient design. There is potential in the policy through the level of development proposed to negatively impact on resources such as increasing waste levels and loss of agricultural land; however opportunities may also arise from this Policy to improve water quality through design and remediate contaminated land, the level of impact will be on a site by site basis.	0	The policy should be read in the context of other policies in the plan which safeguard and minimise resource use.	0
E) Promoting economic growth and employment	The policy will have a significant positive contribution to this objective as it aims to provide for commercial floorspace to meet the needs of the community which increases jobs and reduces out commuting by focusing commercial floorspace in and around the town. It aims to improve access to employment for its population and that of the surrounding rural areas. It guides high quality development and other investment to ensure that economic success and heritage reinforce each other and promotes shops, leisure, offices and key town centre uses in the town centre.	+3		+3
F) Supporting	The policy will have a significant positive contribution in supporting retail	+3		+3

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
retail	through its provision of commercial floorspace to meet the needs of the community. It will enhance the vitality and viability of the town centre of Tiverton promoting shops and key town centre uses. Enhanced walking and cycling opportunities and bus services around the town particularly to access the town centre is also promoted.			
G) Meeting housing needs	The policy promotes both market and affordable dwellings which will have a significant positive impact on meet housing needs. The figures reflect the latest housing estimates up to 2033 which updates the existing policy in the current plan. The provision of housing in the largest settlement in Mid Devon which had the largest economic concentration and level of social and commercial services suggests that it will be well related to existing services and facilities. The impact of development on the existing services and community facilities is unknown as this will be dependent on the site location individual proposals. The policy also promotes new homes in the town centre to reinforce the economic success and heritage in town centres.	+3		+3
H) Ensuring community health and wellbeing	The policy has a positive impact on this objective as it aims to improve access to housing, employment and services for its population and that of the surrounding rural areas. The town centre is managed to promote new homes, shops, leisure, offices and key town centre uses. The promotion of new housing and commercial floorspace will help reduce poverty and social exclusion. The policy also promotes walking and cycling opportunities which will encourage healthy lifestyles and mitigate air pollution levels. The policy does not account for the provision of open space, sport and recreational opportunities. The impact of this option on noise and light pollution is also unknown.	+2	The policy should however be read in the context of other policies in the plan.	+2
I) Delivering the necessary infrastructure	The policy considers the delivery of infrastructure through improving access to housing, employment and services. It also notes that high quality development and investment will be guided to enhance walking and cycling opportunities and bus services around town, particularly to	+2	This policy should be read in the context of other policies in the plan which set out the delivery of infrastructure.	+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	access the town centre and enhance public transport access to Tiverton Parkway Station, Exeter and Taunton. The policy also protects green infrastructure and supports opportunities for enhancement. This policy is likely to have a positive impact on this objective however the impact of this option on existing infrastructure such as roads and telecommunications is unknown.			

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

Policy S11: Cullompton

Preferred Option: Overprovision of Housing (new community at Junction 28)

Cullompton will develop as a growing market town with a strategic role in the hierarchy of settlements in Mid Devon. The strategy aims to improve access to housing within the town through urban extensions, expanding employment opportunities, associated infrastructure and improved services for its population and nearby rural areas. The Council will guide high quality development and other investment to: support the implementation for the Cullompton Air Quality Action Plan, necessary improvements to the M5 motorway junction 28 and new Motorway Junction 28a, promote transport improvements, manage the town centre and enhance the tourism and visitor role.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural	The policy is silent on protecting the natural environment. The level of development which is approximately double of the needs of Cullompton	-2	This policy should be read in the context of other policies which aim	-1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
environment	is likely to at least have a negative impact on the natural environment due to the scale of development. Wildlife survey 2014 indicates at East Cullompton; Fields are of low wildlife value being agriculturally improved grassland/poor semi-improved grassland/arable. The main interest is in the hedgerows, some of which are mature and species rich. They have the potential to support dormouse and bat species. Most of the hedgerows are likely to be considered as “important” under the Hedgerow Regulation Act 1997. There are several streams, two small areas of woodland and a few veteran trees which are also of wildlife importance. This site has the potential to support roosting, commuting and foraging bats, otter, dormice and badger, and as such further surveys should be carried out before development is considered any further. Features such as hedgerows, woodland, streams and mature/veteran trees should be retained. DBRC has records of the following key species within 1km of the site: otter, dormouse, badger. Bat species from 2-3km from the site. Unconfirmed Wildlife Site within site boundary was a pond originally designated for Great Crested newts. It is unknown if they are still present. Overall a negative effect to wildlife and biodiversity.		to protect the natural environment.	
B) Protection and promotion of a quality built and historic environment	The policy aims to achieve high quality development and aspires to manage the town centre so that economic success and heritage reinforce each other. The scale of development is likely to have some negative impact on the built and historic environment in some locations. The option is silent on the protection and promotion of the built and historic environment outside the town centre and the impact is likely to be dependent on site location and individual proposals and therefore the impact is unknown. This policy approach is therefore likely to have both positive and negative impacts on this objective.	0	The option should be read in the context of other policies which aim to protect and promote the built and historic environment.	0
C) Mitigating the effects of climate	The impact of the policy on mitigating the effects of climate change is somewhat unknown as this is dependent on individual proposals and site	+1	The option should be read in the context of other policies which aim	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
change	locations. Similar to the existing policy the option aims to support the Air Quality Action Plan to enhance walking and cycling opportunities. Further public transport improvements within Cullompton are also promoted. The existing policy however enhances the potential for mitigating the effects of climate change through including the clause 'reduce the risk of flooding' in comparison to this option. As the option does not proactively mitigate the effects of climate change but is likely to reduce carbon emissions through the promotion of sustainable travel and supporting the Air Quality Action Plan the option is likely to have a minor positive impact on this objective.		to mitigate the effects of climate change and reduce the risk of flooding.	
D) Safeguarding and minimising resource use	The impact of this policy on resources is somewhat unknown however the scale of the development to meet approximately double the needs of the community in Cullompton is likely to increase resource use and negatively impact on this objective including the loss of versatile agricultural land however the exact extent of the impact will be based on site locations and individual proposals. The option is silent on a number of features regarded in this objective, such as water quality, waste management and resource efficient design. There is potential in the policy option through the level of development proposed to negatively impact on resources such as increasing waste levels; however opportunities may also arise from this option to improve water quality through design and remediate contaminated land, the level of impact will be on a site by site basis.	-2	The policy should be read in the context of other policies in the plan.	-2
E) Promoting economic growth and employment	The policy will have a significant positive contribution to this objective as it aims to provide for commercial floorspace to meet the needs of the community which increases jobs and reduces out commuting by focusing commercial floorspace in and around the town. It aims to improve access to employment for its population and that of the surrounding rural areas. It guides high quality development and other investment to ensure that economic success and heritage reinforce each other and	+3		+3

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	promotes shops, leisure, offices and key town centre uses in the town centre.			
F) Supporting retail	The policy will have a significant positive contribution in supporting retail through its provision of commercial floorspace to meet the needs of the community. It will enhance the vitality and viability of the town centre of Cullompton promoting shops and key town centre uses. The policy promotes further public transport within Cullompton and to other centres (particularly Tiverton and Exeter).	+3		+3
G) Meeting housing needs	This policy overprovides housing for the local community to help meet the housing needs of the district. The option will therefore enable the housing target to be met and will have a significant positive contribution to this objective. The policy option promotes new homes in the town centre to reinforce the economic success and heritage in town centres. The policy promotes both market and affordable dwellings and should be read in the context of other policies in the plan which provide further detail regarding housing mix and size. The option aims to improve access to housing within the town and improve services for its population.	+3		+3
H) Ensuring community health and wellbeing	The policy is positive on improving access to housing, expanding employment and improving services for its population and that of the nearby rural areas. The town centre is managed to promote new homes, shops, leisure, offices and key town centre uses. Through these means the policy allows for community facilities to be enhanced and will help reduce poverty and social exclusion. The policy option does however promote walking and cycling opportunities which will encourage healthy lifestyles. The implementation of the Cullompton Air Quality Action Plan is also supported to reduce air pollution. Renewable Energy, Carbon Reduction and Air Quality Study (2014) notes the majority of this development lies outside of the Cullompton AQMA and to the East of the M5. The area to the east of the M5 is predominantly rural however there is a small industrial estate and residential properties along the	+2/?	The policy option does not account for the provision of open space, sport and recreational opportunities, the policy should however accord with other policies in the plan which aim to promote these services and facilities. Provision of a dedicated pedestrian and cycle route to the town centre would be included to encourage sustainable travel. Inevitably pollution concentrations in this area will increase with a	+2/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	A373 Honiton Road. Although there is no air quality monitoring in place it is likely that pollution concentrations are much lower than those currently monitored throughout Cullompton Town Centre. The location of this development proposals directly adjacent to the M5 will limit the amount of additional traffic along the local road network, however the potential remains to increase traffic flows in Cullompton itself. Overall a positive but uncertain effect given the unknown impact on the AQMA.		development of this size and have the potential to affect the currently declared AQMA. Existing monitoring indicates that local air quality exceedences in Cullompton are confirmed to the town centre in particular Fore Street therefore appropriate public transport links should be put in place. A development of this size and in such close proximity to an AQMA would require a detailed air quality assessment to quantify the effect of the development on local air quality both within and outside the AQMA should this be taken forward, therefore some uncertainty remains.	
I) Delivering the necessary infrastructure	The policy considers the delivery of infrastructure through improving access to housing, enhancing walking and cycling opportunities around the town, making necessary improvements to the M5 motorway J28 and a new junction J28A to serve the new community at East of Cullompton to maintain highway capacity and safety and promotes further public transport improvements within Cullompton, to other urban centres and access to the rail network. This policy is likely to have a positive impact on this objective however; the impact of this option on existing infrastructure, green infrastructure and telecommunications is unknown.	+2/?	This policy option should be read in the context of other policies in the plan which set out the delivery of infrastructure.	+2/?

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

Alternative Option: Meet the needs of the community for housing and commercial floorspace

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

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The policy is silent on protecting the natural environment. The impact on the biodiversity and landscape character at and surrounding Cullompton unknown as the level of impact is likely to be dependent on site location and individual proposals. This option aims to continue to develop Cullompton as a small market town and with a town focus strategy, this will help minimise the impact of development on the natural environment.	0/?	This policy should be read in the context of other policies which aim to protect the natural environment.	0/?
B) Protection and promotion of a quality built and historic environment	The option is likely to have a minor positive impact on this option as it aims to achieve high quality development and aspires to manage the town centre so that economic success and heritage reinforce each other. The option is however silent on the protection and promotion of the built and historic environment outside the town centre and the impact is likely to be dependent on site location and individual proposals, therefore the impact is unknown.	+1/?	The option should be read in the context of other policies which aim to protect and promote the built and historic environment.	+1/?
C) Mitigating the effects of climate change	The impact of the option on mitigating the effects of climate change is somewhat unknown as this is dependent on individual proposals and site locations. Similar to the existing policy the option has a minor	+1/?	The option should be read in the context of other policies which aim to mitigate the effects of	+1/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	positive impact on this objective as it aims to support the Air Quality Action Plan including the construction of a Town Centre relief road and to enhance walking and cycling opportunities. Further public transport improvements within Cullompton are also promoted. The existing policy however enhances the potential for mitigating the effects of climate change through including the clause 'reduce the risk of flooding' in comparison to this option.		climate change and reduce the risk of flooding.	
D) Safeguarding and minimising resource use	The impact of this policy option on resources is unknown as this will be dependent on site locations and individual proposals. The option is silent on a number of features regarded in this objective, such as water quality, waste management and resource efficient design. There is potential in the option through the level of development proposed to negatively impact on resources such as increasing waste levels and loss of agricultural land; however opportunities may also arise from this option to improve water quality through design and remediate contaminated land, the level of impact will be on a site by site basis. The town focus element of this option will help restrict the impact of this option in the Cullompton area by limiting development to meet the needs of the community towards the town.	0/?	The policy should be read in the context of other policies in the plan.	0/?
E) Promoting economic growth and employment	This option will have a significant positive contribution on this objective as it will meet the employment needs of the community which increases jobs and will reduce out commuting by focussing commercial floorspace in and around the town. It aims to expand employment opportunities for its population and that of nearby rural areas. It guides high quality development and other investment to ensure that economic success and heritage reinforce each other and promotes shops, leisure, offices and key town centre uses in the town centre. It updates the existing employment figures for Cullompton in response to up-to-date economic evidence to meet the needs of the community.	+3		+3
F) Supporting	The option will have a significant positive contribution in supporting	+3		+3

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
retail	retail through its provision of commercial floorspace to meet the needs of the community. It will enhance the vitality and viability of the town centre of Cullompton by promoting shops and key town centre uses. It updates the existing employment figures for Cullompton in response to up-to-date economic evidence to meet the needs of the community.			
G) Meeting housing needs	The option updated the existing housing figures for Cullompton in response to up-to-date housing evidence which takes the figures up to 2033. The option there will therefore enable the housing target to be met and will have a significant positive contribution to this objective. It sets out figures for both market and affordable dwellings and aims to improve access to housing within the town and improve services for its population. The option also promotes new homes in the town centre to reinforce the economic success and heritage in town centres. The policy option should be read in the context of other policies in the plan that provide further detail regarding housing mix and size.	+3		+3
H) Ensuring community health and wellbeing	The policy option is positive on improving access to housing, expanding employment and improving services for its population and that of the nearby rural areas. The town centre is managed to promote new homes, shops, leisure, offices and key town centre uses. Through these means the policy option allows for community facilities to be enhanced and will help reduce poverty and social exclusion. The policy option does however promote walking and cycling opportunities which will encourage healthy lifestyles. The option also supports the implementation of the Cullompton Air Quality Action which will help reduce air pollution.	+2	The policy option does not account for the provision of open space, sport and recreational opportunities, the policy should however accord with other policies in the plan which aim to promote these services and facilities. Provision of a dedicated pedestrian and cycle route to the town centre would be included to encourage sustainable travel. Inevitably pollution concentrations in this area will increase with a development of this size and have the potential to	+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			affect the currently declared AQMA. Existing monitoring indicates that local air quality exceedences in Cullompton are confirmed to the town centre in particular Fore Street therefore appropriate public transport links should be put in place.	
I) Delivering the necessary infrastructure	The option considers the delivery of infrastructure through improving access to housing, enhancing walking and cycling opportunities around the town, making necessary improvements to the M5 motorway J28 to maintain highway capacity and safety and promotes further public transport improvements within Cullompton, to other urban centres and access to the rail network. This option is likely to have a positive impact on this objective however the impact of this option on existing infrastructure, green infrastructure and telecommunications is unknown.	+2/?	This policy option should be read in the context of other policies in the plan which set out the delivery of infrastructure.	+2/?

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

Alternative Option: Under provision of housing and commercial floorspace

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

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

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
and minimising resource use	level of impact will be on a site by site basis, however the scale of the development which under provides the needs of the community in Cullompton will limit the impact on resource use. The option is silent on a number of features regarded in this objective, such as water quality, waste management and resource efficient design.		context of other policies in the plan.	
E) Promoting economic growth and employment	This option will have a positive contribution to this objective as it will help provide commercial floorspace, however this only meets approximately 2/3rds of community need in Cullompton. It aims to expand employment opportunities for its population and that of nearby rural areas as well as the district as a whole. It guides high quality development and other investment to ensure that economic success and heritage reinforce each other and promotes shops, leisure, offices and key town centre uses in the town centre.	+2		+2
F) Supporting retail	The option will have a positive contribution in supporting retail through its provision of commercial floorspace. It will enhance the vitality and viability of the town centre of Cullompton by promoting shops and key town centre uses. It does not however meet the need of the community as it under provides.	+2		+2
G) Meeting housing needs	This option under provides housing for the local community and therefore does not meet the needs of the community as a whole. The policy option does however promote new homes in the town centre to reinforce the economic success and heritage in town centres. The policy promotes both market and affordable dwellings. The policy option should be read in the context of other policies in the plan that provide further detail regarding housing mix and size. The option aims to improve access to housing within the town and improve services for its population and overall will have a positive impact on this.	+2		+2
H) Ensuring community health and wellbeing	The policy option is positive on improving access to housing, expanding employment and improving services for its population and that of the nearby rural areas. The town centre is managed to promote new	+1	The policy option does not account for the provision of open space, sport and recreational	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	homes, shops, leisure, offices and key town centre uses. Overall this option is likely to have a minor positive impact as it contributes to this objective however it does not meet the complete needs of the community which suggest that the level of poverty and social exclusion in line with population growth will not be reduced. The policy option does however promote walking and cycling opportunities which will encourage healthy lifestyles. The implementation of the Cullompton Air Quality Action Plan is also supported to reduce air pollution.		opportunities, the policy should however accord with other policies in the plan which aim to promote these services and facilities. Provision of a dedicated pedestrian and cycle route to the town centre would be included to encourage sustainable travel. Inevitably pollution concentrations in this area will increase with a development of this size and have the potential to affect the currently declared AQMA. Existing monitoring indicates that local air quality exceedences in Cullompton are confirmed to the town centre in particular Fore Street therefore appropriate public transport links should be put in place.	
I) Delivering the necessary infrastructure	The option considers the delivery of infrastructure through improving access to housing, enhancing walking and cycling opportunities around the town, making necessary improvements to the M5 motorway J28 to maintain highway capacity and safety. It also promotes further public transport improvements within Cullompton, to other urban centres and access to the rail network. This option is likely to have a positive impact on this objective however the impact of this option on existing infrastructure, green infrastructure and telecommunications is unknown.	+2/?	This policy option should be read in the context of other policies in the plan which set out the delivery of infrastructure.	+2/?

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

Policy S12: Crediton

Preferred Option: Meet Housing Need

Crediton will continue to develop in its role as a small and vibrant market town, serving a rural hinterland in the western part of the district. The strategy aims to improve access to housing within the town, expanding employment opportunities and improve the quality of the existing retail provision. The following development will be supported over the plan period; economic regeneration of the town centre with particular support to improving the quality of existing retail provision, proposal that respect the setting of open areas of hillside and the adjoin historic parks of Creedy Park, Shobrooke Park and Downs, measures that support the Crediton Air Quality Action Plan and enhance the tourism and visitor role of the town and surroundings.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	Crediton will continue to develop in its role as a small and vibrant market town, serving a rural hinterland in the western part of the district. Given the lack of suitable development sites within the town and the sensitive landscape of the “Crediton Trough” some new development will need to be located on land of high landscape value, a significant negative effect.	-3	Criteria within the policy however seek only proposals which respect the setting provided by the open areas of hillside and the adjoining historic parkland, a positive effect. The policy should be considered in the context of other policies within the plan including those on biodiversity and landscape.	-1
B) Protection and promotion of a	The policy aims to achieve high quality development and aspires to manage the town centre so that economic success and heritage	0	Criteria within the policy however states that development will be	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
quality built and historic environment	reinforce each other. The scale of development is likely to have some negative impact on the built and historic environment in some locations. The option is silent on the protection and promotion of the built and historic environment outside the town centre and the impact is likely to be dependent on site location and individual proposals and therefore the impact is unknown. This policy approach is therefore likely to have both positive and negative impacts on this objective. The option puts development pressure on the town to expand, potentially into the setting of the nearby historic park lands of Creedy Park, Shobrooke Park and Downs, a negative effect. On-balance the option is considered to have a neutral effect.		supported only where proposals respect the setting of the adjoining historic park land, a mitigating effect. The policy should be considered in the context of other policies within the plan including those on design and the historic environment.	
C) Mitigating the effects of climate change	The policy does not contribute towards minimising the risk of flooding, a slight negative effect.	-1	The policy should be considered in the context of other policies within the plan including those on flooding and climate change.	-1
D) Safeguarding and minimising resource use	In directing development towards Crediton, the option maximises the potential use of underused land, a positive effect. The proposed level of growth within the policy will however require some loss of greenfield land, a negative effect. On-balance a neutral effect is considered.	0	The policy should be read in the context of other policies in the plan.	0
E) Promoting economic growth and employment	The strategy option aims to expand employment opportunities. Criteria within the policy seek to enhance the tourism and visitor role of the town and surrounding countryside. Criteria within the policy allows for development that support the economic regeneration of the town centre and commercial development, a significant positive effect. The option will therefore significantly contribute to meeting the employment needs of the community, encourage inwards investment and promote future prosperity.	+3		+3
F) Supporting retail	The strategy aims to improve the quality of the existing retail provision within the town. Criteria within the policy allow for development that support the economic regeneration of the town centre and other key town centre uses which support the town centre's viability and vitality, a	+2		+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	significant positive effect. Particular support will be given for proposals which improve the quality of existing retail provision within the town centre. The policy seeks an average development rate of 170 sqm commercial floorspace per annum of which a portion will be expected to be retail. On balance a positive effect is considered given the uncertainty surrounding the retail target.			
G) Meeting housing needs	Crediton will continue to develop in its role as a small and vibrant market town, serving a rural hinterland in the western part of the district. The strategy aims to improve access to housing within the town by setting an average development rate of 27 market and 9 affordable dwellings per annum. This option provides sufficient development to meet the town's housing needs, a significant positive effect. This approach will also improve access to local services and facilities a further positive.	+3		+3
H) Ensuring community health and wellbeing	Historically poor air quality is a factor which has an impact on Creditons development, with the town being a designated Air Quality Management Area as a result of unacceptably high levels of airborne pollutants in the centre of the settlement. New development may impact on air quality, a negative effect. The proposed level of growth at Crediton will improve cultural, sport and recreation opportunities, enable walking and cycling and promote healthy lifestyles, a positive effect. On balance, given the positive and negative effects, a neutral effect is considered appropriate. Renewable Energy, Carbon Reduction and Air Quality Study (2014) notes the new link road in Crediton linking the A377 to March Lane and The Lord Meadows Industrial Estate in an attempt to cut congestion and improve air quality along the A377 through Crediton. Development in Crediton will increase pollution concentrations as a result of additional traffic using the local road network and has the potential to significantly affect local air quality should additional vehicles need to travel through the town centre. Should the link road not lead to a revocation of the AQMA, it is likely	0/?	A criterion in the policy seeks the continuation of measures to support the implementation of the Crediton Air Quality Action Plan, beyond the completion of the Crediton link road if still required. Uncertainty remains and the effect of development on local air quality has not yet been quantified.	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	that preferred sites options taken forward in Crediton would require an air quality assessment to quantify the effect of the development on local air quality both within and outside the AQMA, therefore some uncertainty is considered.			
I) Delivering the necessary infrastructure	The policy strategy directs development to Crediton a sustainable settlement helping to reduce the overall need to travel, reducing traffic congestion and increasing access to key services, a significant positive effect.	+3	The policy should be considered in the context of other policies within the plan including those on infrastructure.	+3

Secondary/cumulative/synergistic effects:	The cumulative impact of this policy option will lead to improved access to housing, expanded employment opportunities and improved services for its population. The impact of this option on the existing infrastructure and services is unknown but should be read in the context of other policies in the plan. There is the potential for this policy to have a negative impact on the natural environment and the existing services provided
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Development will occur throughout the lifetime of the plan up to 2033 and the effect should be considered permanent.
Spatial extent: (District wide / local)	The policy applies to within the settlement limits of Crediton only.

Alternative Option: Under provision due to local constraints

The strategy aims to improve access to housing within the town, expand employment opportunities and improve the quality of the existing retail provision. Due to the physical constraints of the town's topography, less development was allocated in 2010 than was set out in the Core Strategy (only a total of 413 dwellings and 4,150 square metres employment floorspace). Option 2 continues the approach set out in the Allocations & Infrastructure DPD by providing less development as a result of the constraint provided by the challenging local topography.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The housing number under Option 2 are calculated based on only including allocated sites that have not yet been built out, and other sites assessed under the SHLAA process (Strategic Housing Land	+2	Criteria within the policy however seek only proposals which respect the setting provided by the open	+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	Availability Assessment) that are deliverable without having large landscape and/or visual impacts. The employment figure has been calculated based on existing allocations not yet built out. Given the housing and commercial targets are based on allocations that do not need to compromise the landscape setting of Crediton, a positive effect is considered.		areas of hillside and the adjoining historic parkland, a positive effect. The policy should be considered in the context of other policies within the plan including those on biodiversity and landscape.	
B) Protection and promotion of a quality built and historic environment	The policy option states that all proposals within the town centre will need to play a positive role in sustaining and enhancing the significance of the areas heritage, a positive effect. The housing number under Option 2 are calculated based on only including allocated sites that have not yet been built out, and other sites assessed under the SHLAA process (Strategic Housing Land Availability Assessment) that are deliverable without having large landscape and/or visual impacts. The employment figure has been calculated based on existing allocations not yet built out. On-balance the option is considered to have a neutral effect.	0	Criteria within the policy however states that development will be supported only where proposals respect the setting of the adjoining historic park land, a mitigating effect. The policy should be considered in the context of other policies within the plan including those on design and the historic environment.	0
C) Mitigating the effects of climate change	The policy option does not contribute towards minimising the risk of flooding, a slight negative effect.	-1	The policy should be considered in the context of other policies within the plan including those on flooding and climate change.	-1
D) Safeguarding and minimising resource use	In directing development towards Crediton, the option maximises the potential use of underused land, a positive effect. The proposed level of growth within the policy will however require some loss of greenfield land, a negative effect. On-balance a neutral effect is considered.	0	The policy should be read in the context of other policies in the plan.	0
E) Promoting economic growth and employment	The strategy option aims to expand employment opportunities. This option provides less development as a result of the constraint provided by the challenging local topography. The employment figure has been calculated based on existing allocations not yet built out. Criteria within the policy seek to enhance the tourism and visitor role of the town and surrounding countryside. Criteria within the policy allows for	-2		-2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	development that support the economic regeneration of the town centre and commercial development, a significant positive effect. Given this option does not meet all of Crediton's commercial needs a negative effect is anticipated. This option therefore only slightly contributes to meeting the employment needs of the community, encourages inwards investment and promotes future prosperity.			
F) Supporting retail	The strategy aims to improve the quality of the existing retail provision within the town. Criteria within the policy allow for development that support the economic regeneration of the town centre and other key town centre uses which support the town centre's viability and vitality, a significant positive effect. Particular support will be given for proposals which improve the quality of existing retail provision within the town centre. The policy seeks an average development rate of 208 sqm commercial floorspace per annum of which a portion will be expected to be retail. On balance a positive effect is considered given the uncertainty surrounding the retail target.	+2		+2
G) Meeting housing needs	The strategy aims to improve access to housing within the town by setting an average development rate of 16 market and 8 affordable dwellings per annum. This Option provides less development as a result of the constraint provided by the challenging local topography. The housing number under Option 2 has been calculated based on including allocated sites that have not yet been built out, and other sites assessed under the SHLAA process (Strategic Housing Land Availability Assessment) that are deliverable without having large landscape and/or visual impacts. Given this option does not meet all of Crediton's housing need a negative effect is anticipated. This approach will also improve access to local services and facilities a positive effect.	+2		+2
H) Ensuring community health and wellbeing	Historically poor air quality is a factor which has an impact on Crediton's development, with the town being a designated Air Quality Management Area as a result of unacceptably high levels of airborne	0	A criterion in the policy seeks the continuation of measures to support the implementation of the	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	pollutants in the centre of the settlement. New development may impact on air quality, a negative effect. The proposed level of growth at Crediton will improve cultural, sport and recreation opportunities, enable walking and cycling and promote healthy lifestyles, a positive effect. On balance, given the positive and negative effects a neutral effect is considered appropriate.		Crediton Air Quality Action Plan, beyond the completion of the Crediton link road if still required.	
l) Delivering the necessary infrastructure	The policy strategy directs development to Crediton a sustainable settlement helping to reduce the overall need to travel, reducing traffic congestion and increasing access to key services, a significant positive effect.	+3	The policy should be considered in the context of other policies within the plan including those on infrastructure.	+3

Secondary/cumulative/synergistic effects:	The cumulative impact may lead to increased house prices and a lack of affordable housing. It would however result in no adverse impacts on landscape around the Town and retention and protection of the natural environment. Developer contributions towards infrastructure may not meet targets for essential infrastructure in the town and the policy would not contribute towards the reduction of flooding.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Development will occur throughout the lifetime of the plan up to 2033 and the effect should be considered permanent.
Spatial extent: (District wide / local)	The policy applies to within the settlement limits of Crediton only.

Policy S13: Villages

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

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	Development is limited to minor proposals within the defined settlement limits, a significant positive effect in protecting the countryside. Hemyock is located in the Blackdown Hills Area of Outstanding Natural Beauty (AONB).	+3	The policy should be read in the context of other policies in the plan.	+3
B) Protection and promotion of a quality built and historic environment	The policy makes no reference to the built or historic environment. A large number of the villages have conservation areas.	0	The protection of the historic environment is justified in policies elsewhere in the plan.	0
C) Mitigating the effects of climate change	The policy makes no reference to climate change mitigation or flood risk. The option directs some limited growth to villages with the most services therefore reducing the need to travel, a minor positive effect.	+1		+1
D) Safeguarding and minimising resource use	The policy makes no reference to safeguarding or minimising resources.	0		0
E) Promoting economic growth and employment	Criteria within the policy allow for employment, tourism and leisure development within rural settlements and development that enhances community vitality and social and economic needs, a significant positive effect towards economic growth and employment in the district.	+3		+3
F) Supporting retail	Criteria within the policy allow for services and facilities within rural settlements and development that enhances community vitality and social and economic needs, a significant positive effect towards supporting the self-sufficiency of rural shopping.	+3		+3
G) Meeting housing needs	National planning policy advocates the provision of market housing in rural areas where it would facilitate the delivery of significant affordable housing required to meet housing need. To facilitate the provision of affordable housing in villages across Mid Devon, the supporting text of the policy clarifies that some market housing may be permitted. Rural exception sites will also be considered in line with development	+3		+3

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	management policies and an existing Supplementary Planning Document on Meeting Housing Needs. In appropriate circumstances, self-build housing will be permitted through the exceptions policy. The policy is supportive of small scale housing, a significant positive effect.			
H) Ensuring community health and wellbeing	The policy criteria allow for service and facilities serving the locality and other limited development which enhances community vitality or meets a local social or economic need. The policy contributes towards maintaining and enhancing community facilities, provision of open space and the district's cultural sport and recreation opportunities. This wording directly accords with the SA objective to ensure community health and well-being, a significant positive effect. The supporting text lists transport services as one of the key criteria for defining rural settlements and therefore the list of 22 settlements will be locations most accessible by public transport. The option does not consider light, noise or air pollution, a negative effect. On-balance the policy is considered still to have a significant positive effect.	+3	The policy should be read in the context of other policies in the plan.	+3
I) Delivering the necessary infrastructure	The supporting text clarifies that rural settlements should include an education facility, convenience store and transport service to be listed as a sustainable location for development. Burlescombe (including Westleigh) did not meet the essential criteria and are not proposed to be carried forward. Yeoford does not meet the essential criteria of the policy as it does not have a shop however it has been included for its strong transport links with provision of a bus and daily train service, a positive effect. The policy directs development to sustainable locations helping to reduce the overall need to travel, reducing traffic congestion and increasing access to key services, a significant positive effect. As the criteria do not list access to health or social care, this option could be directing development away from the most sustainable locations in respect of health, a negative effect. On-balance the policy option is considered to still have a positive effect.	+2	The policy should be read in the context of other policies in the plan.	+2

Secondary/cumulative/synergistic effects:	The policy should work alongside Policy S3 Meeting Housing Need which sets out an exception test for affordable housing and self-build. The policy does not prevent the cumulative impact of development within the policy or through other development management policies.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Development will occur throughout the lifetime of the plan up to 2033 and the effect should be considered permanent.
Spatial extent: (District wide / local)	Policy is restricted to land within defined settlement limits of villages.

Preferred Option: Bampton as a Village

The option for Bampton to be re-classified from a Town to a Village is preferred. Each site would be expected to provide 30% affordable housing.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	An appropriate number of sites to reflect the status of Bampton being a village. Development is limited by the topographical constraints a negative impact. Impacts on the natural environment will be on a site by site basis.	-1	Policy S9 Environment ensures that the impacts of developments are minimised while preserving and enhancing the natural environment.	0
B) Protection and promotion of a quality built and historic environment	Development would need to reflect the current built and historic environment and have consideration of the conservation area of Bampton. A positive impact.	+1	Policy S9 Environment ensures Mid Devon's historic environment is preserved and enhanced.	+1
C) Mitigating the effects of climate change	Development may increase surface water run-off. A negative impact. Bampton is quite constrained due to flood risk, and developments would need to be assessed on a site by site basis. Bampton has a number of services and facilities, reducing the need to travel, a positive impact. Bampton has a regular bus service, a positive impact.	+1	Other policies in the plan seek the provision of a sustainable urban drainage scheme to deal with surface water from the development and arrangements for future maintenance, a positive effect is considered.	+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
D) Safeguarding and minimising resource use	The land surrounding Bampton is agricultural grade 3 and 4. The majority of land within the District falls within Grade 3, moderate to good agricultural land. A slight negative impact.	-1		-1
E) Promoting economic growth and employment	Bampton has a good level of services, shops and employment. There is one employment allocation within Bampton which currently has planning permission. This development could potentially enhance community vitality and social and economic needs. A positive impact.	+1		+1
F) Supporting retail	The developments within Bampton would help to support the local retail within the village centre through an increase in population. A positive impact.	+1		+1
G) Meeting housing needs	Development around Bampton would contribute towards meeting the housing need in the village. A positive impact. As Bampton is classified as a village, a target of 30% affordable housing would be sought on all housing sites. A positive impact.	+2	Policy S3 Meeting housing needs would seek 30% affordable housing on all sites within the village.	+2
H) Ensuring community health and wellbeing	Policy S13 Village contributes towards maintaining and enhancing community facilities, provision of open space and the district's cultural sport and recreation opportunities. Development in the village will result in a higher population, meaning more facilities and services will be used and supported, ensuring services and facilities are retained in the village. A positive impact.	+1		+1
I) Delivering the necessary infrastructure	The nature of the road within Bampton limits the level of traffic that can be supported through the settlement. A negative impact. Bampton contains a number of services and facilities, a positive impact. Overall a neutral impact.	0		0

Secondary/cumulative/synergistic effects:	The policy should work alongside Policy S3 Meeting Housing Need which sets out an exception test for affordable housing and self-build. The policy does not prevent the cumulative impact of development within the policy or through other development management policies.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Development will occur throughout the lifetime of the plan up to 2033 and the effect should be considered permanent.

Spatial extent: (District wide / local)	Policy is restricted to land within defined settlement limits of Bampton.
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Alternative Option: Bampton as a Town

The option for Bampton to be retained as a Town over re-classified of it becoming a village. Each site within Bampton would be expected to provide 25% affordable housing.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	Development would be limited by topographical constraints to protect the landscape and landscape character of Bampton. A negative impact. Developments would not be permitted where they may damage the two Sites of Special Scientific Interest which are located to the north east and west of Bampton.	-1	Policy S9 Environment ensures that the impacts of developments are minimised while preserving and enhancing the natural environment.	0
B) Protection and promotion of a quality built and historic environment	Development would need to reflect the current built and historic environment and have consideration of the conservation area of Bampton. A positive impact.	+1	Policy S9 Environment ensures Mid Devon's historic environment is preserved and enhanced.	+1
C) Mitigating the effects of climate change	Development may increase surface water run-off. A negative impact. Bampton is quite constrained due to flood risk, and developments would need to be assessed on a site by site basis. Bampton has a number of services and facilities, reducing the need to travel. Bampton has a regular bus service, a positive impact.	+1	Other policies in the plan seek the provision of a sustainable urban drainage scheme to deal with surface water from the development and arrangements for future maintenance, a positive effect is considered.	+2
D) Safeguarding and minimising resource use	The land surrounding Bampton is agricultural grade 3 and 4. The majority of land within the District falls within Grade 3, moderate to good agricultural land. A slight negative impact. Residential and commercial development will be on a much larger scale if Bampton is a town, and would result in large areas adjoining the town potentially being	-2		-2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	developed. A negative impact.			
E) Promoting economic growth and employment	Bampton has a good level of services, shops and employment. The amount of commercial developments would be higher than those in villages. Commercial development could potentially enhance community vitality and social and economic needs. A positive impact. Increasing the amount of employment in Bampton may result in more in-commuting from the surrounding area. The local road network would not be suitable for large quantities of vehicle or HGVs. A negative impact. Overall a positive impact.	+1		+1
F) Supporting retail	The developments within Bampton would help to support the local retail within the village centre through an increase in population. A positive impact. New development on the edge of the town could come forward on commercial sites, taking away footfall from the town centre. A negative impact. A neutral impact overall.	0	Policy S7 would seek for new retail, leisure and office space and other key uses to be located in town centres. These forms of development would be permitted outside the town centre where they met the criteria set out in Policies S7 and DM15.	0
G) Meeting housing needs	Development around Bampton would contribute towards meeting the housing need in the village. A positive impact. As Bampton is classified as a town, a target of 25% affordable housing would be sought on all housing sites. A positive impact.	+2	Policy S3 Meeting housing needs would seek 25% affordable housing on all sites within the town.	+2
H) Ensuring community health and wellbeing	Development would contribute towards maintaining and enhancing community facilities, provision of open space and the district's cultural sport and recreation opportunities. Development in the town will result in a higher population, meaning more facilities and services will be used and supported, ensuring services and facilities are retained in the village. Developments for services and facilities would be able to come forward on commercial sites. Overall a positive impact.	+2		+2
I) Delivering the necessary infrastructure	Bampton is not located near the strategic road network and difficulty would arise through trying to connect it. A negative impact. The nature of the road within Bampton limits the level of traffic that can be	-1		-1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	supported through the settlement. A negative impact. Bampton contains a number of services and facilities, a positive impact. Overall a negative impact.			

Secondary/cumulative/synergistic effects:	The policy should work alongside Policy S6 Employment and Policy S7 Town Centres to focus new retail, leisure, office and other key uses in the centre of Bampton The policy does not prevent the cumulative impact of development within the policy or through other development management policies.			
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Development will occur throughout the lifetime of the plan up to 2033 and the effect should be considered permanent.			
Spatial extent: (District wide / local)	Policy is restricted to land within defined settlement limits of Bampton.			

Policy S14: Countryside

Policy restricts development outside the settlements defined by Policies S10-S13 to that which will enhance the character, appearance and biodiversity of the countryside while promoting sustainable diversification of the rural economy. Policy deviates from the Core Strategy through a change in the definition of affordable housing which can now include market housing and reference to rural workers rather than agricultural or forestry workers. The option also introduces appropriate residential conversion of existing buildings and amends horse riding establishments to equestrian development. Golf facilities are no-longer specifically mentioned.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The policy strictly controls development outside of defined settlement boundaries (Policies S10-S13) to a limited number of uses that promote sustainable diversification of the rural economy, a significant positive effect in protecting the countryside. The policy also requires development to enhance the character, appearance and biodiversity of the Countryside, reinforcing this significant positive effect.	+3		+3
B) Protection	The policy options allows for the residential conversion of existing	-2		-2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
and promotion of a quality built and historic environment	buildings and appropriately scaled and designed extensions and other physical alterations, but does not reference the appropriate use and/or access to buildings of historical / cultural value, a negative effect.			
C) Mitigating the effects of climate change	Policy allows for renewable energy proposals in the countryside, a significant positive effect towards mitigating the effects of climate change. The policy does not contribute towards minimising the risk of flooding, a negative effect. On balance the option is considered to therefore have a positive effect.	+2	The policy should be considered in the context of other policies within the plan including those on flooding and climate change.	+2
D) Safeguarding and minimising resource use	The policy allows for the conversion of existing buildings and appropriately scaled and designed extensions and other physical alterations, a significant positive effect towards the re-use of previously developed land and buildings. The policy restricts development in the open countryside minimising the loss of greenfield land. Policy supports development such as residential conversions and other uses in rural locations often with few connections to the existing waste water / sewage network, although alternative storage solutions exist, this option is considered to have only a slight negative effect. On balance this option is considered to have a positive effect to the safeguarding and minimising resource use.	+2		+2
E) Promoting economic growth and employment	The policy is particularly supportive of development that promotes the sustainable diversification of the rural economy, a significant positive effect towards economic growth. The policy includes criteria for appropriately scaled, retail, employment, farm diversification, agricultural and equestrian development, tourism and leisure related development, a further positive effect. Other criteria include equestrian development, renewable energy and telecommunications which are all activities that can further contribute to the rural economy and inward investment.	+3		+3
F) Supporting retail	The policy includes criteria for appropriately scaled, retail development that will enhance the self-sufficiency of rural shopping, a significant	+3		+3

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	positive effect.			
G) Meeting housing needs	The central aim of the policy is to strictly control development in the open countryside, outside settlement limits to that which will enhance the character, appearance and biodiversity of the countryside while promoting sustainable diversification of the rural economy. The policy significantly restricts market housing in the open countryside therefore reducing access to market housing, a negative effect. National policy allows for Rural workers dwellings and the conversion of rural dwellings. The policy is however more supportive of affordable housing to meet local needs, gypsy and traveller accommodation and residential conversions, a significant positive effect. On-balance a neutral effect is considered to best represent the positive and negative effects.	0		0
H) Ensuring community health and wellbeing	Community facilities, such as education facilities, buildings associated with public open space, transport and infrastructure proposals will be permitted, a significant positive effect towards community health and well-being. The option does not consider light, noise or air pollution a negative effect or encourage sustainable means of travel either through, walking, cycling or public transport, a negative effect. On-balance a minor positive effect is considered.	+1	The policy should be read in the context of other policies in the plan.	+1
I) Delivering the necessary infrastructure	Community facilities, such as education facilities, buildings associated with public open space, transport and infrastructure proposals will be permitted, a significant positive effect towards infrastructure provision. This approach provides better access to schools, supports telecommunications, reduces traffic congestion and the unacceptable pressure on existing infrastructure. The option does not specifically reference health facilities, a slight negative effect.	+3		+3

Secondary/cumulative/synergistic effects:	The policy does not prevent the cumulative impact of development within the policy or through other development management policies. The policy should work alongside Policy DM6 Rural Exception Sites, DM8 Rural Workers' Dwellings, DM9 Conversion of Rural Buildings and DM10 Replacement Dwellings in Rural Areas.
Temporary/permanent effects:	Development will occur throughout the lifetime of the plan up to 2033 and the effect should be considered

Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	permanent.
Spatial extent: (District wide / local)	The policy applies district wide with the exception of sites within defined settlement limits (Policies S10-S13).

Site Allocations

SA framework – appraisal guidance [Allocations]

The following table sets out the general guidance followed when applying the pre-mitigation scoring system to potential allocation sites. In some cases the scoring may differ from this guidance due to site specific context. A cumulative approach was taken when assessing allocation sites within each objective.

Sustainability objective	Elements covered	Pre-Mitigation	Post-Mitigation
A) Protection of the natural environment	Habitats and biodiversity; flora and fauna; protected species; landscape; geodiversity	<p>Neutral impact</p> <ul style="list-style-type: none"> • If the site is within a town or existing development forms a backdrop of the site • If the site is appropriately screened, for example by being hidden in a fold of a hill <p>Slight negative impact</p> <ul style="list-style-type: none"> • Small site on the landscape (less 100 dwellings/10,000sqm) • Impact on a Tree Preservation Order • Impact on a protected landscape • Impact on local wildlife • Loss of hedgerows that provide screening • Existing development forms a backdrop but the site is highly visible <p>Negative impact</p> <ul style="list-style-type: none"> • Large site on the landscape (100 dwellings/10,000sqm +) • Site is highly visible and there is no existing development forming a backdrop 	
B) Protection and	Heritage assets, including listed buildings,	<p>Positive impact</p> <ul style="list-style-type: none"> • Large scale town centre improvements 	

Sustainability objective	Elements covered	Pre-Mitigation	Post-Mitigation
promotion of a quality built environment	conservation areas, scheduled ancient monuments, registered parks and gardens, locally listed assets, archaeology; design and quality of development	<p>Slight positive impact</p> <ul style="list-style-type: none"> • Small scale town centre improvements • Good relationship with the settlement <p>Slight negative impact</p> <ul style="list-style-type: none"> • Impact on Listed Buildings / Conservation Area • Impact on Archaeological potential • Poor relationship with the settlement 	
C) Mitigating the effects of climate change	Reduced flood risk; promotion of low carbon or renewable energy; reductions in carbon emissions; walking and cycling provision; low carbon buildings	<p>Slight positive impact</p> <ul style="list-style-type: none"> • Bus service • Train service <p>Neutral impact</p> <ul style="list-style-type: none"> • Flood zone 1 • No train services (as limited areas have a train service and therefore it would not necessarily be expected of all areas in Mid Devon) <p>Slight negative impact</p> <ul style="list-style-type: none"> • Small scale development, potential impact on groundwater (less 100 dwellings/10,000sqm) • No delivery of Sustainable Urban Drainage • Small watercourse • Source Protection Zone • No bus service • Large scale sites due to potential carbon impact <p>Negative impact</p> <ul style="list-style-type: none"> • Large scale development, potential impact on groundwater (100 dwellings/10,000sqm +) • Flood Zone 2/3 	
D) Safeguarding and minimising resource use	Quality of soils, including contaminated land; water quality, including consideration of water framework directive	<p>Positive impact</p> <ul style="list-style-type: none"> • Brownfield land <p>Neutral impact</p> <ul style="list-style-type: none"> • Small scale grade 4-5 agricultural land <p>Slight negative impact</p>	

Sustainability objective	Elements covered	Pre-Mitigation	Post-Mitigation
	objectives; minimisation of waste; impact on best and most versatile agricultural land	<ul style="list-style-type: none"> Large scale grade 4-5 agricultural land Small scale grade 3 agricultural land Minerals Consultation Zone Negative impact <ul style="list-style-type: none"> Small scale grade 1-2 agricultural land Large scale grade 3 agricultural land Contaminated land Significant Negative Impact <ul style="list-style-type: none"> Large scale grade 1-2 agricultural land <i>Small scale = <20ha</i> <i>Large scale = >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"> Large scale commercial development Positive impact <ul style="list-style-type: none"> Small scale commercial development Slight positive impact <ul style="list-style-type: none"> Large scale residential development Neutral impact <ul style="list-style-type: none"> Small scale residential development Negative impact <ul style="list-style-type: none"> Small scale loss of commercial development Significant negative impact <ul style="list-style-type: none"> Large scale loss of commercial development <i>Small scale = <100 dwellings / 10,000sqm</i> <i>Larger scale = > 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	Significant positive impact <ul style="list-style-type: none"> Commercial development within a town centre Positive impact <ul style="list-style-type: none"> Large scale residential development within a town (> or equal to 100 dwellings) Slight positive impact	

Sustainability objective	Elements covered	Pre-Mitigation	Post-Mitigation
	centres	<ul style="list-style-type: none"> Small scale residential development within a town (< 100 dwellings) Neutral impact <ul style="list-style-type: none"> Commercial development outside of a town centre Residential or commercial development within a village 	
G) Meeting housing needs	Supply of housing; housing mix; house size; housing affordability; appropriate housing density to location; proximity to services and facilities	Significant positive impact <ul style="list-style-type: none"> Residential large scale development Positive impact <ul style="list-style-type: none"> Residential medium scale development Slight positive impact <ul style="list-style-type: none"> Residential small scale development Neutral impact <ul style="list-style-type: none"> Commercial development <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"> Provides a community service Slight positive impact <ul style="list-style-type: none"> Town sites - walking distance to services Neutral impact <ul style="list-style-type: none"> Village sites - designated village Slight negative impact <ul style="list-style-type: none"> Pollution Town sites – beyond walking distance to services Village sites - not a designated village Village sites – designated village but large development e.g. 100+ housing Requires footpath provision Loss of undesigned recreational land Impact but not loss of designated open space Negative impact	

Sustainability objective	Elements covered	Pre-Mitigation	Post-Mitigation
		<ul style="list-style-type: none"> • Loss of a community service • Loss of a designated Local Green Space • Large site which will require new community services and facilities 	
I) Delivering the necessary infrastructure	Roads and transportation; schools; health services; community facilities; green infrastructure; telecommunications	<p>Positive impact</p> <ul style="list-style-type: none"> • Significant infrastructure e.g. relief road <p>Slight positive impact</p> <ul style="list-style-type: none"> • Green infrastructure is provided <p>Neutral impact</p> <ul style="list-style-type: none"> • Access is achievable • School has capacity for additional development <p>Slight negative impact</p> <ul style="list-style-type: none"> • No infrastructure provided, small site (<100 dwellings/10,000sqm) • School is at capacity, places can be supported through developer contributions • Access is achievable but would require additional works <p>Negative impact</p> <ul style="list-style-type: none"> • School is at capacity, development proposed would require a new school 	

Tiverton Preferred Site Allocations

Policies TIV1-5: Eastern Urban Extension

A site of 153 hectares at Tiverton Eastern Urban Extension is allocated for mixed used development including 1,520 dwellings, 35% affordable to include at least five pitches for gypsies and travellers and at least 30,000 square metres commercial floorspace. 47ha of green infrastructure, transport provision, environmental protection, community facilities, agreed phasing and compliance with adopted Masterplan and completion of public Masterplanning exercise in respect of the southeast (site B).

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	6.91ha of the site forms part of Tidcombe Fen which is a SSSI. A number of trees are in the centre of the site. There are records of common dormice nests, badger setts, otters and water voles within the site. The canal to the south of the site is a conservation area, County Wildlife Site and Local Nature Reserve. The site sits either side of an intermediate ridge within a wide valley floor plateaux running from the east of Tiverton in the west beyond the M5 to the east. The land slopes steeply down from this ridge to both the north and south with more level ground to the west and centre of the site. The site is typified as being an open, low lying flat landscape which is agriculturally prosperous. Developing this area will extend the built up area of the town, from an agricultural landscape, which will be a significant change. Given the presence of an important protected area (SSSI), landscape change and biodiversity there is potential for development on this site to negatively impact on species, habitats and sites designated for their nature conservation interests.	-3	The policy requires 'environmental protection and enhancement' which will help mitigate the impact on this objective however the level of development on the site will nevertheless have an impact on the character of the area. TIV3 sets out these measures in detail including; the protection and strengthening of trees and other features, maintaining wildlife networks, designation of an area of green infrastructure around Tidcombe Lane Fen & the Grand Western Canal, providing public open space and allotments, strategic landscaping, measures to protect the biodiversity of Tidcombe Lane Fen SSSI and strategic green infrastructure including park land and open space.	-1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
B) Protection and promotion of a quality built and historic environment	The site contains two listed buildings which are located towards the south. The site also contains some Scheduled Ancient Monuments including one Long Barrow located in the north of the site. There is also an area of archaeological potential. The site contains pockets of housing and other existing development. The level of development will be a large urban extension significantly larger than the existing development at post hill. The eastern part of the Blundell's Conservation Area, the Railway Walk, runs through the site, on the boundary of the Green Infrastructure and Housing allocation. Design of the development would need to respect the conservation area and enhance it where possible. Overall, a negative effect.	-2/?	The adopted masterplan (site A) and future Masterplanning exercise in respect of the southeast of the site (site B) will help to minimise the impact on the built and historic environment through good design. TIV3 seeks detailed archaeological investigation and measures to record and protect archaeological interest and design solutions that respect the setting of listed buildings within and adjoin the site. It is however likely that there will be some negative impact on this sustainability objective due to the scale of development proposed and the presence of heritage assets which could be affected by this development.	-1/?
C) Mitigating the effects of climate change	The majority of the site is in flood zone 1 with a small water course to the south east which has a flood zone of 2 and 3. Evidence in the SFRA suggests that the site may also have some residual flood risk from the Grand Western Canal or Wimbleball Reservoir. Development on the site may increase surface water run-off. A negative effect. Transport provision to ensure appropriate accessibility for all modes is also supported. There are no existing services or facilities however the draft policy promotes community facilities to meet local needs arising. Given the scale of the development at this site it is likely some negative impacts will occur with regard to carbon emissions through construction	-3	Built development is entirely in flood zone 1 and TIV3 seeks SUDs to deal with surface water run-off. The policy requires carbon reduction and air quality improvements and will help mitigate the effects of climate change. A waste to energy plant is also mentioned in the supporting text as a potential addition to the	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	and increased traffic movement. Overall a negative effect is considered.		employment area. This will help minimise the overall carbon footprint of the development. Appropriate mitigation measures should be incorporated into the design of development to respond to the flood risk from the Grand Western Canal or Wimbleball Reservoir. 47 hectares of green infrastructure will mitigate any impacts on the Grand Western Canal with a buffer zone to allow access for maintenance and repair. Taking into account flood risk and mitigation measures for climate change an overall slight positive effect is considered.	
D) Safeguarding and minimising resource use	The majority of the site is made up of Grade 2 agricultural land based on 1991 mapping data which was surveyed by the resource planning group. It is likely that this site will have a negative impact on this objective due to the scale of development of a site that is predominantly Grade 2 agricultural greenfield land. The site scores negatively in this objective. 1.33 ha of the site is contaminated land being a former hospital. The Devon Waste Local Plan has identified a site within the Urban Extension as having potential for a 'waste-to energy' plant.	-3	Although the remediation of contaminated land at the former hospital is a positive effect, the overall loss of Grade 2 agricultural land is still considered a significant negative effect.	-3
E) Promoting economic growth	The development of this site would not result in the loss of any employment land. The policy for the Eastern Urban Extension allocates	+3		+3

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
and employment	at least 30,000 m2 of employment floorspace. The site would provide the opportunity to enhance this sustainability objective. The level of employment floorspace allocated is justified by recent evidence provided by the Employment Land Review. Development of this scale would be a boost to local construction firms and associated trades who would benefit from being able to undertake contract work on the site. There would be some positive impact.			
F) Supporting retail	The provision for retail is uncertain however the opportunity to provide for retail on-site is provided by the allocation of at least 30,000 sqm of commercial floorspace. The impact on the Tiverton town centre is also uncertain as there could be both positive and negative impacts. However overall it is likely there will be a positive impact on the support for retail with a large scale housing development in the largest town in the district.	+2	Development proposals should reflect the adopted masterplan (site A) and completion of public Masterplanning exercise in respect of the southeast (site B) which identifies land for a neighbourhood centre which could include a convenience store and shopping.	+2
G) Meeting housing needs	The site allocation will provide for 1,520 dwellings which will include 35% affordable housing and to include at least five pitches for gypsies and travellers. The site therefore will have a significant positive impact on meeting housing needs for the district.	+3		+3
H) Ensuring community health and wellbeing	Option will contribute towards light and noise pollution, a slight negative effect. Option will contribute towards additional pressure on existing community facilities including; open space, parks and sports provision. Renewable Energy, Carbon Reduction and Air Quality Study (2014) recognise that the eastern urban extension is likely to result in the largest change in local air quality as the development is large in size. The Eastern urban extension received 14 objections during the consultation. It is suggested this relatively low number of objections represents the advanced stage in the planning process the site has now reached, having been allocated in 2011 and a masterplan (site A) adopted in 2014. An outline planning applications for 330 dwellings has	-1	TIV3 makes provision for areas of equipped and laid out public open space including children's play, sports pitches and allotments as well as strategic green infrastructure including park land, open space and local nature reserve. The rout and setting of the Grand Western Canal is retained. The policy also promotes the delivery of community facilities to	+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	also been approved subject to the early provision of highways infrastructure.		meet local needs arising and transport provision to ensure appropriate accessibility for all modes. This suggests that opportunities for sustainable forms of travel may arise.	
I) Delivering the necessary infrastructure	There are potential highway capacity issues around this site which would require enhancements before this site is developed. The Mid Devon Community Infrastructure Evidence Report indicates that there are six primary schools located within Tiverton itself and these are largely accepting more students than their planned admission number. The development allocations will result in a need to provide additional primary education facilities. Places are mostly needed at the Tiverton EUE, which is the largest area of development by far. The masterplan for the area and forthcoming developments include the provision of a school site that can accommodate up to 420 places, which should be sufficient to meet the demand in Tiverton. Additional secondary places will be required to accommodate the development proposed to be allocated in the emerging Local Plan Review. Developer contributions will be required in order to fund these improvements. Given pressures on education and highways capacity a negative effect is anticipated.	-2	TIV5 includes an agreed phasing strategy to bring forward development and infrastructure in step and retain the overall viability of development. TIV3 includes the provision of Green Infrastructure. TIV2 sets out agreed transport provision including a new junction to the A361, traffic calming and pedestrian access. Sustainable modes of transport are also supported. TIV4 makes provision for a primary school and contributions towards secondary school places. The site is therefore likely to deliver the necessary infrastructure for the site which may also benefit the surrounding community. A positive effect is considered to result.	+2

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon the traffic, put pressure on services and facilities and the current provision of
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	infrastructure should be mitigated by the policy and supplementary policies which are promoted in the supporting text. Overall the development of this site will help meet the housing needs of Tiverton and the district as a whole. Additional primary school capacity will be needed to accommodate the developments. This would be most suitably provided through a new 420 primary school located in the local centre.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic increase within the town. The estimated development time of the site is approximately 10 years. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will significantly help provide housing in the district. Development would be focussed as an extension to the biggest town in the district.

Policy TIV6: Farleigh Meadows

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

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The accompanying Landscape and Visual appraisal report with the planning application (12/00277/MOUT) indicates that whilst the site at Farleigh Meadows comprises pasture, arable farmland and floodplain, the immediate setting of the Site, and hence the character of its locality, is heavily influenced by adjacent built development and urban areas. The landscape surrounding the Site can therefore be described as 'urban fringe' in character. In particular, the visible residential properties adjacent to Rackenford Road and Washfield Lane together with other built developments including Tiverton and District Hospital, Tiverton High School, East Devon College and the Exe Valley Leisure	-2	Criteria with the policy seek the protection of TPOs and incorporation into open space where appropriate, a neutral effect. The policy also seeks careful design and landscaping treatment of the boundary between housing and amenity open space taking into account view north and east. Policy S9 'Environment' and DM1 'High	-1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	<p>Centre contribute to this urbanising effect. The study concluded that the site is therefore less sensitive to change than a landscape where strong landscape characteristics remain.</p> <p>The site has a number of Oak Trees which are protected by TPOs. The planning application (12/00277/MOUT) ecology report considered the loss of a number of mature oak trees has potential for impacts on roosting bats and/or nesting birds, loss of short sections of hedgerow along Washfield Lane and the northern boundary has potential for impacts on dormice and/or nesting birds. The loss of a limited number of existing houses along Rackenford Road has potential for impacts on nesting birds (e.g. swifts, house sparrows) and/or roosting bats and loss of rough margins around the boundary of the arable field has potential for impacts on common reptiles and/or amphibians. The report concluded that there were no reasons why the planning application should be delayed if mitigation measures proposed are implemented.</p>		Quality Design' in the Local Plan Review also provide some mitigation towards landscape and biodiversity impact. An overall minor negative effect givenf the scale of development proposed in this location.	
B) Protection and promotion of a quality built and historic environment	The site has the potential to impact on views from Knightshayes, a Historic Park and Garden, and this should be considered in the layout, design and landscaping, a slight negative effect.	-1	The policy also seeks careful design and landscaping treatment of the boundary between housing and amenity open space taking into account view north and east. An overall neutral effect.	0
C) Mitigating the effects of climate change	SFRA (2014) confirms that the site is located partly in Flood zone 1 to the west and Flood Zone 2&3 in the east from the Mill Leat and/or the River Exe, a negative effect. The site also has surface water flood risk on parts of the site. A negative effect.	-2	The policy option notes that 300 dwellings will be on land in flood zone 1. Criteria within the policy seek mitigation measures through retention of land in the floodplain as informal amenity open space. A policy requirement in the Local Plan Review seeks mitigation measures through the provision of	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Overall a neutral effect.	
D) Safeguarding and minimising resource use	Development option is located on approximately 40% grade 2 agricultural land to the west and 60% of grade 4 agricultural land to the east. Development option is located on greenfield land which would be lost if this site is developed. Overall this has a negative effect on this sustainability objective.	-2		-2
E) Promoting economic growth and employment	Site option does not result in the loss or gain of employment land. Development of this scale would be a boost to local construction firms and associated trades who would benefit from being able to undertake contract work on the site. There would therefore be some positive impact.	+1		+1
F) Supporting retail	The site is located within walking distance to the town centre. The policy contains no retail proposals, however the high street would benefit from the custom of the residents from this development. There would be a positive effect.	+2		+2
G) Meeting housing needs	The site provides for 300 new dwellings of which 35% should be affordable a contribution towards future housing need, a significant positive effect.	+3		+3
H) Ensuring community health and wellbeing	The site is located within walking distance of Tiverton Town Centre. Option will contribute towards light and noise pollution, a slight negative effect. The Renewable Energy, Carbon Reduction and Air Quality Study (2014) recognises that land proposed for development at Farleigh Meadows already has resolution to grant planning permission and an air quality assessment has been produced as part of the planning process. The air quality assessment concluded that the significance of the allocation is negligible to slight adverse. The report	-1	The policy requires 3 hectares of informal amenity open space with appropriate security measures to prevent access to and pollution of the Mill Leat. The option also requires pedestrian and cycle routes and measures to mitigate impact on air quality on Leat	+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	concludes that development at Farleigh Meadows will result in an increase in pollutant concentrations along Rakenford Road and Leat Street however the air quality assessment indicates that this will not result in an exceedence of the relevant air quality objective. The development will also contribute towards additional pressure on existing community facilities including; open space, parks and sports provision. There were no objections received to the allocation of the site from the Options consultation and two letters of support were received.		Street. Overall this will have a positive impact on this sustainability objective.	
I) Delivering the necessary infrastructure	The development proposal is expected to place greater pressure on existing road infrastructure, a minor negative effect. The Mid Devon Community Infrastructure Evidence Report has incorporated pupil generation impacts of developments which have already secured permission but not yet been built, such as Farleigh Meadows. These pupils have been included in the projected number on roll for Spring 2017, to reflect anticipated future pupil numbers. Developer contributions will be required in order to fund these improvements. Given pressures on education and highways capacity a negative effect is anticipated.	-2	Criteria within the policy require two vehicular access points and cycle and pedestrian links between Rackenford Road, Higher Loughborough and Washfield Lane, incorporating and enhancing the Exe Valley, a positive effect. Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities; overall a neutral effect is considered.	0

Secondary/cumulative/synergistic effects:	The potential cumulative impact of the development of this site on traffic, pressure on local services and facilities and the current provision of infrastructure should be mitigated by the policy criteria. Overall the development of this site will help meet the housing needs including affordable housing of Tiverton and the district as a whole.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	An outline planning application for development at Farleigh Meadows has been resolved to be granted subject to a Section 106 planning obligation being finalised.

	Within the short term, construction traffic associated with the development will contribute towards traffic increase within the town. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will significantly help provide housing in Tiverton. Development would be within the biggest town in the district and within walking distance to the town centre.

Policy TIV7: Town Hall / St Andrew Street

A site of 0.5 hectares at St Andrews Street is allocated for residential development, subject to; 55 dwellings (28% affordable), protection of the character of adjoining listed buildings and enhances the setting of the River Exe, Archaeological investigation and flood evacuation access routes.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	As the site is located within the settlement of Tiverton there would be minimal impact on landscape character. There may be some impact on the setting of the River Exe.	0	The policy option requires design which enhances the setting of the River Exe. Overall this is considered to be a minor positive effect.	+1
B) Protection and promotion of a quality built and historic environment	There are listed buildings adjoining the site. Option could impact negatively on the historic environment, a slight negative effect.	-1	Criteria within the policy seek design which protects the character of the adjoining listed buildings and enhances the setting of the River Exe. The policy also requires the archaeological investigation and appropriate mitigation. Overall a neutral effect.	0
C) Mitigating the effects of climate change	The site is within the 100 year floodplain, although behind a flood wall. The site is located partly in Flood zone 1 to the east and Flood Zone 2 & 3 in the west. Development on the site may increase surface water run-off. A negative effect. Evidence in the SFRA suggests that the site may also have some residual flood risk from the Grand Western Canal or	-3	Criteria within the policy seek mitigation measures through raised ground floors and the provision of flood evacuation access routes. A policy requirement in the Local Plan Review seeks	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	Wimbleball Reservoir. Overall a negative effect.		mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Appropriate mitigation measures should be incorporated into the design of development to respond to the flood risk from the Grand Western Canal or Wimbleball Reservoir. If mitigation measures are incorporated, a neutral effect is considered.	
D) Safeguarding and minimising resource use	Development option is located on 'urban' brownfield land. The policy option also incorporates the conversion of buildings adjoining St Andrew Street, a positive effect.	+2		+2
E) Promoting economic growth and employment	Site option does not result in the loss or gain of employment land, a neutral effect.	0		0
F) Supporting retail	Option is located within walking distance to the town centre. The policy contains no retail proposals, however the high street would benefit from the custom of the residents from this development. There would be a slight positive effect.	+1		+1
G) Meeting	Policy provides for 55 new dwellings of which 28% should be affordable a contribution towards future housing need, a positive effect. The site	+2		+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
housing needs	has planning permission for retirement apartments that will contribute towards meeting the needs of the towns aging population.			
H) Ensuring community health and wellbeing	The site is located within walking distance of Tiverton Town Centre, a minor positive effect. One letter of support and one of objection were received during the options consultation process.	+1		+1
I) Delivering the necessary infrastructure	The site is accessible. The Mid Devon Community Infrastructure Evidence Report indicates that there are six primary schools located within Tiverton itself and these are largely accepting more students than their planned admission number. The development allocations will result in a need to provide additional primary education facilities. Additional secondary places will be required to accommodate the development proposed to be allocated in the emerging Local Plan Review. Developer contributions will be required in order to fund these improvements. Given the small scale of development it is anticipated that this development will not as an individual site put pressure on the local secondary schools. Overall a slight negative effect is considered reflecting primary school capacity.	-1	Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities; overall a neutral effect is considered.	0

Secondary/cumulative/synergistic effects:	The development overall will help add to meeting the housing including affordable housing of Tiverton and the district as a whole.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	The site has planning permission for 45 retirement apartments, excluding the 14 dwellings to be provided through conversion of buildings adjoining St Andrew Street. Within the short term, construction traffic associated with the development will contribute towards traffic increase within the town. Once developed, the development will be permanent.
Spatial extent: (District wide / local)	This site option will help provide housing within Tiverton including the provision of affordable housing. Development would be within Tiverton, the largest town in the district.

Policy TIV8: Moorhayes Park

A site of 0.4 hectares at Moorhayes Park is allocated for residential development, subject to; 8 dwellings, access from Hayne Court and archaeological investigation.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	An outline planning application for eight dwellings on the site was submitted in August 2013 (ref 13/01149/MOUT). The Wildlife Survey that accompanies the outline planning application concludes, after having undertaken a preliminary ecological appraisal notes that the site is of limited ecological value. This site falls within the built up area of Tiverton and as a result there will be no landscape impact, a neutral effect.	0		0
B) Protection and promotion of a quality built and historic environment	This site lies in an area where there is known prehistoric activity, a slight negative effect.	-1/?	The policy requires archaeological investigation and appropriate mitigation. It is therefore likely that this will have a neutral impact.	0/?
C) Mitigating the effects of climate change	The site is located in Flood zone 1 the lowest level of flood risk. The site could contribute to surface water run off without appropriate mitigation measures. The town leat flows along the eastern boundary of the site for which flood risk information is unknown, overall a negative and uncertain effect.	-2/?	A policy requirement in the Local Plan Review seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. A Flood Risk Assessment would be required to determine the impact of the unnamed watercourses. If development avoided areas of	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			flood risk this would mitigate any impact. Overall a neutral effect. Uncertainty remains as the impact of the unnamed watercourse is not yet known.	
D) Safeguarding and minimising resource use	The site is located on Grade 2 very good quality agricultural land, a negative effect. 50% of the site is contaminated land, without mitigation noted in the policy this is a negative impact.	-2	Although the remediation of contaminated land is a positive effect, the overall loss of Grade 2 agricultural land is still considered a negative effect.	-2
E) Promoting economic growth and employment	Site option does not result in the loss or gain of employment land, a neutral effect.	0		0
F) Supporting retail	The policy contains no retail proposals, however the high street would benefit from the custom of the residents from this development. There would be a minor positive effect.	+1		+1
G) Meeting housing needs	Option provides for 8 new dwellings a contribution towards future housing need in Tiverton, a slight positive effect.	+1		+1
H) Ensuring community health and wellbeing	Services are available on Lea Road and Tiverton town centre is relatively close, a slight positive effect. There were no objections received to the allocation of the site from the Options consultation and two letters of support were received.	+1		+1
I) Delivering the necessary infrastructure	As existing access from Hayne Court is adequate and the site is well connected within Moorhayes with pedestrian and cycle routes throughout. The Mid Devon Community Infrastructure Evidence Report indicates that there are six primary schools located within Tiverton itself and these are largely accepting more students than their planned admission number. The development allocations will	-1	The policy option notes that access will be provided from Hayne Court. Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	result in a need to provide additional primary education facilities. Additional secondary places will be required to accommodate the development proposed to be allocated in the emerging Local Plan Review. Developer contributions will be required in order to fund these improvements. Given the small scale of development it is anticipated that this development will not as an individual site put pressure on the local secondary schools. Overall a slight negative effect is considered reflecting primary school capacity.		improved infrastructure and facilities; overall a neutral effect is considered.	

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

Policy TIV9: Howden Court

A site of 0.53 hectares at Howden Court is allocated for residential development, subject to; 10 dwellings, junction capacity assessment and pedestrian and cycle route.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The landscape impact would not be significant as the site is well screened and has significant tree cover, a neutral effect.	0		0
B) Protection and	Land is located near to the Grade II Listed Howden Court, although no negative impact is anticipated, a neutral effect.	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
promotion of a quality built and historic environment				
C) Mitigating the effects of climate change	The site is located in Flood zone 1 the lowest probability of flooding, a neutral effect. Potential for increased surface run-off without mitigation measures.	-1	A policy requirement in the Local Plan Review seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Overall a neutral effect.	0
D) Safeguarding and minimising resource use	Development option is located on greenfield land with no agricultural grade, given the sites scale a slight negative effect.	-1/?		-1/?
E) Promoting economic growth and employment	Site option does not result in the loss or gain of employment land, a neutral effect.	0		0
F) Supporting retail	Option is located within walking distance to the town centre. The policy contains no retail proposals, however the high street would benefit from the custom of the residents from this development. There would be a slight positive effect.	+1		+1
G) Meeting housing needs	Option is well related to the existing built form at Tiverton, a positive effect. Option provides for 10 new dwellings a contribution towards future housing need, a slight positive effect.	+1		+1
H) Ensuring community health and wellbeing	The site is located within walking distance of Tiverton Town Centre and there are a number of shops, a school, a bus stop and other services close by, a minor positive effect. Two letters of support were received	+1		+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	and one objection during the options consultation.			
I) Delivering the necessary infrastructure	<p>The proposed scale of development can be accommodated. Should the scale of development (cumulatively) exceed 50 dwellings then a right turning lane would be required from the A396.</p> <p>The Mid Devon Community Infrastructure Evidence Report indicates that there are six primary schools located within Tiverton itself and these are largely accepting more students than their planned admission number. The development allocations will result in a need to provide additional primary education facilities. Additional secondary places will be required to accommodate the development proposed to be allocated in the emerging Local Plan Review. Developer contributions will be required in order to fund these improvements. Given pressures on education and highways capacity a negative effect is anticipated.</p>	-2	To mitigate transport impact criteria seek the Submission of a Junction Capacity Assessment to determine the need for a right turning lane from the A396 into Howden Court and provision of a pedestrian and cycle route from Howden Court to Palmerston Park. Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities; overall a neutral effect is considered.	0

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

Policy TIV10: Roundhill

A site of 0.4 hectares at Roundhill is allocated for residential development, subject to; 13 affordable dwellings and Investigation of ground stability and implementation of appropriate remediation works.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site contains mature hedgerows and trees which form a visual break between the higher and lower parts of the existing development, a neutral effect. Development of the area would result in the loss of hedgerows and trees, a minor negative effect.	-1	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan Review also provide some mitigation therefore a neutral effect is considered.	0
B) Protection and promotion of a quality built and historic environment	There are potential historic mineshafts in the area.	?	It is expected that reports of historic mineshafts should be investigated before site works begin. An unknown impact.	?
C) Mitigating the effects of climate change	The site is located in Flood zone 1 the lowest level of flood risk, a neutral effect. Surface water run-off may be increased without appropriate mitigation measures, a negative effect.	-1	The policy option requires investigation of ground stability and implementation of appropriate remediation works. A policy requirement in the Local Plan Review seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Overall a neutral effect.	0
D) Safeguarding and minimising resource use	This site is located on brownfield land, a positive effect.	+2		+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
E) Promoting economic growth and employment	Site option does not result in the loss or gain of employment land, a neutral effect.	0		0
F) Supporting retail	Option is located within walking distance to shops and services. The policy contains no retail proposals, however the high street would benefit from the custom of the residents from this development. There would be a minor positive effect.	+1		+1
G) Meeting housing needs	Option provides for 13 new affordable dwellings a contribution towards future housing need, a slightly positive effect.	+1		+1
H) Ensuring community health and wellbeing	The site is within walking distance to West Exe and the town centre although up a steep gradient and there are bus stops located on Seven Crosses Hill. There are pedestrian footpaths around the site. Given the sites distance from the town centre and public transport connectivity an overall minor positive effect is considered. The development proposal received one letter of support and two letters of objection during the options consultation.	+1		+1
I) Delivering the necessary infrastructure	The topography of the site would be a constraint to the deliverability of the site, as well as potential historic mineshafts in the area (which are currently being investigated). There is existing highway access however the loss of the garages may impact on the parking provision for the area. The Mid Devon Community Infrastructure Evidence Report indicates that there are six primary schools located within Tiverton itself and these are largely accepting more students than their planned admission number. The development allocations will result in a need to provide additional primary education facilities. Additional secondary places will be required to accommodate the development proposed to be allocated in the emerging Local Plan Review. Developer contributions will be required in order to fund these improvements.	-1	Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities; overall a neutral effect is considered.	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	Given pressures on education capacity a slight negative effect is anticipated.			

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

Policy TIV11: Palmerston Park

A site of 0.9 hectares at Palmerston Park is allocated for residential development subject to; 15 affordable dwellings and Habitat and protected species reports including a programme of appropriate mitigation and compensation for loss of a protected habitat if appropriate; and investigation of ground stability and implementation of appropriate remediation works.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	There are a number of tall trees on the eastern boundary and the site is elevated above the road. Northern part of the site is within a Deciduous Woodland Priority Habitat. The site currently comprises trees and scrubland. The site falls within the 'River valley slopes and coombes' landscape character area. The area often has steep, wooded sides and a strong sense of enclosure with a lush valley landscape. There is a potential impact on the landscape character due to the lack of trees on the elevated part of the site. The site is visible from the east side of the River Exe. As the site will be small scale but will have an impact on a	-2	Habitat and protected species reports including a programme of appropriate mitigation and compensation for loss of a protected habitat if appropriate. Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan Review provide mitigation for both the impact on the landscape	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	Priority Habitat a negative impact on this sustainability objective is anticipated.		and the natural environment a neutral effect is considered.	
B) Protection and promotion of a quality built and historic environment	No impact.	0		0
C) Mitigating the effects of climate change	The site is located in Flood zone 1 the lowest level of flood risk. Surface water run-off would increase without appropriate mitigation measures, a negative effect.	-1	A policy requirement in the Local Plan Review seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Overall a neutral effect.	0
D) Safeguarding and minimising resource use	The site is located on greenfield land which has no agricultural land class. There are potential mine shafts in the vicinity of the site, which are currently being investigated, a minor negative effect.	-1/?	Investigation of ground stability and implementation of appropriate remediation works.	-1/?
E) Promoting economic growth and employment	Site option does not result in the loss or gain of employment land, a neutral effect.	0		0
F) Supporting retail	The policy contains no retail proposals, however the high street would benefit from the custom of the residents from this development. There would be a minor positive effect.	+1		+1
G) Meeting housing needs	Option provides for 15 affordable dwellings, a contribution to future housing needs. A slight positive effect.	+1		+1
H) Ensuring community health	Development of this site would result in the loss of the current use as a park. There are pedestrian footpaths leading into the town centre and a	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
and wellbeing	bus stop at Palmerston Park. The site is within walking distance to West Exe shops and services within Tiverton Town Centre. On balance development of this site is felt to have a neutral effect. The option received two letters of support and one letter of objection during the options consultation.			
l) Delivering the necessary infrastructure	The topography of the site would be a major constraint as it is very steep where it is adjacent to the road. There is no current access to the site. The Mid Devon Community Infrastructure Evidence Report indicates that there are six primary schools located within Tiverton itself and these are largely accepting more students than their planned admission number. The development allocations will result in a need to provide additional primary education facilities. Additional secondary places will be required to accommodate the development proposed to be allocated in the emerging Local Plan Review. Developer contributions will be required in order to fund these improvements. Overall due to the lack of infrastructure development of this site may have a negative effect.	-2	Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities; overall a neutral effect is considered.	0

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

Policy TIV12: Phoenix Lane

A site of 1.4 hectare at Phoenix Lane is allocated for redevelopment as a high quality shopping, leisure and residential area with accessible public space including 60 dwellings with 28% affordable housing and 8,000 square metres of mixed commercial floorspace, redesign of bus station with taxi rank, pedestrian link between Phoenix Lane and the Pannier market, Retention or relocation of the war memorial, design that enhances the character,

appearance and setting of heritage assets, retention of the listed building, Gotham House, Adequate parking and service areas, archaeological investigation, the provision of Sustainable Urban Drainage (SUD) and masterplanning exercise.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	This is a town centre site located within an existing built up area, with no anticipated impact on landscape character, a neutral effect.	0		0
B) Protection and promotion of a quality built and historic environment	The site is within the conservation area, and contains a number of listed buildings as well as some in close proximity to the site. The site also includes a War Memorial. The Tiverton Conservation Area Appraisal notes that the Commemorative park the war memorial is situated in is a visually important green space. Development in this location would impact the conservation area and listed buildings, a negative effect.	-2	The policy Tiv12 f) requires outstanding design that announces the southern entrance to Tiverton's primary shopping area while enhancing the character and appearance of the Conservation Area and avoiding significant adverse impact to listed buildings. Part e) and f) of the policy will provide mitigation for if the War Memorial does need to be re-located within the site. Criteria i) requires archaeological investigation and appropriate mitigation, g) retention of the listed building, Gotham House retention. On balance although the development would impact the conservation area and listed buildings, enhancement of the site would have a minor positive impact on this sustainability objective.	+1
C) Mitigating the	The site is located in Flood zone 1 the lowest level of flood risk. The site	-2	The policy option requires the	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
effects of climate change	could contribute to surface water run off without appropriate mitigation measures. Evidence in the SFRA suggests that the site may also have some residual flood risk from the Grand Western Canal or Wimbleball Reservoir.		provision of a sustainable urban drainage scheme to deal with all surface water from the development and arrangements for future maintenance. Appropriate mitigation measures should be incorporated into the design of development to respond to the flood risk from the Grand Western Canal or Wimbleball Reservoir. If mitigation measures are incorporated a neutral effect is considered.	
D) Safeguarding and minimising resource use	This site is located on brownfield land, a positive effect.	+2		+2
E) Promoting economic growth and employment	Development of this site may result in the loss of some employment space however the policy provides for 8,000 square metres of mixed commercial floorspace including retail, office and leisure uses. On balance this would have a positive effect on this sustainability objective through the provision of employment space and enhancement of the site.	+2		+2
F) Supporting retail	The site is located within the town centre. Development of this site may result in the loss of some employment space however the policy provides for 8,000 square metres of mixed commercial floorspace including retail, office and leisure uses. On balance this would have a significant positive effect on this sustainability objective through the	+3	The policy option requires outstanding design that announces the southern entrance to Tiverton's primary shopping area, therefore helping to enhance the vitality and	+3

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	provision of retail and leisure space and enhancement of the site.		viability of the town centre, a significant positive effect.	
G) Meeting housing needs	The policy option requires 60 dwellings including 28% affordable housing. This helps to meet the housing needs of Tiverton including affordable housing, a positive effect.	+2		+2
H) Ensuring community health and wellbeing	The site currently includes the bus station. The Renewable Energy, Carbon Reduction and Air Quality Study (2014) notes that the primarily commercial site of Phoenix Lane is located in the town centre and includes enhancement of the bus station. It is anticipate that this would provide an opportunity to improve local bus services and encourage the use of these which has the potential to have a beneficial effect on air quality as a result. The site is in a town centre location where there are a wide range of services. The development of this site may impact on the pedestrianized public space which includes a war memorial garden, an unknown effect. The development proposal received one letter of support and one letter of objection during the options consultation.	?	The policy requires the redesign and enhancement of the bus station and inclusion of taxi rank. The policy option requires improved pedestrian access between Phoenix Lane and Pannier Market, and between Phoenix Lane and the multi-storey car park. The policy also requires adequate parking and service areas to serve the needs of existing and proposed uses. Overall development of this site would have a positive impact on this sustainability objective.	+2
I) Delivering the necessary infrastructure	Phoenix Lane pedestrianized walk currently provides access from Phoenix Lane to Fore Street. The far north of the site includes land which connects the Fore Street from the Market Walk to the market itself. The Mid Devon Community Infrastructure Evidence Report indicates that there are six primary schools located within Tiverton itself and these are largely accepting more students than their planned admission number. The development allocations will result in a need to provide additional primary education facilities. Additional secondary places will be required to accommodate the development proposed to be allocated in the emerging Local Plan Review. Developer contributions will be required in order to fund these improvements.	-1	The policy requires the redesign and enhancement of the bus station. Improved pedestrian access between Phoenix Lane and the Pannier market, and between Phoenix Lane and the multi-storey car park. Adequate parking and service areas to serve the needs of existing and proposed uses. Overall some enhancement of the infrastructure of the site will be	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	Given school capacity issues a minor negative effect is considered.		provided and will therefore have a minor positive impact on this sustainability objective. Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities.	

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

Policy TIV13: Tidcombe Hall (Contingency)

A site of 5 hectares at Tidcombe Hall is allocated for residential development, subject to; 100 dwellings (28% affordable) Vehicular access point on to Canal Hill and improvements to Tidcombe Lane, walking and cycling enhancements and connection to surrounding public rights of way and green infrastructure, protection of the setting of the Grand Western Canal, Tidcombe Hall and conservation areas and archaeological investigation.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of	The site contains mature hedgerows and trees and the canal is also a defined County Wildlife Site & Local Nature Reserve. The site falls	-2	The policy option requires the protection of the setting of the	-1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
the natural environment	within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. There is a potential, but localised impact on character as the site is reasonably well contained within the landscape. There would be some impact arising from development, though this would be against the backdrop of the existing built environment to the west, a negative effect.		Grand Western Canal, Tidcombe Hall and Conservation Areas, a slight negative effect.	
B) Protection and promotion of a quality built and historic environment	The site is located on the south eastern edge of Tiverton and is close to the Grand Western Canal Conservation Area with 1.6ha of the site is within the Grand Western Canal Conservation Area (19% northern part). This site includes the site of the medieval chapel of St Lawrence and Tidcombe Hall. The site lies just to the west of Tidcombe Farmhouse which contains Tidcombe Hall, a 19 th century house that was formerly a rectory. There is also a record of a domestic chapel at this site that was licensed in the early 15th century. A desk-based assessment followed by appropriate archaeological mitigation would be required.	-2/?	The policy requires the protection of the setting of the Grand Western Canal, Tidcombe Hall and Conservation Areas. Archaeological mitigation in the form of a programme of archaeological work undertaken through the application of a standard worded archaeological condition on any consent granted may be required. The scale of development proposed has been significantly reduced on this site to protect heritage assets.	-1/?
C) Mitigating the effects of climate change	The site is located in Flood zone 1 the lowest level of flood risk. Evidence in the SFRA suggests that the site may also have some residual flood risk from the Grand Western Canal or Wimbleball Reservoir. Development on the site may increase surface water run-off. A negative effect. There is also an unnamed watercourse flowing through the site for which there is no flooding data available, overall a negative and uncertain effect.	-3/?	A policy requirement in the Local Plan Review seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Policy criteria, seeks walking and cycling enhancements and	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			connection to surrounding public rights of way and green infrastructure. Appropriate mitigation measures should be incorporated into the design of development to respond to the flood risk from the Grand Western Canal or Wimbleball Reservoir. If mitigation measures are incorporated a neutral effect is considered. Uncertainty remains as the impact of the unnamed watercourse is not yet known.	
D) Safeguarding and minimising resource use	The site is made up of a variation of land which has a number of different grades, including urban land and grade 1 agricultural land. Development option is located partly on greenfield land which would be lost if this site is developed. As approximately 75% of the site is made up of Grade 1 and Grade 2 agricultural land, development of this site will have a negative impact on this objective.	-3		-3
E) Promoting economic growth and employment	Site option does not result in the loss or gain of employment land . Development of this scale would be a boost to local construction firms and associated trades who would benefit from being able to undertake contract work on the site. There would therefore be some positive impact.	+1		+1
F) Supporting retail	The policy contains no retail proposals, however the high street would benefit from the custom of the residents from this development. There would be a positive effect.	+2		+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
G) Meeting housing needs	Option provides for 100 new dwellings a contribution towards future housing need and includes provision for affordable housing, a significant positive effect.	+3	Site capacity has been reduced from 200 to 100 dwellings to reflect site constraints.	+3
H) Ensuring community health and wellbeing	There are shops along Canal Hill which are easily accessible, but the site is not within walking distance of Tiverton town centre, a slight negative effect. There are bus stops located on Tidcombe Lane and a footpath on the opposite side of Tidcombe Lane leading to Canal Hill.	-1	Policy criteria, seeks walking and cycling enhancements and connection to surrounding public rights of way and green infrastructure.	0
I) Delivering the necessary infrastructure	A key factor is access. Tidcombe Lane has limited width without footways and Tidcombe Bridge is similar. Improvements to Tidcombe Lane will be necessary northwards from the site to ensure the safety of pedestrians, although not necessarily to increase its traffic capacity. A single vehicular access point on to Canal Hill will need to be supplemented with a secondary emergency access designed to be located at the end of the main cul-de-sac within the site. The Mid Devon Community Infrastructure Evidence Report indicates that there are six primary schools located within Tiverton itself and these are largely accepting more students than their planned admission number. The development allocations will result in a need to provide additional primary education facilities. Additional secondary places will be required to accommodate the development proposed to be allocated in the emerging Local Plan Review. Developer contributions will be required in order to fund these improvements. Given school capacity and site access issues a negative effect is considered.	-2	Criteria within the policy seek a vehicular access points from Canal Hill and improvements to Tidcombe Lane northwards from the site, a neutral effect. The scale of development proposed has been significantly reduced on this site to minimise traffic on the highways network. Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities; overall a neutral effect is considered.	0

Secondary/cumulative/synergistic effects:	The development overall will help meet the housing needs of Tiverton including affordable housing.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic increase within the town. An estimated development time has not been stated by the proposer and is therefore unknown.

Spatial extent: (District wide / local)	This site option will help provide housing within Tiverton including for affordable housing. Development would be focussed in Tiverton, the largest town in the district.
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Policy TIV14: Wynnards Mead, Bakers Hill (Contingency)

A site of 6.3 hectares at Wynnards Mead, Bakers Hill is allocated for residential development, subject to; 70 dwellings (28% affordable), design that minimises impact to landscape character and setting of the adjoining listed building and unlisted building (Wynnards Mead), upgrading the lane to provide vehicular access point with the existing access to Wynnards Mead to form a secondary access for pedestrian and cyclists and site contamination assessment with mitigation for the historic quarry.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	This site falls within the 'River valley slopes and coombes' landscape character area. This area typically falls within the River Exe valley and often has steep, wooded sides and a strong sense of enclosure within a lush valley landscape. The site is elevated, and therefore is visible from a number of viewpoints, including Seven Crosses Road to the south. Accordingly, there would be some impact from development in this location, a negative effect.	-2	The site capacity has been reduced to 70 dwellings down from 100 dwellings to reflect site constraints. The policy requires design which minimises impact to the landscape character, overall a minor negative impact with this mitigation measure.	-1
B) Protection and promotion of a quality built and historic environment	The site, which lies to the west of Tiverton, consists of the grounds of a large house called 'Wynnards Mead', including some associated agricultural land and two cottages. Gotham Farm adjoins the site to the west. The site is in close proximity to a listed building to the immediate west of the site, a slight negative effect.	-1	Criteria within the policy requires design which protects the character and setting of the adjoining listed buildings and the unlisted house within the site 'Wynnards Mead', a neutral effect.	0
C) Mitigating the effects of climate change	The site is set on the north side of the Cottey Brook, sloping down north to south. The largest portion of the site in the north is located in flood zone 1, the lowest risk of flooding. The southern edge of the site is within flood zone 3 where the Cottey Brook runs along the southern boundary. Development could lead to increased surface water run-off, a negative effect.	-2	A policy requirement in the Local Plan Review seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			future maintenance. On balance it is felt that development of this site would have a neutral effect.	
D) Safeguarding and minimising resource use	2.1ha (33% S and W) of the site is located on Grade 3 very good quality agricultural land, 4.2ha (67% NE) of the site is located on unclassified agricultural grade and a small area of contaminated land (historic quarry, 0.06ha in north). On balance development of this site would result a minor negative impact on this objective.	-1/?	Criteria in policy require site contamination assessment and remediation to mitigate risks associated with the historic quarry to the north of the site. Due to the partially known agricultural grade of land, the retention of an unknown and negative impact would be considered.	-1/?
E) Promoting economic growth and employment	Site option does not result in the loss or gain of employment land.. Development of this scale would be a boost to local construction firms and associated trades who would benefit from being able to undertake contract work on the site. There would therefore be a minor positive impact.	+1		+1
F) Supporting retail	The policy contains no retail proposals, however the high street would benefit from the custom of the residents from this development. There would be a minor positive effect.	+1		+1
G) Meeting housing needs	Option provides for 70 new dwellings a contribution towards future housing need including affordable housing, a significant positive effect.	+2		+2
H) Ensuring community health and wellbeing	The services and facilities of Tiverton lie some 1.2 km distant. The site is located within walking distance to Tiverton town centre and is close to a bus service into Tiverton. The development option received four letters of objection during the options consultation.	+1		+1
I) Delivering the necessary	An adequate site access is achievable however the existing carriageway and footway links to Tiverton are very steep. The Mid Devon Community Infrastructure Evidence Report indicates that there are six	-2	Policy proposes the upgrading of the lane to 'Wynnard's Cottages' to provide the vehicular access point	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
infrastructure	primary schools located within Tiverton itself and these are largely accepting more students than their planned admission number. The development allocations will result in a need to provide additional primary education facilities. Additional secondary places will be required to accommodate the development proposed to be allocated in the emerging Local Plan Review. Developer contributions will be required in order to fund these improvements. Given school capacity and site access issues a negative effect is considered.		with widening of the frontage. The existing access to the house Wynnard's Mead to form a secondary access for pedestrians and cyclists. Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities; overall a neutral effect is considered.	

Secondary/cumulative/synergistic effects:	The development overall will meet the housing needs of Tiverton including affordable housing.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic increase within the town. The estimated development time for this site is 3 years. Once developed, development will be permanent.
Spatial extent: (District wide / local)	This site option will help provide housing within Tiverton including for affordable housing. Development would be focussed in Tiverton, the largest town in the district. The provision of 70 dwelling will help meet the housing needs of the district as a whole.

Policy TIV15: Tiverton Infrastructure

The Council will use CIL and planning obligations and where appropriate external sources of funding to deliver the following infrastructure; new junction onto the A361 to serve Tiverton EUE, public realm improvements and traffic calming to Blundells Road, increased capacity at Heathcoat Way, bus service enhancements, expansion and improved primary and secondary education facilities, emergency fire and rescue services, healthcare facilities, community facilities and works to reduce flood risk.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
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Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	No anticipated effects.	0		0
B) Protection and promotion of a quality built and historic environment	No anticipated effects.	0		0
C) Mitigating the effects of climate change	The policy seeks provision of works to reduce flood risk, a positive effect.	+2		+2
D) Safeguarding and minimising resource use	No anticipated effects.	0		0
E) Promoting economic growth and employment	No anticipated effects.	0		0
F) Supporting retail	No anticipated effects.	0		0
G) Meeting housing needs	Provision of new junction onto A361 to serve Tiverton EUE is needed to unlock strategic housing development in this location. A positive effect.	+2		+2
H) Ensuring community health and wellbeing	The Council will use CIL and planning obligations and where appropriate external sources of funding to deliver the following infrastructure; emergency fire and rescue services, healthcare facilities, community facilities (GP surgery, children/ youth & community hall) and works to reduce flood risk. This is all infrastructure required to ensure Tiverton's community health and wellbeing over the course of the Plan period, a significant positive effect.	+3		+3

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
I) Delivering the necessary infrastructure	The Council will use CIL and planning obligations and where appropriate external sources of funding to deliver the following infrastructure; new junction onto the A361 to serve Tiverton EUE, public realm improvements and traffic calming to Blundells Road, increased capacity at Heathcoat Way, bus service enhancements and expansion and improved primary and secondary education facilities. This is all infrastructure required to deliver Tiverton's strategic growth over the course of the Plan period, a significant positive effect.	+3		+3

Secondary/cumulative/synergistic effects:	This policy supports many of the other Tiverton policies and collects funds towards necessary pieces of local infrastructure. This infrastructure is required to mitigate traffic impacts associated with existing and future developments in the town.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	The policy will have impacts over the lifetime of the plan, as monies will be gathered during all periods with development only likely to take place in the longer term.
Spatial extent: (District wide / local)	The impacts of the policy are likely to be wider than just Tiverton – as improvements to Tiverton's infrastructure / community facilities will serve a wider rural catchment.

Tiverton Alternative Site Options

Hartnoll Farm, Tiverton Option

A site of 70 hectares at Hartnoll Farm could be allocated for residential development including 1100 dwellings, 28% affordable housing subject to further assessment of viability. Transport provision, environmental protection, community facilities, carbon reduction, agreed phasing and a public Masterplanning exercise are also required.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
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Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	<p>The site is located in the open countryside. The site comprises a number of fields which are bounded by mature hedgerows and trees throughout the site. The site is bordered by the Grand Western Canal Conservation Area to the south and east of the site. The canal is also a County Wildlife Site and Local Nature Reserve. The supporting text to the policy states that if the site is allocated, land adjacent to the Grand Western Canal would need to be protected from development and set aside as green infrastructure. Development of the site would have a potential significant visual impact and would impact on the biodiversity and habitats of the area.</p> <p>Wildlife survey 2014 indicates; Fields are of low wildlife value being agriculturally improved grassland and arable crops. Some of the field margins are wide and support coarse grassland which may provide hunting areas for barn owls. Hedgerows throughout the site are thick and mostly species rich. Likely to have value for bats and dormice. Most of the hedgerows are likely to be considered as “important” under the Hedgerow Regulation Act 1997. There are many mature hedgerow trees and some in-field trees. Some of these may be veteran or notable. The abandoned railway line is a key feature with woodland and scrub, and provides an important corridor and links to the Grand Western Canal. Several badger setts found on site as well as latrines and paths. It is likely that badgers use much of the site, especially around the abandoned railway and in the largest arable field. Deer paths and droppings found and many common birds seen and heard. Grand Western Canal forms the southern boundary and is a County Wildlife Site and a further wildlife corridor. This site has the potential to support roosting, commuting and foraging bats, dormice and badger and as such further surveys should be carried out before development is considered any further. Features such as hedgerows, woodland/scrub along the abandoned railway and mature/veteran trees should be retained. DBRC</p>	-2	The policy requires environmental protection and enhancement which will help mitigate any negative impact on this objective by the development of this site. Land adjacent the Grand Western Canal will need to be protected as Green Infrastructure.	-1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	<p>has records of the following key species within 1km of the site: brown hare, otter, dormouse, badger, Daubenton's, Noctule & Pipistrelle bats, barn owl.</p> <p>The Phase I habitat survey for site (Devon Biodiversity Records Centre, June 2014) states: "The site is of overall moderate wildlife value. The site is large and comprises a range of habitat types. Of the habitats present the hedgerows are considered to provide the greatest value for wildlife as they are mature, well connected and species-rich. Furthermore, the linear woodland and scrub along the dismantled railway, whilst small is moderately species-rich, and is also well connected in the wider landscape through the hedgerow network. The hedgerows and woodland add to the structural diversity of the area. If the site is subject to development it is recommended that the hedgerows and woodland are retained where possible."</p> <p>The Landscape and Visual Appraisal concludes: This site is quite separate from existing development at Post Hill on higher ground to the west, and Halberton to the east beyond the canal. However, with the Tiverton East Urban Extension development would come up to Manley Lane, the western boundary of the site. In terms of its relationship to the countryside, the site is closely related to the canal and country path, but also provides a clear gap between the proposed edge of Tiverton and the settlement of Halberton, with a distinct change of character. In terms of visibility, the site is visible from the canal, from the Post Hill/Halberton Road and from the hills to the south, although from limited viewpoints. From the road and from the south, it is clearly perceived as a threshold, and development would extend Tiverton to the east in a way that would compromise the role of the site within the views.</p> <p>Overall a negative effect for wildlife and biodiversity.</p>			
B) Protection and	The site lies in an area of archaeological potential with the HER	-2/?	The policy requires a public	-2/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
promotion of a quality built and historic environment	<p>recording prehistoric activity here and recent archaeological work has identified prehistoric activity across the wider landscape. A small part of the border is next to residential development and there are farm buildings within the site. The level of development proposed will be significant and therefore would likely impact the built and historic environment. However as there are no protected built or historic assets in or around the site the impact on this objective will be minor. Archaeological investigations should be completed to support any planning application for development here however this is not currently required by the policy. The easternmost part of the Blundell's Conservation Area meets the site where the Railway Walk ends. The development would also be adjacent to the Grand Western Canal Conservation area on the southern and eastern boundaries. Design of the development would need to consider the impact on the conservation area.</p> <p>In combination with the Tiverton Eastern Urban Extension (which is already allocated) development at Hartnoll Farm would represent a significant lengthening of Tiverton in an easterly direction along the valley floor. Two issues emerge; firstly as development extends ever easterly, the distance from town centre services increases as well as reliance on the private car and secondly the town will significantly close the gap between its urban areas with nearby villages such as Halberton, which currently has its own separate identity. The coalescence of Halberton is considered a negative effect that can't be mitigated against.</p>		<p>Masterplanning exercise to be undertaken before any planning application is made and which will improve the quality of the final design of the development. Archaeological investigation and appropriate mitigation to enhance sustainability. Coalescence of Tiverton with Halberton is not able to be mitigated satisfactorily, remaining a negative effect after mitigation.</p>	
C) Mitigating the effects of climate change	<p>By focusing new development in settlements where jobs and services are located the option will reduce the need to travel and therefore reduce greenhouse gas emissions. The entire site is in a low risk area (flood zone 1) being the area of least flood risk. Evidence in the SFRA suggests that the site may have some residual flood risk from the Grand</p>	-1/?	<p>The policy should be read in the context of other policies in the plan which aim to mitigate the effects of climate change and reduce the risk of flooding. A Flood Risk Assessment would be</p>	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	Western Canal or Wimbleball Reservoir. There is also an unnamed watercourses flowing through site, the impact of which is not yet known. Transport provision to ensure appropriate accessibility for all modes is also supported by the policy and traffic through Halberton and Sampford Peverell is discouraged. There are no existing services, infrastructure or facilities within the site or in close proximity. Given the scale of the development at this site it is likely some negative impacts will occur with regard to carbon emissions through construction and increased traffic movement.		required to determine the impact of the unnamed watercourse. If development avoided areas of flood risk this would mitigate any impact. Appropriate mitigation measures should be incorporated into the design of development to respond to the flood risk from the Grand Western Canal or Wimbleball Reservoir. A buffer zone will need to be incorporated around the Grand Western Canal to enable access for maintenance and repair, should it be required. This buffer strip should be within open public space and not within private gardens. If mitigation is provided for, a neutral effect is considered. Uncertainty remains as the impact of the unnamed watercourse is not yet known.	
D) Safeguarding and minimising resource use	The majority of the site 68.7ha (71%) to the NE of the site is Grade 1 agricultural land. It is likely that this site will have a negative impact on this objective due to the scale of development of a site that is predominantly Grade 1 agricultural greenfield land which would be lost if this site is developed. The site will therefore have a significant	-3		-3

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	negative impact on this objective.			
E) Promoting economic growth and employment	There are existing employment units on this site which could be retained. The policy option does not propose employment development on this site, a slight negative impact. Development of this scale would be a boost to local construction firms and associated trades who would benefit from being able to undertake contract work on the site. The site is located near to the Strategic Road Network and development here would increase the vitality and viability of Tiverton town centre. There would therefore be some positive impact.	+2		+2
F) Supporting retail	The policy contains no retail proposals, however the high street would benefit from the custom of the residents from this development. There would be a positive effect.	+2		+2
G) Meeting housing needs	The site allocation will provide for 1,100 dwellings which will include 28% affordable housing subject to further assessment of viability. The site therefore will have a significant positive impact on meeting housing needs for the district.	+3		+3
H) Ensuring community health and wellbeing	Option will contribute towards light and noise pollution, a slight negative effect. The policy does not mention the provision of open space, sport or recreation or the reduction of crime a slight negative impact. The proximity of the site to Tiverton town centre could encourage cycling, walking and the use of public transport. Overall a slight negative impact is considered..	-1	The option promotes the delivery of community facilities to meet local needs arising and transport provision to ensure appropriate accessibility for all modes. The site allocation makes note of carbon reduction and air quality improvements which will help minimise pollution and benefit community health and wellbeing.	+1
I) Delivering the necessary infrastructure	The policy requires an agreed phasing strategy to bring forward development and infrastructure in step and retain the overall viability of development. There are potential highway capacity issues around this site which would require enhancements before this site is developed.	-2	The policy for this site requires a public Masterplanning exercise to be undertaken before any planning application is made. The site is	+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	<p>Initial work from the Tiverton Eastern Urban Extension suggest that one of the only viable solutions to transport concerns for further development to the East of Tiverton is a link road through the Blundells School site, This option is currently not considered viable.</p> <p>The Mid Devon Community Infrastructure Evidence Report indicates that there are six primary schools located within Tiverton itself and these are largely accepting more students than their planned admission number. The development allocations will result in a need to provide additional primary education facilities. Places are mostly needed at the Tiverton EUE, which is the largest area of development by far. The masterplan for the area and forthcoming developments include the provision of a school site that can accommodate up to 420 pupils, which should be sufficient to meet the demand in Tiverton. Additional secondary places will be required to accommodate the development proposed to be allocated in the emerging Local Plan Review. Developer contributions will be required in order to fund these improvements. Given pressures on education and highways capacity a negative effect is anticipated.</p>		therefore likely to deliver the necessary infrastructure for the site with the potential to also benefit the surrounding community. Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities; overall a neutral effect is considered.	

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

Blundell's School, Tiverton Option

A site of 13.2 hectares north of Blundells School could be allocated for mixed use development, subject to; 60 dwellings (28% affordable), 7,000 square metres B1 or other suitable employment floorspace, 8 hectares of informal green infrastructure, land shaping to raise areas for development above flood zone 3, provision of a junction on Heathcoat Way, provision and enhancement of cycle and pedestrian links in the area, site contamination assessment, provision of Sustainable Urban Drainage (SUD) and implementation of transport plans.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site is located within the settlement of Tiverton. There is minimal impact on landscape character and development could improve the current site which comprises of a number of elements including a scrap yard and former poultry handling factory. The Council will review existing species or habitats information held on previously allocated sites.	+2		+2
B) Protection and promotion of a quality built and historic environment	The site lies in an area of archaeological potential with regard to known prehistoric activity in the wider landscape. The southern boundary of the site is adjacent the Blundell's Conservation Area and development would need to have consideration of the conservation area with regard to design. Development on this site has the potential to have a minor negative impact in contributing towards achieving this objective.	-1/?	The policy requires a public Masterplanning exercise to be undertaken before any planning application is made and which will improve the quality of the final design of the development. Archaeological investigation and appropriate mitigation to enhance sustainability.	0/?
C) Mitigating the effects of climate change	The majority of the site is in flood zone 3 (62%). The policy requires land shaping to raise areas for development above flood zone 3, including an allowance for climate change, and to create additional floodplain to compensate for the loss of floodplain. However, as 62% is within the flood plain, suggested land raising is not a feasible mitigation option. As	-3	A policy requirement in the Local Plan Review seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water	-1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	the site is proposed partly for residential and partly commercial development a number of uses could be classed as 'less vulnerable' development and would therefore be compatible with Flood Zones 1, 2 and 3a. The remaining part of the site is proposed for residential development, classed as 'more vulnerable' and would be compatible with flood zone 1 & 2, with an exception test required for flood zone 3a. Evidence in the SFRA suggests that the site may also have some residual flood risk from the Grand Western Canal or Wimbleball Reservoir, and surface water run-off may result from development. Overall a significant negative effect is considered.		run-off and arrangements for future maintenance. Development should be focussed in areas of least flood risk first and ensure any development in flood zone 2 and 3a are compatible with these flood zones. Appropriate mitigation measures should be incorporated into the design of development to respond to the flood risk from the Grand Western Canal or Wimbleball Reservoir. The SFRA suggests that some forms of mitigation measures, such as land shaping would not be feasible in this location. If mitigation measures are provided there may still be a negative impact.	
D) Safeguarding and minimising resource use	0.7ha is contaminated land (food processing). This site is comprised of brownfield and grade 4 greenfield land. The development of this site would result in both a positive and negative impact but on balance an overall negative score reflecting contaminated land.	-2	The policy requires a site contamination assessment and remediation to mitigate risks associated with the former and current land uses.	-1
E) Promoting economic growth	The development of this site would results in the loss of vacant industrial land. However the allocation includes 7000 sqm of B1 or other employment uses resulting in a balanced score. Development of	+2		+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
and employment	this scale would be a boost to local construction firms and associated trades who would benefit from being able to undertake contract work on the site. There would therefore be some positive impact.			
F) Supporting retail	This site would add to housing in a town, close to the town centre. The allocation includes 7,000 sqm of commercial land. There is potential for this site to support retail in Tiverton.	+2		+2
G) Meeting housing needs	The site allocation will provide for 60 dwellings which will include 28% affordable housing. The site therefore will have a significant positive impact on meeting housing needs for the district.	+2		+2
H) Ensuring community health and wellbeing	The site option requires the provision and enhancement of cycle and pedestrian links in the area. Option will contribute towards light and noise pollution, a slight negative effect. The site is also close to the town centre of Tiverton and therefore is likely to be within walking distance to services. The development of this site is therefore likely to have a minor positive impact on this objective.	+1	The option policy requires the remediation of contaminated land. It also requires the implementation of transport plans and other transport measures to minimise carbon footprint and air quality impacts.	+1
I) Delivering the necessary infrastructure	The policy requires land shaping to raise areas for development above flood zone 3 and the provision of a junction on Heathcoat Way and road access through the site to form part of a link road with the Eastern Urban Extension (depending on whether the urban extension is enlarged by virtue of Policy TIV2, Hartnoll Farm option). The option is likely to deliver the necessary infrastructure for the site. The Mid Devon Community Infrastructure Evidence Report indicates that there are six primary schools located within Tiverton itself and these are largely accepting more students than their planned admission number. The development allocations will result in a need to provide additional primary education facilities. Additional secondary places will be required to accommodate the development proposed to be allocated in the emerging local Plan Review. Developer contributions will be required in order to fund these improvements. Given the small scale of	-2	The option for this site requires a public Masterplanning exercise to be undertaken before any planning application is made. The site is therefore likely to deliver the necessary infrastructure for the site with the potential to also benefit the surrounding community. The policy option requires the provision and enhancement of cycle and pedestrian links in the area. The option also requires implementation of transport plans	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	development it is anticipated that this development will not as an individual site put pressure on the local secondary schools. Given pressures on education and highways capacity a negative effect is anticipated.		and other transport measures to minimise carbon footprint and air quality impacts. Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities; overall a neutral effect is considered.	

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

Hay Park, Tiverton

Option

A site of 0.33 hectares at Hay Park, Canal Hill is proposed for residential development, subject to; 10 dwellings, Sustainable Urban Drainage (SUD), archaeological investigation and protection of local heritage assets. Access to be gained from Canal Hill

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site does contain some mature trees. Development on this site would have minimal landscape impact as it is within the built up area of Tiverton, a neutral effect.	0		0
B) Protection and promotion of a quality built and historic environment	This proposed development area occupies the former settlement of Haypark, first documented in the late 17th century. The site is now occupied with modern housing and any development here may expose archaeological and artefactual deposits associated with this settlement. Access is possible from both Canal Hill and Rennie Road however the access from Canal Hill may require demolition of the barns to provide adequate visibility splays and necessary footpath widths. A negative impact. The retention of the character of the existing buildings would be preferable as they are of historic significance. There is a potential negative impact on the character of the area given archaeological deposits and loss of historic barns.	-2/?	Archaeological mitigation in the form of a programme of archaeological work undertaken through the application of a standard worded archaeological condition on any consent granted may be required, and mitigation measures to protect local heritage assets. The potential loss of historic barns would still warrant a minor negative effect.	-1/?
C) Mitigating the effects of climate change	The site is located in Flood zone 1 the lowest level of flood risk, a neutral effect. There is an unnamed water course flowing though the site for which flood zone information is not available. Evidence in the SFRA suggests that the site may also have some residual flood risk from the Grand Western Canal or Wimbleball Reservoir. Surface water run-off may increase flood risk. Overall a negative effect.	-2/?	The option requires the provision of a sustainable urban drainage scheme to deal with all surface water from the development and arrangements for future maintenance. Appropriate mitigation measures should be incorporated into the design of development to respond to the flood risk from the Grand Western Canal or Wimbleball Reservoir. Due to the size of the site, mitigation costs through surface water management may prohibit	-1/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			development, a minor negative effect. Uncertainty remains as the impact of the unnamed watercourse is not yet known.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land which has no agricultural grade, a slight negative and unknown effect.	-1/?		-1/?
E) Promoting economic growth and employment	Site option does not result in the loss or gain of employment land, a neutral effect.	0		0
F) Supporting retail	The policy contains no retail proposals, however the high street would benefit from the custom of the residents from this development. There would be a slight positive effect.	+1		+1
G) Meeting housing needs	Option provides for 10 new dwellings a contribution towards future housing need, a slight positive effect.	+1		+1
H) Ensuring community health and wellbeing	Option is not located within walking distance to the town centre a slight negative effect. There are bus stops located along Canal Hill and there are shops located close by. There are no cycle paths, but there is a pedestrian footpath into Tiverton Town Centre. The development option received one letter of support during the options consultation. Overall a minor negative effect is considered.	-1		-1
I) Delivering the necessary infrastructure	The topography of the site would be a constraint to development as would access. Access is possible from both Canal Hill and Rennie Road however the access from Canal Hill may require demolition of the barns to provide adequate visibility splays and necessary footpath widths.	-2	The policy option states that access should be gained from Canal Hill. Policy S8 also provides mitigation by setting out that developers will	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	<p>The retention of the character of the existing buildings would be preferable. The steps to the east would also need to be brought up to standard. The topography of the site would make a sole access from Rennie Road challenging, as a car park area would need to be provided, as it is too steep to go from the top half to bottom half.</p> <p>The Mid Devon Community Infrastructure Evidence Report indicates that there are six primary schools located within Tiverton itself and these are largely accepting more students than their planned admission number. The development allocations will result in a need to provide additional primary education facilities. Additional secondary places will be required to accommodate the development proposed to be allocated in the emerging Local Plan Review. Developer contributions will be required in order to fund these improvements. Given the small scale of development it is anticipated that this development will not as an individual site put pressure on the local secondary schools. Given pressures on education and highways capacity a negative effect is anticipated.</p>		be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities; overall a neutral effect is considered.	

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

The Avenue, Tiverton Option

A site of 0.4 hectares at The Avenue is allocated for residential development, subject to; 15 dwellings (28% affordable), pavement along the southern boundary and Sustainable Urban Drainage (SUD).

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The impact on the surrounding landscape would be minimal as the site is surrounded by residential development, a neutral effect.	0		0
B) Protection and promotion of a quality built and historic environment	No impact.	0		0
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures. Evidence in the SFRA suggests that the site may also have some residual flood risk from the Grand Western Canal or Wimbleball Reservoir, overall a negative effect is considered.	-2	The policy option requires the provision of a sustainable urban drainage scheme to deal with all surface water from the development and arrangements for future maintenance. Where the site is adjacent to the Grand Western Canal, a buffer zone to allow access for maintenance will be required. This buffer zone should be within public open space and not within private gardens. Appropriate mitigation measures should be incorporated into the design of development to respond to the flood risk from the Grand	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			Western Canal or Wimbleball Reservoir. If mitigation measures are incorporated a neutral effect is considered.	
D) Safeguarding and minimising resource use	Development option is located on brownfield land, a positive effect.	+2		+2
E) Promoting economic growth and employment	Site option does not result in the loss or gain of employment land, a neutral effect.	0		0
F) Supporting retail	The policy contains no retail proposals, however the high street would benefit from the custom of the residents from this development. There would be a minor positive effect.	+1		+1
G) Meeting housing needs	Option provides for 15 new dwellings including affordable housing a contribution towards future housing need, a slightly positive effect.	+1		+1
H) Ensuring community health and wellbeing	The site is within walking distance of the town centre but up a steep gradient. There is a bus stop on Canal Hill within walking distance.	+1	Criteria within the policy seek provision of pavement along the southern boundary of the site, a slight positive effect.	+1
I) Delivering the necessary infrastructure	The site is located on a poor junction of Canal Hill and The Avenue with poor visibility. It is located on a steep hill and there is no pedestrian access. The Mid Devon Community Infrastructure Evidence Report indicates that there are six primary schools located within Tiverton itself and these are largely accepting more students than their planned admission number. The development allocations will result in a need to provide additional primary education facilities. Additional secondary places will	-2	The policy option requires the provision of a pavement along the southern boundary of the site. Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	be required to accommodate the development proposed to be allocated in the emerging Local Plan Review. Developer contributions will be required in order to fund these improvements. Given the small scale of development it is anticipated that this development will not as an individual site put pressure on the local secondary schools. Given pressures on education and highways capacity a negative effect is anticipated.		facilities; overall a neutral effect is considered.	

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

Exeter Hill, Tiverton Option

A site of 6.09 hectares at Exeter Hill could be allocated for residential development subject to; 55 dwellings (28% affordable), access from Devonshire Rise, a suitable secondary point of access and Sustainable Urban Drainage (SUD).

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site is bounded by hedges and trees and there are wide views across Tiverton and to the ridges to the north. This site falls within the 'River valley slopes and coombes' landscape character area. This area typically falls within the River Exe valley and often has steep, wooded sides and a strong sense of enclosure within a lush valley landscape. Development on this site would extend the built form of	-2	Design which minimises impact to the landscape character. Although there is still an anticipated negative effect.	-2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	Tiverton further up this hillside. The site is steeply sloping, with large views of Tiverton and would be highly visible from town. The site is currently open and tranquil, and has views to the north, east and west and there would be a landscape impact of locating housing within this area. Although the level of development is relatively low this would result in a negative effect on this objective due to the context of the site.			
B) Protection and promotion of a quality built and historic environment	Archaeological work here has identified the presence of earthwork features across this site that may be indicative of archaeological activity. Archaeological mitigation in the form of a programme of archaeological work undertaken through the application of a standard worded archaeological condition on any consent granted may be required, a slight negative effect.	-1/?	Archaeological investigation and appropriate mitigation to enhance sustainability.	0/?
C) Mitigating the effects of climate change	The site is located in Flood zone 1 the lowest level of flood risk. The site could contribute to surface water run off without appropriate mitigation measures. Evidence in the SFRA suggests that the site may also have some residual flood risk from the Grand Western Canal or Wimbleball Reservoir, overall a negative effect.	-2	The policy option requires the provision of a sustainable urban drainage scheme to deal with all surface water from the development and arrangements for future maintenance. Appropriate mitigation measures should be incorporated into the design of development to respond to the flood risk from the Grand Western Canal or Wimbleball Reservoir. If mitigation measures are provided for a neutral effect is considered.	0
D) Safeguarding	3.4ha (68% South) of the site is located on Grade 3 good / moderate	-1/?		-1/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
and minimising resource use	quality agricultural land and 1.6ha (32% North is located on unclassified agricultural grade, an overall slight negative and unknown effect.			
E) Promoting economic growth and employment	Site option does not result in the loss or gain of employment land, a neutral effect.	0		0
F) Supporting retail	The policy contains no retail proposals, however the high street would benefit from the custom of the residents from this development. There would be a minor positive effect.	+1		+1
G) Meeting housing needs	Option provides for 55 new dwellings including 28% of affordable housing a contribution towards future housing need, a positive effect.	+2		+2
H) Ensuring community health and wellbeing	Tiverton town centre lies in reasonably close proximity and a bus service is available on Canal Hill but there is no footway on Exeter Hill which is very steep. Overall this is a neutral impact.	0		0
I) Delivering the necessary infrastructure	<p>The Highway Authority feel that there are difficulties to access the site due to the substandard nature of the junction with Canal hill and the gradient and topography of the site as well as lack of footways to Tiverton. The Highway Authority note potential opportunities to access the site with the area however the area itself is nearing capacity.</p> <p>The Mid Devon Community Infrastructure Evidence Report indicates that there are six primary schools located within Tiverton itself and these are largely accepting more students than their planned admission number. The development allocations will result in a need to provide additional primary education facilities. Additional secondary places will be required to accommodate the development proposed to be allocated in the emerging Local Plan Review. Developer contributions will be required in order to fund these improvements. Given the small scale of development it is anticipated</p>	-2	The policy option requires access from Devonshire rise and a suitable secondary point of access. Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities; overall a neutral effect is considered.	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	that this development will not as an individual site put pressure on the local secondary schools. Given pressures on education and highways capacity a negative effect is anticipated.			

Secondary/cumulative/synergistic effects:	The development will help meet the housing needs in Tiverton including affordable housing.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic increase within the town. The estimated development time for this site is 2 year. A developer has applied to build on the site although for a lower number of houses; nevertheless the timescale of this development is likely to be short. Once developed, development will be permanent.
Spatial extent: (District wide / local)	This site option will help provide housing within Tiverton including for affordable housing. Development would be focussed in Tiverton, the largest town in the district.

Leat Street, Tiverton Option

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

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site falls within the centre of Tiverton and there will be no impact on landscape character, neutral effect.	0		0
B) Protection and promotion of a	The site is located within the Tiverton Conservation Area, however the policy option requires design which respects and enhances the character of the Conservation area. This site also lies within the historic core of the	-1/?	The policy option requires the investigation of archaeological interest with mitigation as	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
quality built and historic environment	town and in an area shown by historic maps to have been occupied by Swards Court. These buildings appear to have been demolished sometime in the late 20th century. Any development here has the potential to expose archaeological and artefactual deposits associated with these dwellings. Overall development of this site would have a minor negative effect on this sustainability objective.		appropriate. Development would also need to be designed with the conservation area in mind.	
C) Mitigating the effects of climate change	The site is located mainly in Flood zone 2, with a small part of the site being in Flood Zone 3, a risk of flooding a negative effect. The site is proposed for residential development 'more vulnerable' and would be compatible with flood zone 1 & 2 an exception test is required for flood zone 3a. Development would potentially increase surface water run-off, a negative impact. Evidence in the SFRA suggests that the site may also have some residual flood risk from the Grand Western Canal or Wimbleball Reservoir. Overall a negative effect is considered.	-3	The policy option requires the investigation of increased flood risk with mitigation as appropriate. The policy option also requires the provision of a sustainable urban drainage scheme to deal with all surface water from the development and arrangements for future maintenance. Appropriate mitigation measures should be incorporated into the design of development to respond to the flood risk from the Grand Western Canal or Wimbleball Reservoir. If mitigation measures are provided for a slight negative impact would still be considered.	-1
D) Safeguarding and minimising resource use	Development option is located on brownfield land. Potential for contaminated land at the site although an enhanced pollution survey (dating back to 1999) stated the site was free of contamination, a slight negative impact. As this option is on brownfield land and could improve	+1	The policy option requires the investigation of site contamination with mitigation as appropriate.	+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	potentially contaminated land, a slight positive effect is felt.			
E) Promoting economic growth and employment	The garage towards the back of the site is currently in use, while the showroom and forecourt are currently vacant. Development of the site will result in the loss of employment land, a negative effect.	-2		-2
F) Supporting retail	The policy contains no retail proposals, however the high street would benefit from the custom of the residents from this development. There would be a minor positive effect.	+1		+1
G) Meeting housing needs	Option provides for 8 new dwellings, a contribution towards future housing need, a slight positive effect.	+1		+1
H) Ensuring community health and wellbeing	Tiverton town centre lies in reasonably close proximity and there are footpaths along both sides of Leat Street as well as on-road cycle links, a slight positive effect.	+1		+1
I) Delivering the necessary infrastructure	There is an existing access directly onto Leat Street. The Mid Devon Community Infrastructure Evidence Report indicates that there are six primary schools located within Tiverton itself and these are largely accepting more students than their planned admission number. The development allocations will result in a need to provide additional primary education facilities. Additional secondary places will be required to accommodate the development proposed to be allocated in the emerging Local Plan Review. Developer contributions will be required in order to fund these improvements. Given the small scale of development it is anticipated that this development will not as an individual site put pressure on the local secondary schools. Given pressures on education a slight negative effect is anticipated.	-1	The policy option requires improvement to the access onto Leat Street, a positive effect. Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities; overall a neutral effect is considered.	+1

Secondary/cumulative/synergistic effects:	The development will help meet the housing needs in Tiverton including affordable housing.
Temporary/permanent effects: Timescale: Short (1-5 years),	Within the short term, construction traffic associated with the development will

Medium (6-15 years) Long (15+ years)	contribute towards traffic increase within the town. The estimated development time for this site is 1 year. Once developed, development will be permanent.
Spatial extent: (District wide / local)	This site option will help provide housing within Tiverton including for affordable housing. Development would be focussed in Tiverton, the largest town in the district.

Land at Bampton Street / William Street Car Park, Tiverton Option

A site of 1 hectare at William Street could be allocated for redevelopment as a high quality shopping, leisure and residential area; including 60 dwellings with 28% affordable housing and 9,300 square metres of mixed commercial floorspace. Relocation of New Hall and Constitutional Club, design that respects and enhances the character and appearance of the Conservation Area and retention of public car park and adequate parking service areas to serve the needs of existing and proposed uses.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	This is a town centre site located within an existing built up area, with no anticipated impact on landscape character, a neutral effect.	0		0
B) Protection and promotion of a quality built and historic environment	The site is located in the conservation area and is adjacent to a number of listed buildings. On balance development of this site may have a minor negative impact as although the Conservation Area is protected in policy, there is no similar clause to protect the listed buildings in the vicinity.	-1	The policy option requires design that respects and enhances the character and appearance of the Conservation Area.	0
C) Mitigating the effects of climate change	The site is located in Flood zone 1 the lowest level of flood risk, a neutral effect. Evidence in the SFRA suggests that the site may also have some residual flood risk from the Grand Western Canal or Wimbleball Reservoir. Development may cause surface water run-off flood risk, a negative impact. Overall a negative effect.	-2	Appropriate mitigation measures should be incorporated into the design of development to respond to the flood risk from the Grand Western Canal or Wimbleball Reservoir. If this is incorporated a	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			neutral effect is considered.	
D) Safeguarding and minimising resource use	This site is located on brownfield land, a positive effect.	+2		+2
E) Promoting economic growth and employment	Development of this site may result in the loss of some employment space however the policy provides for 9,300 square metres of mixed commercial floorspace including retail, office and leisure uses. On balance this would have a significant positive effect on this sustainability objective through the provision of employment space and enhancement of the site.	+3		+3
F) Supporting retail	The site is located within the town centre therefore helping to enhance the vitality and viability of the town centre, a significant positive effect.	+3		+3
G) Meeting housing needs	The policy option requires 60 dwellings including 28% affordable housing. This helps to meet the housing needs of Tiverton including affordable housing, a positive effect.	+2		+2
H) Ensuring community health and wellbeing	The site is within the town centre and close to existing bus service provision and a wide range of service. Development of the site could result in the loss of the 'New Hall' and Constitutional Club, the policy option requires the appropriate relocation of New Hall and Constitutional Club. Development of the site would also result in the loss of the Post Office Depot. Overall due to the close relationship of the development to service and facilities but the potential loss of the Post Office Depot the development of the site would have a minor positive impact on this sustainability objective.	+1	Option should require the relocation of the Post Office depot.	+2
I) Delivering the necessary	Part of the site is currently used as a public car park. The Mid Devon Community Infrastructure Evidence Report indicates that there are six	-1	The policy option requires the retention of a public car park and	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
infrastructure	primary schools located within Tiverton itself and these are largely accepting more students than their planned admission number. The development allocations will result in a need to provide additional primary education facilities. Additional secondary places will be required to accommodate the development proposed to be allocated in the emerging Local Plan Review. Developer contributions will be required in order to fund these improvements. Given the small scale of development it is anticipated that this development will not as an individual site put pressure on the local secondary schools. Given pressures on education a slight negative effect is anticipated.		adequate parking and service areas to serve the needs of existing and proposed uses. Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities; overall a neutral effect is considered.	

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

Land at the Foundry, Tiverton

Option

A site of 1.7 hectare at Land at the Foundry is allocated for commercial development, subject to 6,800 square metres of mixed commercial floorspace, retail impact assessment, flood risk assessment, site contamination assessment and transport assessment with measures to minimise carbon emissions.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site lies within the historic core of Tiverton, and just to the east of the putative Saxon core of the settlement. Limited landscape impact is anticipated, as the site is within the settlement, a neutral effect.	0		0
B) Protection and promotion of a quality built and historic environment	The site lies within the historic core of Tiverton, and just to the east of the putative Saxon core of the settlement.	0/?	Any consent granted for development here should be conditional upon a programme of archaeological work being implemented in mitigation for the impact of any development upon the heritage assets of the site.	0/?
C) Mitigating the effects of climate change	A Main River is on the site boundary. Any alterations or works within the river must be discussed with the Environment Agency and Flood Defence Consent requested and approved where necessary. Flood Zone 3 is within the site boundary. The National Planning Policy Framework must be adhered and the sequential and exception tests used where necessary. Any planning application must be accompanied by a flood risk assessment. As the site is proposed for commercial development a number of uses could be classed as 'less vulnerable' development and would therefore be compatible with Flood Zones 1, 2 and 3a. However, given the site is 100% in Flood zone 3a, the proximity of the River Lowman and that 100% of the site has flooded in the past there is a high possibility that this site lies within Flood Zone 3b. Development may increase the surface water run-off of the site, a negative impact. Evidence in the SFRA also suggests that the site may also have some residual flood risk from the Grand Western Canal or Wimbleball Reservoir, overall a significant negative effect and uncertain effect is	-3/?	A policy requirement in the Local Plan Review seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Development should be focussed in areas of least flood risk first and ensure any development in flood zone 2 and 3a are compatible with these flood zones. Appropriate mitigation measures should be incorporated into the design of development to respond to the flood risk from the Grand Western Canal or Wimbleball Reservoir. However	-3/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	considered as the extent of Flood Zone 3b is unknown.		even with mitigation measures there's a high possibility that this site lies within Flood Zone 3b, therefore a significant negative effect remains, although this is uncertain.	
D) Safeguarding and minimising resource use	This site is located on brownfield land a positive effect. Parts of the site include contaminated land a negative effect. On balance a slight positive effect is considered	+1	Criteria require site contamination assessment and remediation if appropriate.	+2
E) Promoting economic growth and employment	This site is an existing employment site adjoining the Tesco store on the edge of Tiverton town centre. There is a mix of uses on the site, including sawmill equipment manufacturing, machinery and repair supplies distribution, bare land storage of scaffolding and building materials, and temporary office accommodation for a building contractor. Redevelopment of the site would enable more efficient use of the land and introduce retail use in an accessible edge-of-centre location. Potential issue of competition with town centre uses, but no concerns about employment uses in this area in principle. Development of this site may result in the loss of some employment space however the policy provides for 6,800 square metres of mixed commercial floorspace within use classes B1-B8 and non-food A1. On balance this would have a significant positive effect on this sustainability objective through the provision of employment space and enhancement of the site.	+2		+2
F) Supporting retail	Potential issue of competition with town centre uses, a slight negative effect.	-1	Criteria within the policy require a retail impact assessment to demonstrate that the proposal will have no adverse effect on the	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			vitality and viability of Tiverton town centre, a minor positive effect.	
G) Meeting housing needs	Site option does not result in the loss or gain of housing land, a neutral effect.	0		0
H) Ensuring community health and wellbeing	This is an edge of town centre location where there is a wide range of services. The site is adjacent to improved services on Blundells Road. Development and intensification of the site could lead to increased carbon emissions and air quality issues, a slight negative effect.	-1	Provision of a transport assessment and travel plan with measures to minimise carbon emissions and air quality impacts.	0
I) Delivering the necessary infrastructure	The Highway Authority has no objections in principle and any development of the site will need to be accompanied by a Transport assessment taking into consideration both roundabouts at the entry to the site and its junctions with A396, Station road, Heathcoat way and should be accompanied by travel plans. The requirement for a transport assessment is an uncertain effect.	0/?	Policy requires the provision of a transport assessment. Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities; overall a neutral effect is considered.	0/?

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

Cullompton Preferred Site Allocations

Policy CU1-6: North West Cullompton

A site of 94 hectares to the North West of Cullompton is allocated for mixed use development subject to; 1,150 dwellings (28% affordable), 5 pitches for gypsies and travellers, extra care housing, 5% of housing to be serviced plots for self-build, 21,000 sqm of commercial floor space including retirement complex, hotel and leisure, 35 hectares of green infrastructure, road linking Tiverton Road to Willand Road, environmental protection, community facilities including primary school, Carbon reduction and air quality improvements, phasing strategy and master planning exercise. Policies CU2-6 provide further detail. For reference, part of the site called 'Growen Farm' in the 2013 SHLAA Report and part of the site known as 'Emmet Land' in the 2014 SHLAA has been incorporated into the North West Cullompton allocation site.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	<p>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).</p> <p>Ecological survey information is not available for this site.</p> <p>The Landscape and Visual Appraisal concludes: Growen Farm will be closely related to future development, although it is currently quite separate from Cullompton, and with exception of land parcel A, more closely related to open countryside. However, there are relatively few publicly accessible viewpoints of the site, and although existing mature vegetation does provide some separation of parcel B from the proposed development to the south, nevertheless the general context would be that development and</p>	-3	The policy requires 'environmental protection and enhancement' which will help mitigate the impact on this objective however the level of development on the site will still have an impact on the character of the area. CU3 sets out these measures in detail including; the protection and strengthening of trees and other features, maintaining wildlife networks, 28 ha of green infrastructure, providing public open space and allotments, strategic landscaping and measures to protect the biodiversity. Overall a neutral effect.	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	<p>the limited visibility leads to the conclusion that parcels A and B could be developed, with parcel C as part of the future green infrastructure. Subject to reinforcement of existing boundaries with the objective of integration rather than screening, parcel B could be extended northwards to the next field boundary.</p> <p>The Rull Land site is currently remote from development, and largely separate from proposed development as a large area of proposed green infrastructure lies to the south. The eastern boundary adjoins an area of proposed development. The future context of the site will change to the east. The northern part, parcel B, is part of a shallow valley, whilst the larger part of the site, parcel A, slopes down to the eastern boundary and faces open countryside. As with Gowen Farm, the site is only locally visible from a limited area, but would require significant and substantial reinforcement of the eastern boundary to integrate it into the rural setting. Other parts of the site are relatively contained by the topography and development in these locations would have only a medium impact. Given some higher parts of the site are sensitivity to change and development so overall a significant negative effect is anticipated.</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 slightly negative effect.</p>	-1/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
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 and climate change an overall minor negative and uncertain effect is considered.</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 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.</p>	+1/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			Uncertainty remains as the impact of the unnamed watercourse is not yet known.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land. Approximately 70% of the site is located on Grade 1 agricultural land of the highest quality, with the remainder located on Grade 4, poor quality agricultural land. Grade 1 agricultural land in Mid Devon amounts to 32.4 square kilometres, only 3.5% of the district. Given the loss of the highest grade agricultural land, a significant negative effect is considered.	-3		-3
E) Promoting economic growth and employment	Policy provides 21,000 sqm of commercial floorspace reflecting the recommendation of the Employment Land Review (2012) helping to diversify the economy and encourage inward investment. Development of this scale would be a boost to local construction firms and associated trades who would benefit from being able to undertake contract work on the site. Providing employment sites near where people live would provide the opportunity to reduce out-commuting, levels of which are high within the district. There would therefore be a significant positive impact.	+3		+3
F) Supporting retail	The policy contains no specific retail proposals although these proposals could form part of the Commercial allocation. Though the high street and supermarket are not within easy walking distance of all parts of the site, it is still anticipated that they would benefit from the custom of the residents from this development. Therefore a positive impact has been assumed.	+2		+2
G) Meeting housing needs	Option is well related to existing housing development and services forming a logical extension to the north west of Cullompton, a positive effect. The mix of dwellings to be achieved on site is already specified within a supplementary planning document, and will be tailored to achieve the appropriate balance. The policy provides for 1,150 new dwellings of which 28% should be affordable and 5 gypsy and traveller sites making a	+3		+3

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	significant contribution towards future housing need, a positive effect. The policy also makes provision for extra care housing and for 5% of housing to be serviced plots for self-build.			
H) Ensuring community health and wellbeing	<p>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.</p> <p>The Renewable Energy, Carbon Reduction and Air Quality study (2014) reiterates that North West Cullompton alongside East Cullompton are likely to result in the largest change in local air quality as both developments are large in size. Development in Cullompton will increase pollution concentrations as a result of additional traffic using the local road network; however the existing allocation for a Town Centre relief road linking Station Road and Meadow Lane in particularly important for air quality. There is a medical centre located adjacent to the east side of the northern element of the site and a number of rights of way/bridleways run through the site.</p>	+2	CU5 makes note of carbon reduction and air quality improvements which will help minimise pollution and benefit community health and wellbeing including use of low emission strategies. CU3 makes provision for areas of equipped and laid out public open space including children's play, sports pitches and allotments as well as strategic green infrastructure including park land, open space and local nature reserve. The policy also promotes the delivery of community facilities to meet local needs arising and transport provision to ensure appropriate accessibility for all modes. This suggests that opportunities for sustainable forms of travel may arise.	+2
I) Delivering the necessary infrastructure	The policy requires an agreed phasing strategy to bring forward development and infrastructure in step and retain the overall viability of development. There are potential highway capacity issues around this site which would require enhancements, for example, to M5 J28 before this site is developed. The policy requires masterplanning to take place to ensure that the necessary infrastructure is delivered at a rate to support the	+2	CU6 includes an agreed phasing strategy to bring forward development and infrastructure in step and retain the overall viability of development. CU3 includes the provision of Green Infrastructure.	+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	<p>additional development without placing unacceptable demands on existing capacity. A road link between Tiverton Road and Willand Road will be delivered as part of bringing the site forward, whilst the site will contribute towards the cost of the Town Centre Relief Road, a key element of local infrastructure.</p> <p>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.</p> <p>Overall, provision of the necessary infrastructure, which is to be determined by the masterplan, is considered a positive impact arising from the policy.</p>		<p>CU2 sets out agreed transport provision including provision of a network of streets linking to the existing highway network, including a through route suitable for buses linking Tiverton Road to Willand Road; bus enhancements and pedestrian routes. CU4 makes provision for a primary school and contributions towards early years and youth support services. The site is therefore likely to deliver the necessary infrastructure for the site which may also benefit the surrounding community.</p>	

Secondary/cumulative/synergistic effects:	<p>The cumulative impacts of the development of this site and the other possible options in the plan within Cullompton have the potential to impact upon traffic, put pressure on services and facilities. Development could contribute towards traffic in the town with consequential impact on air quality within the town centre and capacity issues at Junction 28 of the M5. Additional primary school capacity will be needed to accommodate the developments. This would be most suitably provided through a new 290 school at the North-West Cullompton site and a new primary school or schools providing for around 650 pupils within the East of Cullompton allocation. Additional secondary school capacity will need to be undertaken in consideration of the aspirations</p>
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	of the local schools and communities.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic increase within the town. The estimated development time of the site is approximately 15 years. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will significantly help provide housing for the district. Development would be focussed as an extension to the second town in the district.

Policy CU7-12: East Cullompton

A site of 160 hectares to the east of Cullompton is allocated for mixed use development, subject to; 2,100 dwellings during the plan period and 500 dwellings post 2033 (28% affordable), extra care housing, 5% to be serviced plots for self-build and at least 10 gypsy and traveller pitches, 20,000 square metres of mixed commercial floor space during the plan period and 12,000 sqm post 2033, 40 ha of green infrastructure comprising mixed open space, sports pitches, allotments and natural habitats, new or improved access and egress onto the M5 motorway and pedestrian and cycle links to the town centre, environmental protection, assessment of land contamination, community facilities, carbon reduction and air quality improvements, phasing strategy and masterplanning. For reference, part of the site called 'Land at East Culm Farm' and the whole of the site called 'Land at Newlands Farm' in the 2013 SHLAA Report have been incorporated into the East Cullompton site. The remainder of the site called 'Land at East Culm Farm' is now called Cummings Nursery and is a separately allocated site.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	<p>There is a 1 ha unclassified wildlife site close to the western edge of the proposed urban extension. The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. The site is large and predominantly flat. The landscape of the surrounding area is also largely flat, offering limited views into the site. However, given the scale of the site, and there may well be variations in topography.</p> <p>Fields are of low wildlife value being agriculturally improved grassland/poor semi-improved grassland/arable. The main interest is in the hedgerows, some of which are mature and species rich. They have the potential to support dormouse and bat species. Most of the hedgerows are likely to be considered as "important" under the Hedgerow Regulation Act 1997.</p>	-2	The policy requires 'environmental protection and enhancement' which will help mitigate the impact on this objective however the level of development on the site will have an impact on the character of the area. CU9 sets out these measures in detail including the protection and strengthening of trees and other features, maintaining wildlife networks, providing public open space and allotments, strategic landscaping	-1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	<p>There are several streams, two small areas of woodland and a few veteran trees which are also of wildlife importance. This site has the potential to support roosting, commuting and foraging bats, otter, dormice and badger, and as such further surveys should be carried out before development is considered any further. Features such as hedgerows, woodland, streams and mature/veteran trees should be retained. DBRC has records of the following key species within 1km of the site: otter, dormouse, badger. Bat species from 2-3km from the site. Unconfirmed Wildlife Site within site boundary was a pond originally designated for Great Crested newts. It is unknown if they are still present.</p> <p>The Phase I habitat survey for the site (Devon Biodiversity Records Centre, June 2014) states:</p> <p>“The site is relatively large and comprises a range of habitat types. Of the habitats present the hedgerows are considered to provide the greatest value for wildlife as they are mature, well connected and species-rich. Furthermore, the woodlands, whilst small are moderately species-rich, and are also well connected in the wider landscape through the hedgerow network. The hedgerows and woodlands add to the structural diversity of the area. If the site is subject to development it is recommended that the hedgerows and woodlands are retained where possible.”</p> <p>The Landscape and Visual Appraisal concludes: This site is closely related to existing and proposed development as its eastern end, and quite separate from development as its western end. Part of a large area of gently undulating agricultural land, apart from where the Honiton Road passes through it, it is difficult to perceive the site in the surrounding landscape. Although visible from limited locations in the AONB to the east are and high ground to the north-west of Cullompton, it is difficult to readily perceive the site owing to distance, vegetation and landform. As a result, phased development from the west is acceptable in parcels A and C as far as the strong boundary along the vegetated valley. Beyond the boundary, parcels B and D could be developed in the longer term.</p>		and green infrastructure including park land and open space. Overall a slight negative effect.	

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	Although the site is largely flat offering limited views and fields are of a low wildlife value, the scale of the site is still considered to have negative effect to wildlife and biodiversity.			
B) Protection and promotion of a quality built and historic environment	This site occupies a significant area within a landscape that has evidence of prehistoric and Roman activity recorded in the County Historic Environment Record. To the west, recent archaeological work has demonstrated the presence of prehistoric and Roman settlement in and around Cullompton. While no such sites are recorded within the area under consideration (though this may just reflect the absence of any formal archaeological work in this area) the Historic Environment Team would regard, due to the area of the proposed allocation and the known prehistoric and Roman activity in the wider landscape, that there is potential for the site contain archaeological deposits associated with the known prehistoric and Roman activity in the vicinity. The Historic Environment Team would therefore advise that any planning application for the development of this area should be supported by the results of an appropriate programme of archaeological work to allow the archaeological potential of the site to be understood along with the impact of any development upon the heritage assets in the site. This would be in accordance with Local and National Policy on planning and the historic environment. There is the potential for minor negative impacts on heritage until more information is known.	-1/?	The policy requires a public masterplanning exercise to be undertaken before any planning application is made to ensure the quality of the final design of the development, which is considered to be a large positive impact. The adopted masterplan will help to minimise the impact on the built and historic environment through good design. CU7 seeks detailed archaeological investigation and measures to record and protect archaeological interest. Overall a neutral effect.	0/?
C) Mitigating the effects of climate change	10% of site is in flood zone 3, primarily through the centre of the site and in the north west and east of the site. A negative effect. Strategic flood risk assessment (2014) notes that the site is vulnerable to surface water flooding and an unnamed watercourse flows through the site, a negative and unknown impact. One Critical Drainage Area is identified at Cullompton. A Flood Risk Assessment will be required at the planning application stage to determine specific recommendations for mitigation. The renewable energy, carbon reduction and air quality study (2014) supports the centralisation of development for carbon saving reasons. Taking into account flood risk and climate change an overall significant	-3/?	Criteria within the policy seek mitigation measures through retention of land in the floodplain as informal amenity open space. The policy requires carbon reduction and air quality improvements and will help mitigate the effects of climate change. Policy S11 Cullompton supporting text acknowledges the	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	negative effect is considered given the scale of development.		Critical Drainage Area at Cullompton which provides mitigation. Taking into account flood risk and mitigation measures for climate change an overall neutral effect is considered. Uncertainty remains as the impact of the unnamed watercourse is unknown.	
D) Safeguarding and minimising resource use	Development option is located largely on greenfield land although there are a number of farms within the site and approximately 8.4ha of contaminated land located in the western side of the site. Option would result in the loss of 63.2ha (west) of Grade 1 excellent quality agricultural land, 93ha (east) of grade 3 good to moderate quality agricultural land and 4.3ha (west) Grade 4 poor quality agricultural land, a significant negative effect. Grade 1 agricultural land in Mid Devon amounts to 32.4 square kilometres, only 3.5% of the district. Given the loss of a significant amount of Grade 1 agricultural land an overall significant negative effect is considered.	-3	Although the remediation of contaminated land is a positive effect, the overall loss of Grade 1 agricultural land is still considered a significant negative effect.	-3
E) Promoting economic growth and employment	There are a number of farms on which a small number of B class employment units are situated. These could be incorporated into the site, or replaced with other employment units as part of a mixed use approach for the whole site. The policy seeks the provision of 20,000 square metres of mixed commercial floor space during the plan period and 12,000 sqm post 2033, bringing with it a large number of jobs into the town. Development of this scale would be a boost to local construction firms and associated trades who would benefit from being able to undertake contract work on the site. There would be a significant positive impact.	+3		+3
F) Supporting retail	The policy seeks the provision of 20,000 square metres of mixed commercial floor space including retail, during the plan period and 12,000 sqm post 2033, bringing with it a large number of jobs into the town. The	+1/?	Criteria in the policy state that this is subject to impact assessment which demonstrates no adverse	+1/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	scale of residential development in this location near to the town centre is considered a slight positive effect for town centre viability. As the percentage of retail within the sites commercial element is uncertain, an unknown is also recorded.		impacts on existing retail uses within Cullompton Town Centre, an overall slight positive effect. An unknown is recorded until the retail impact has been assessed.	
G) Meeting housing needs	Option provides for 2,100 new dwellings during the plan period and 500 dwellings post 2033 of which 28% should be affordable a contribution towards future housing need, a significant positive effect. The mix of dwellings to be achieved on site is already specified within a supplementary planning document, and will be tailored to achieve the appropriate balance. Policy seeks to provide for at least 10 gypsy and traveller sites, extra care housing and serviced plots for 5% self-build. Given the site is of such a scale to generate a critical mass of self-sustaining development and the option significantly contributes towards housing development an overall significant positive effect is considered.	+3		+3
H) Ensuring community health and wellbeing	<p>The site is located some distance from the town centre and remote from Cullompton town services/facilities. Option will contribute towards light and noise pollution, a slight negative effect. The western portion of the site is in very close proximity to the motorway, the noise from which may negatively impact on residential amenity.</p> <p>The Renewable Energy, Carbon Reduction and Air Quality study (2014) reiterates that North West Cullompton alongside East Cullompton are likely to result in the largest change in local air quality as both developments are large in size. Development in Cullompton will increase pollution concentrations as a result of additional traffic using the local road network; however the existing allocation for a Town Centre relief road linking Station Road and Meadow Lane is particularly important for air quality.</p> <p>In balancing the distance of the development from the town centre and the severance caused by the M5 motorway, the lack of services and the corresponding light, noise and air pollution an overall significant negative</p>	-3	CU11 makes note of carbon reduction and air quality improvements which will help minimise pollution and benefit community health and wellbeing. CU9 makes provision for areas of equipped and laid out public open space including children's play, sports pitches and allotments as well as strategic green infrastructure including park land, open space and local nature reserve. Criteria within the policy seek provision of a dedicated pedestrian and cycle route to the town centre. The policy also	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	effect is considered.		promotes the delivery of community facilities to meet local needs arising and transport provision to ensure appropriate accessibility for all modes. This suggests that opportunities for sustainable forms of travel may arise. An overall neutral effect.	
I) Delivering the necessary infrastructure	The policy requires an agreed phasing strategy to bring forward development and infrastructure in step and retain the overall viability of development. There are potential highway capacity issues around this site which would require enhancements, for example, to M5 J28 before this site is developed. A development in this location and of the size proposed would have significant implications for the operation of J28 and the M5 mainline. The junction already operates at capacity at times with queues on the off-slips extending back onto the M5 mainline. This causes serious road safety concerns. Devon County Council is currently working towards an improvement aimed at accommodating current growth proposals as set out in the Core Strategy. Further improvement would be needed to the junction to accommodate traffic arising from the SHLAA proposal and are very likely to be significant in scale, i.e. a second over bridge. Consideration would also have to be given to the ability of the M5 mainline to accommodate the forecast traffic flows and measures identified, if necessary, to ensure that demand for traffic movements along the M5 remains within the capacity of the mainline to accommodate it. The Highways Agency has reservations about the impact on the strategic road network. The site is of a sufficient scale for infrastructure improvements to be necessary within and outside of the site. Criteria within the policy seek transport provision to ensure appropriate accessibility for all modes, improvements to Junction 28 of the M5 motorway and provision of a dedicated pedestrian and cycle route to the town centre. Given the capacity limitations for junction 28 of the M5;	-3	CU12 includes an agreed phasing strategy to bring forward development and infrastructure in step and retain the overall viability of development. CU9 includes the provision of Green Infrastructure. CU8 sets out agreed transport provision including; Provision of mitigation measures to ensure only acceptable impacts occur to J28 of the M5 as a result of traffic generated from the site; Provision of appropriate highway improvements on roads around the development to ensure any unacceptable traffic impacts are mitigated; Provision of a network of streets linking to the existing highway network, and appropriate mitigation to reduce impacts on the existing road network such as Honiton Road; Sustainable modes of transport are also supported.	+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	<p>traffic implications for the Honiton Road and lead in time for delivery of a large urban extension against proposed mitigation measures a significant negative effect is considered until appropriate studies / modelling work can confirm that access can be achieved and suitable junctions designed. The size of the development would also need considerable planning and design works and criteria within the policy seek a phasing strategy and public masterplanning exercise.</p> <p>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.</p>		CU10 makes provision for a primary school and contributions towards secondary school places. The site is therefore likely to deliver the necessary infrastructure for the site which may also benefit the surrounding community.	

Secondary/cumulative/synergistic effects:	<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. Overall the development of this site will help meet the housing needs of Cullompton and the district as a whole. Additional primary school capacity will be needed to accommodate the developments. This would be most suitably provided through a new 290 primary school at the North-West Cullompton site and a new primary school or schools providing for around 650 pupils within the East of Cullompton allocation. Additional secondary school capacity will need to be undertaken in consideration of the aspirations of the local schools and communities. The Renewable Energy, Carbon Reduction and Air Quality study (2014) recognises benefits with locating strategic development within a single location in carbon reduction terms.</p>
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Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Development will occur during the later period of the plan, and then will continue throughout the remaining lifetime, (therefore likely to only be taking place in the long-term). Once developed, the effects will be permanent.
Spatial extent: (District wide / local)	The policy set seek to meet the development needs of the whole district.

Policy CU13: Knowle Lane

A site of 9.8 hectares at Knowle Lane is allocated for residential development, subject to; 315 dwellings (35% affordable), Green Infrastructure, environmental improvements, transport provision and two points of vehicular access, pedestrian links and air quality improvements and travel plans with SUDS features and linking pipe work is integrated and phased appropriately.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site is in close proximity to a number of protected trees (in the adjoining north eastern field). This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. The site can be viewed from Knowle Lane (to the south) and Ponsford Lane to the north. The land rises to the west, though there are few public viewing points. Housing to the east would provide a level of mitigation, though does extend the built environment into the countryside. Overall, the site is relatively well contained within the landscape, and impacts are not likely to be significant.	-1	Criteria have been included within the policy to seek measures to protect and strengthen trees, hedgerows and other environmental features which contribute to the character and biodiversity, maintaining a wildlife network within the site and linking to the surrounding countryside. Overall, the mitigation measures will reduce much of the impact, and therefore only a neutral impact has been assumed.	0
B) Protection and promotion of a quality built and historic environment	The site lies to the west of the Roman fort (a Scheduled Monument) and to the south of a possible road leading west from the fort. A geophysical survey undertaken in support of a planning application for this area identified anomalies within the proposed development site that may represent archaeological features, some of which may be indicative of industrial activity. In the light of the results of the geophysical survey and the presence of prehistoric as well as 18/19th century industrial activity	-1	Archaeological mitigation in the form of a programme of archaeological work undertaken through the application of a standard worded archaeological condition on any consent granted may be required.	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	recorded to the east in the adjacent development site, any groundworks associated with the development of this area have the potential to expose and destroy archaeological deposits associated with the known archaeological activity in the vicinity. Given the recent findings above a slight negative effect is considered.			
C) Mitigating the effects of climate change	The north and south of the site lies within Flood zone 1 with an unnamed watercourse flowing across the entire site from east to west is within Flood zone 2 and 3. The site is therefore largely outside the highest areas of flood risk although a portion does fall within flood zones 2 & 3. Given part of the site is located in flood zones 2 & 3 and contribution towards carbon emissions a negative effect is thought. One Critical Drainage Area is identified at Cullompton. A Flood Risk Assessment will be required at the planning application stage to determine specific recommendations for mitigation. Development may also increase surface water run-off and this would need mitigation, a further negative impact.	-3	Criteria within the policy however seek retention of land in the floodplain as informal amenity open space. Criteria within the policy require SUDS features and linking pipe work that is integrated and phased appropriately. Criteria within the policy seek transport plans, carbon reduction and air quality improvements, this is required to minimise the overall carbon footprint of the development and ensure the impact of the site on air quality is acceptable, which overall should address potential negative impacts. Policy S11 Cullompton supporting text acknowledges the Critical Drainage Area at Cullompton which provides mitigation. Taking into account flood risk and mitigation measures for climate change an overall neutral impact is considered. Overall a neutral effect.	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
D) Safeguarding and minimising resource use	Development option is located on greenfield land, which would be lost if this site is developed. 3.3ha (27% N and S) of the site is located on Grade 1 high quality agricultural land and 9ha (73% central strip of site running east to west) of the site is located on Grade 4 poor quality agricultural land. Grade 1 agricultural land in Mid Devon amounts to 32.4 square kilometres, only 3.5% of the district. The loss of any grade 1 land is considered to be a negative effect, given its scarcity in the district.	-2		-2
E) Promoting economic growth and employment	Site option does not result in the loss or gain of employment land, a neutral effect. Development of this scale may be a boost to local construction firms and associated trades who would benefit from being able to undertake contract work on the site. There would therefore be some positive impact.	+1		+1
F) Supporting retail	Option is located within walking distance to the town centre. The policy contains no retail proposals, however the high street would benefit from the custom of the residents from this development. There would be a positive effect.	+2		+2
G) Meeting housing needs	Option is well related to the existing built form at Cullompton, a positive effect. The mix of dwellings to be achieved on site is already specified within a supplementary planning document, and will be tailored to achieve the appropriate balance. The option provides for 340 new dwellings of which 35% should be affordable a contribution towards future housing need, a significant positive effect.	+3		+3
H) Ensuring community health and wellbeing	Development at this site will have an impact on Cullompton Air Quality Management area, and could contribute towards noise and light pollution. Renewable Energy, Carbon Reduction and Air Quality Study (2014) notes one of the options in Cullompton, Knowle Lane has a resolution to grant planning permission and an air quality assessment has been undertaken for the site. This assessed the development of 285 dwellings, slightly less than that considered in the Local Plan Review, and concluded that the development would have a negligible effect on local air quality both within and outside the AQMA. However, mitigation measures have been proposed within the policy which should address some of these concerns. Overall,	0	Criteria with the policy seek the provision of 2.7 hectares of Green Infrastructure, to include the retention of land in the floodplain as informal amenity open space; as well as provision of appropriate links to the adjacent development to the east of the site, as well as implementation of a transport plan and other measures to minimise	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	given the positive impacts of providing green infrastructure and public open space, and the potential negative impacts of other effects, a neutral score has been assumed. During the options consultation the site option received two letters of support and no objections.		carbon and air quality impacts, a slight positive effect.	
I) Delivering the necessary infrastructure	The site may impact on the capacity of J28 of the M5. However, the Highways Agency has lifted their holding direction on already allocated sites within Cullompton now that improvements works to the junction have now been agreed with Devon County Council. The Mid Devon Community Infrastructure Evidence Report indicates that there is a pressing need for new primary places in Cullompton. The two schools in the town, St Andrews and Willowbank currently accept more pupils than their planned admission number for the size of school and facilities available there. There are two secondary schools located within this Local Learning Community, including Cullompton Community College which currently has 283 places spare capacity and Uffculme School, which currently admits 113 pupils more than its planned admission number. It will therefore be necessary to expand the secondary schools in the Local Learning community to provide roughly 334 places. Primary schools are at capacity and are both located on constrained sites making expansion either difficult or proportionally expensive. New school provision will be required early in the development.	-2	Criteria within the policy seek at least two access points to the site from adjoining development not from Ponsford Lane, a slightly positive effect on the local road network. The policy requires appropriate links to adjoining development, and the provision of cycle and pedestrian links. A slight positive impact. Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities. Overall, the policy ensures sufficient level of infrastructure is upgraded to account for the site.	+1

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site and the other possible options in the plan within Cullompton have the potential to impact upon traffic, put pressure on services and facilities. Development could contribute towards traffic in the town with consequential impact on air quality within the town centre and capacity issues at Junction 28 of the M5. Additional primary school capacity will be needed to accommodate the developments. This would be most suitably provided through a new 420 school at the North-West Cullompton site and a new school or schools providing for
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	around 650 pupils within the East of Cullompton allocation. Additional secondary school capacity will need to be undertaken in consideration of the aspirations of the local schools and communities.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic increase within the town. The estimated development time of the site is approximately 5 years. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will significantly help provide housing for Cullompton. Development would be focussed as an extension to the second town in the district.

Policy CU14: Ware Park and Footlands

A site of 2.1 hectares at Ware Park and Footlands could be allocated for residential development, subject to; 38 dwellings (28% affordable), completion of the NW Cullompton link road, implementation of M5 improvements, archaeological investigation, access from the Knowle Lane development, transport assessment and air quality improvements.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. The site is flat, and bounded by established hedgerows. These screen the site from views from the south, whilst the adjacent site to be developed at the north will mitigate views from the north. Given these factors it is not considered that there will be a very limited landscape and visual impact. At this stage, the Council is not aware of the presence of protected species or habitats. Overall, a neutral impact is considered.	0		0
B) Protection and promotion of a quality built and historic environment	A geophysical survey undertaken in support of a planning application for this area identified anomalies within the proposed development site that may represent archaeological features, some of which may be indicative of industrial activity. In the light of the results of the geophysical survey and the presence of prehistoric as well as 18/19th century industrial activity recorded to the east in the adjacent development site, any groundworks associated with the development of this area have the potential to expose	-1/?	Archaeological mitigation in the form of a programme of archaeological work undertaken through the application of a standard worded archaeological condition on any consent granted may be required.	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	and destroy archaeological deposits associated with the known archaeological activity in the vicinity. Until further investigation provides more information, a slight negative effect must be assumed.			
C) Mitigating the effects of climate change	The south of the site is located in flood zone 1 which has the lowest probability of flooding. However, an unnamed stream runs to the north and a small portion of the northern part of the site is within Flood zone 3a. The impact may need to be considered via a flood risk assessment. A flood risk assessment will also have to determine the specific recommendations for mitigation for the Critical Drainage Area which is identified at Cullopton. A slight negative effect is thought. Development may result in increased surface water run-off which would need to be mitigated, a negative impact.	-2	A policy requirement in the Local Plan Review seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Policy S11 Cullopton supporting text acknowledges the Critical Drainage Area at Cullopton which provides mitigation. Overall, a neutral effect is considered.	0
D) Safeguarding and minimising resource use	Development option is located on greenfield land which would be lost if this site is developed. The option would result in the loss of a small area of 0.7ha (33% SE) grade 1 high quality agricultural land and 1.4ha (67% NW) Grade 4 poor quality agricultural land, a slight negative effect. Grade 1 agricultural land in Mid Devon amounts to 32.4 square kilometres, only 3.5% of the district, hence the overall negative score.	-2		-2
E) Promoting economic growth and employment	Site option does not result in the loss or gain of employment land, a neutral effect.	0		0
F) Supporting retail	Option is located some distance from the town centre. The policy contains no retail proposals, however the high street could benefit from the custom of the residents from this development. There would be a slight positive effect.	+1		+1
G) Meeting housing needs	Option is not well related to the current built extent of the town though it would form a natural extension to the Knowle Lane site. The option	+2		+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	provides for 38 new dwellings of which 28% should be affordable a contribution towards future housing need, a positive effect. The mix of dwellings to be achieved on site is already specified within a supplementary planning document, and will be tailored to achieve the appropriate balance. Given the contribution to housing need an overall a positive effect is considered.			
H) Ensuring community health and wellbeing	Site option does not result in the loss or gain of community facilities or open space, a neutral effect. There could be an impact on Cullompton Air Quality Management area which will require some mitigation. The option will contribute towards light and noise pollution, a slight negative effect. Given this is a small site, a slight negative impact has been assumed.	-1	The policy requires the implementation of a transport plan and measures to mitigate air quality impacts.	0
I) Delivering the necessary infrastructure	<p>Development of this site would depend upon delivery of the existing Knowle Lane allocation. Knowle Lane itself, by reason of its width and alignment, is unsuitable to accommodate addition traffic, but if the existing allocated site is developed first then access will be sought through that site, given the limitations of Tiverton Road. A requirement for a transport assessment is an uncertain effect.</p> <p>The Mid Devon Community Infrastructure Evidence Report indicates that there is a pressing need for new primary places in Cullompton. The two schools in the town, St Andrews and Willowbank currently accept more pupils than their planned admission number for the size of school and facilities available there. There are two secondary schools located within this Local Learning Community, including Cullompton Community College which currently has 283 places spare capacity and Uffculme School, which currently admits 113 pupils more than its planned admission number. It will therefore be necessary to expand the secondary schools in the Local Learning community to provide roughly 334 places. Overall, therefore, the impact on infrastructure is considered to be slightly negative.</p>	-1/?	Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities; overall a neutral effect is considered.	0/?

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site and the other possible options
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	in the plan within Cullompton have the potential to impact upon traffic, put pressure on services and facilities. Development could contribute towards traffic in the town with consequential impact on air quality within the town centre and capacity issues at Junction 28 of the M5. Additional primary school capacity will be needed to accommodate the developments. This would be most suitably provided through a new 420 school at the North-West Cullompton site and a new school or schools providing for around 650 pupils within the East of Cullompton allocation. Additional secondary school capacity will need to be undertaken in consideration of the aspirations of the local schools and communities.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	The site is only likely to come forward once Knowle Lane is built out, the impact is likely to be medium-long term. Once developed, development will be permanent.
Spatial extent: (District wide / local)	This site option will help provide the housing within Cullompton including for affordable housing. Development would be focussed in Cullompton, the second town in the district.

Policy CU15: Land at Exeter Road, Cullompton

A site of 1.4 hectares at Exeter Road is allocated for residential development, subject to; 35 dwellings (28% affordable), archaeological investigation, transport plan, air quality improvements and Sustainable Urban Drainage scheme (SUD).

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	There is an oak tree on the boundary with the road (covered with a temporary Tree Preservation Order). The Council will review existing species or habitats information held on previously allocated sites. The site falls within the 'Upper farmed and wooded valley slopes' landscape character area. These areas are typified by having a steeply rolling landform, being a lush and fertile land which gives rise to extensive tracts of medium-scale fields of permanent pasture. The site is highly visible from B3181 a negative effect, further south there is dense tree cover which should screen wider views. Views into the site are generally short. Development of the site does extend the built nature of Cullompton further to the south. Given there will be some visual impact, an overall negative	-2	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan Review also provide some mitigation therefore a neutral effect is considered.	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	effect is considered.			
B) Protection and promotion of a quality built and historic environment	This site lies in an area of archaeological potential with regard to known prehistoric and Roman activity in the vicinity. Archaeological mitigation in the form of a programme of archaeological work undertaken through the application of a standard worded archaeological condition on any consent granted may be required.	-1/?	Criteria within the policy seek mitigation measures through archaeological investigation.	0/?
C) Mitigating the effects of climate change	The Cole Brook runs to the north of the site on the opposite side of Exeter Road and a flood risk assessment may therefore be required to determine any potential impact. A flood risk assessment will also need to determine the specific recommendations for mitigation for the Critical Drainage Area that is identified at Cullompton. The site is located in flood zone 1 the lowest probability of flooding. Development on the site may increase surface water run-off and this would need to have mitigation measures.	-1	Policy S11 Cullompton supporting text acknowledges the Critical Drainage Area at Cullompton which provides mitigation. The policy requires the inclusion of a sustainable urban drainage scheme, therefore a neutral effect is anticipated.	0
D) Safeguarding and minimising resource use	Development option consists of some residential land as well as a limited amount of greenfield (which is grade 3 agricultural land). The loss of this land is considered to be a minor negative effect of developing the site.	-1		-1
E) Promoting economic growth and employment	Site option does not result in the loss or gain of employment land, a neutral effect.	0		0
F) Supporting retail	Option is located some distance from the town centre. The policy contains no retail proposals, however the high street and other local retail could benefit from the custom of the residents from this development. There would be a slight positive effect.	+1		+1
G) Meeting	Option provides for 35 new dwellings of which 28% should be affordable a	+2		+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
housing needs	contribution towards future housing need, a large positive effect. The mix of dwellings to be achieved on site is already specified within a supplementary planning document, and will be tailored to achieve the appropriate balance.			
H) Ensuring community health and wellbeing	The site is located 800 metres from the town centre, but closer to local shopping, leisure and school provision. The site has access to a footpath along the road into Cullompton. Option will have an impact on Cullompton Air Quality Management area which will require some mitigation. Overall therefore, a neutral impact is considered.	0	The policy requires implementation of a transport plan and other measures to minimise air quality impacts.	0
I) Delivering the necessary infrastructure	The site has a possible conflict with access to hospital (on opposite sides of the road) that will need addressing. There are two possible access options to the site, either through Swalcliffe site (the most northerly house), or jointly through Springbourne (the southerly house) in combination with the adjoining agricultural land. The site adjoins the good bus route along Exeter Road although there is no stop immediately adjacent the site. The Mid Devon Community Infrastructure Evidence Report indicates that there is a pressing need for new primary places in Cullompton. The two schools in the town, St Andrews and Willowbank currently accept more pupils than their planned admission number for the size of school and facilities available there. There are two secondary schools located within this Local Learning Community, including Cullompton Community College which currently has 283 places spare capacity and Uffculme School, which currently admits 113 pupils more than its planned admission number. It will therefore be necessary to expand the secondary schools in the Local Learning community to provide roughly 334 places. Primary schools are at capacity and are both located on constrained sites making expansion either difficult or proportionally expensive. New school provision will be required early in the development. Overall a neutral effect.	0	Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities; overall a neutral effect is considered.	0

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

Policy CU16: Cummings Nursery

A site of 2.78 hectares at Cummings Nursery is allocated for residential development, subject to; 120 dwellings (35% affordable), retention of floodplain as green infrastructure and amenity open space, noise mitigation, archaeological investigation, transport assessment and air quality improvements. For reference, this site was named 'Land at East Culm Farm' in the 2013 SHLAA Report, and is now split between this site allocation and East Cullompton.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	Most of the site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. A small sliver of land in the north west of the site falls within the 'Sparsely settled farmed valley floors' landscape character area. This area is typified by the presence of rivers or streams and related flat or gently sloping valley bottoms within the low lying areas of the district. The site is mostly flat and surrounded by high hedges, which largely screens it from views from the south and west. The impact of having housing on the site is likely to be no more effect than the existing glasshouse use on the landscape, a neutral effect.	0		0
B) Protection and promotion of a quality built and historic	The proposed development site lies in a landscape where prehistoric and Roman activity is recorded in the Historic Environment Record. The site has probably been disturbed by the construction of the greenhouses. Archaeological mitigation in the form of a programme of archaeological work undertaken through the application of a standard worded	+2/?	Archaeological investigation may be required and form a criteria within the policy.	+2/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
environment	archaeological condition on any consent granted may be required. The site is occupied with a large number of derelict glasshouses and associated buildings and infrastructure. Redevelopment of the site would be a positive effect, as otherwise, the site is likely to deteriorate further, with potential negative impacts on the neighbouring residential properties. Therefore, an overall positive impact has been assumed.			
C) Mitigating the effects of climate change	The floodplain of the River Culm lies to the west of the site. The majority of the site falls within flood zone 1 the lowest probability of flood risk with the remaining 4% of site on the western portion part of the site falling within flood zone 3. One Critical Drainage Area is identified at Cullompton. A Flood Risk Assessment will be required at the planning application stage to determine specific recommendations for mitigation. Taking into account flood risk and climate change an overall negative effect is considered, as well as the impact of surface water run-off from development on this site.	-2	A policy requirement in the Local Plan Review seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Policy S11 Cullompton supporting text acknowledges the Critical Drainage Area at Cullompton which provides mitigation. Given that the policy specifies the retention of land within the floodplain. Criteria within the policy seek carbon reduction and air quality improvements, this is required to minimise the overall carbon footprint of the development and ensure the impact of the site on air quality is acceptable, a positive effect.	+1
D) Safeguarding and minimising	Development option is located on horticultural land (the glass houses); the glasshouses land, while not technically brownfield land, has existing buildings on site, and therefore the impact of redeveloping it would be positive, as the site has been derelict for a number of years.	+2		+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
resource use				
E) Promoting economic growth and employment	Though the site has previously been used for horticulture, this is not technically classed as employment land. Neither has any employment activity taken place on the site for the last ten years.	+1		+1
F) Supporting retail	Option is located some distance from the town centre. The policy contains no retail proposals, however the high street could benefit from the custom of the residents from this development. There would be some positive effect.	+1		+1
G) Meeting housing needs	Option provides for 120 new dwellings of which 35% should be affordable a contribution towards future housing need, a significant positive effect. The mix of dwellings to be achieved on site is already specified within a supplementary planning document, and will be tailored to achieve the appropriate balance.	+3		+3
H) Ensuring community health and wellbeing	The site is located some distance from the town centre and remote from Cullompton town services/facilities. The option will have an impact on Cullompton Air Quality Management area which will require some mitigation. The site is in very close proximity to the motorway, the noise from which may negatively impact on residential amenity, a negative effect. Given the impact from the motorway, and separate from the main element of the town, an overall negative impact has been assumed.	-2	Criteria require appropriate noise mitigation and sound proofing to minimise the impact of the adjacent motorway.	-1
I) Delivering the necessary infrastructure	The site is the subject of a current planning application (now granted) where access could be achieved, although junction capacity may be an issue. There is a bus service between one and four journeys per day available on the A373. The requirement for a transport assessment is an uncertain effect. The Mid Devon Community Infrastructure Evidence Report indicates that there is a pressing need for new primary places in Cullompton. The two schools in the town, St Andrews and Willowbank currently accept more	-1/?	Criteria within the policy seek the provision of a pedestrian and cycle link to the town centre across the motorway and implementation of a transport plan. Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	pupils than their planned admission number for the size of school and facilities available there. There are two secondary schools located within this Local Learning Community, including Cullompton Community College which currently has 283 places spare capacity and Uffculme School, which currently admits 113 pupils more than its planned admission number. It will therefore be necessary to expand the secondary schools in the Local Learning community to provide roughly 334 places. Primary schools are at capacity and are both located on constrained sites making expansion either difficult or proportionally expensive. There may be capacity issues with the M5 from allocating further development on the east side of the motorway (hence the negative overall score) and more information will be required from the Highways Agency before a site can be allocated. Delivery of the site could be brought forward in conjunction with the strategic East Cullompton Site (CU11), and the infrastructure requirements will change if that option is pursued. Its scoring therefore reflects it coming forward as a sole site at present.		and facilities; overall a neutral effect is considered.	

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site and the other possible options in the plan within Cullompton have the potential to impact upon traffic, put pressure on services and facilities. Development could contribute towards traffic in the town with consequential impact on air quality within the town centre and capacity issues at Junction 28 of the M5. Additional primary school capacity will be needed to accommodate the developments. This would be most suitably provided through a new 420 school at the North-West Cullompton site and a new school or schools providing for around 650 pupils within the East of Cullompton allocation. Additional secondary school capacity will need to be undertaken in consideration of the aspirations of the local schools and communities.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Part of the site now has planning permission and could come forward in the short term.
Spatial extent: (District wide / local)	This site option will help meet provide housing within Cullompton including for affordable housing. Development would be focussed in Cullompton, the second town in

	the district.
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Policy CU17: Week Farm

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

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site is visible from the far ridge to the east and west. The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. Given the site is located in an area less sensitivity to change and development only a slight negative effect is considered.	-1	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan Review also provide some mitigation therefore a neutral effect is considered.	0
B) Protection and promotion of a quality built and historic environment	This site lies within a landscape that has evidence of prehistoric and Roman activity recorded in the County Historic Environment Record. To the west, recent archaeological work has demonstrated the presence of prehistoric and Roman settlement in and around Cullompton. While no such sites are recorded within the area under consideration (though this may just reflect the absence of any formal archaeological work in this area) the Historic Environment Team would regard there to be potential for the site contain archaeological deposits associated with the known prehistoric and Roman activity in the vicinity. The Historic Environment Team would therefore advise that any planning application for the development of this site should be supported by the results of an appropriate programme of archaeological work to allow the archaeological potential of the site to be understood along with the impact of any development upon the heritage assets in the site. There is the potential therefore for a slight negative impact as a result.	-1/?	Criteria within the policy seek mitigation measures through archaeological investigation.	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
C) Mitigating the effects of climate change	The site is bounded to the west by the River Ken and its associated floodplain. The east part of the site is located in Flood zone 1 the lowest probability of flooding with the remaining western part in Flood Zones 2 and 3. As the site is proposed for commercial development a number of uses could be classed as 'less vulnerable' development and would therefore be compatible with Flood Zones 1, 2 and 3a, therefore only a slight negative effect is considered. One Critical Drainage Area is identified at Cullompton. A Flood Risk Assessment will be required at the planning application stage to determine specific recommendations for mitigations. Development of the site may increase surface water run-off on the site, a negative effect.	-2	Criteria within the policy seek the retention of 2 ha of green infrastructure to include the retention of land in the flood plain. A policy requirement in the Local Plan Review seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Policy S11 Cullompton supporting text acknowledges the Critical Drainage Area at Cullompton which provides mitigation. Development should be focussed in areas of least flood risk first and ensure any development in flood zone 2 and 3a are compatible with these flood zones, overall a neutral effect.	0
D) Safeguarding and minimising resource use	Development option is located on greenfield land which would be lost if this site is developed. Option would result in the loss of 5.4ha (east) of Grade 1 excellent quality agricultural land, 2.8ha (north) of Grade 3 good to moderate quality agricultural land and 2.5ha (west) Grade 4 poor quality agricultural land, a negative effect. Grade 1 agricultural land in Mid Devon amounts to 32.4 square kilometres, only 3.5% of the district.	-2		-2
E) Promoting economic growth and employment	Proposed policy will help deliver 15,000 square meters of employment floorspace within use classes B2-B8 that will contribute towards bringing jobs into the area, a significant positive effect. Development of this scale would be a boost to local construction firms and associated trades who would benefit from being able to undertake contract work on the site.	+3		+3

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	There would therefore be a positive impact.			
F) Supporting retail	Site option does not result in the loss or gain of retail land, a neutral effect.	0		0
G) Meeting housing needs	Site option does not result in the loss or gain of housing land, a neutral effect.	0		0
H) Ensuring community health and wellbeing	The site is located some distance from the main part of Cullompton, potentially reducing opportunities for walking to work. However, given the scheme is to permit heavier industries such as B2-B8 uses, the location, adjacent to existing employment land is appropriate. The policy also requires the protection and enhancement of the existing public rights of way. Development at this location could have an impact on air quality, particularly given the type of vehicles (i.e. HGVs) which would be associated with B2/B8 uses.	-1	Criteria require the implementation of a Transport Plan and other measures to minimise carbon footprint and air quality impacts. Although there is still anticipated a minor negative effect.	-1
I) Delivering the necessary infrastructure	Highways Agency has a holding direction on significant development until improvements have been made to J28 of the M5. The policy requirement is for no development to commence until necessary improvement works to J28 (M5) have been completed. There is potential access onto the site via Honiton Road, and Saunders Way through the existing adjoining serviced employment land. Adjoining land was allocated in a previous Local Plan Review and is serviced land, readily available for development. Given the capacity limitations for junction 28 of the M5 and traffic implications for the Honiton Road alongside proposed mitigation measures a minor negative effect is considered. The requirement for a transport assessment is an uncertain effect.	-1/?	Criteria within the policy seek a vehicular link from Kingsmill employment area to Honiton Road, a neutral effect. Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities; overall a neutral effect is considered.	0/?

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

Policy CU18: Venn Farm

A site of 4.4 hectares is allocated for employment development, subject to; 10,000 sq metres of employment floorspace within use classes B2-B8, vehicular access which directs traffic to and from the site via Saunders Way, no development until necessary improvements to M5 Junction 28, archaeological investigation, transport assessment and measures to minimise carbon footprint and air quality impacts, environmental measures, retention of areas within flood plain as green infrastructure.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. The site is flat and can only be viewed from very distant ridgelines, a slight negative effect.	-1	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan Review also provide some mitigation therefore a neutral effect is considered.	0
B) Protection and promotion of a quality built and historic environment	This site lies in an area of archaeological potential and within a floodplain of the River Culm. Ground disturbance in this area may expose archaeological and palaeo-environmental deposits, a slight negative effect. The Historic Environment Team would therefore advise that any planning application for the development of this site should be conditional upon an appropriate programme of archaeological work being undertaken in mitigation for the impact of the development upon the heritage assets that may be affected by development within the site.	-1/?	Criteria within the policy seek mitigation measures through archaeological investigation.	0/?
C) Mitigating the effects of	The eastern part of the site is within flood zone 1. The western part of the site is within flood zones 2 and 3. As the site is proposed for commercial	-2	Criteria within the policy seek the retention of area within the flood	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
climate change	development a number of uses could be classed as 'less vulnerable' development and would therefore be compatible with Flood Zones 1, 2 and 3a, therefore only a slight negative effect is considered. One Critical Drainage Area is identified at Cullompton. A Flood Risk Assessment will be required at the planning application stage to determine specific recommendations for mitigation. The site currently has some surface water issued and development on the site may increase surface water-run off without appropriate mitigation, a negative effect.		plain as green infrastructure. A policy requirement in the Local Plan Review seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Policy S11 Cullompton supporting text acknowledges the Critical Drainage Area at Cullompton which provides mitigation. Development should be focussed in areas of least flood risk first and ensure any development in flood zone 2 and 3a are compatible with these flood zones, overall a neutral effect.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land which would be lost if this site is developed. The option would result in the loss of 3.9ha of Grade 3 good to moderate quality agricultural land and 0.8ha of grade 4 poor quality, a negative effect.	-1		-1
E) Promoting economic growth and employment	Proposed policy will help deliver 10,000 square metres of employment floorspace that will contribute towards bringing jobs into the area, a significant positive effect. Criteria within the policy seek a suitable amount of employment floor space. Development of this scale would be a boost to local construction firms and associated trades who would benefit from being able to undertake contract work on the site.	+3		+3
F) Supporting retail	Site option does not result in the loss or gain of retail development, a neutral effect.	0		0
G) Meeting housing needs	Site option does not result in the loss or gain of housing land, a neutral	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	effect.			
H) Ensuring community health and wellbeing	The site is located some distance from the main part of the town, which would reduce opportunities for walking to work. The option may have an impact on Cullompton Air Quality Management area which will require some mitigation not currently set out in a policy.	-2	Criteria require the implementation of a Transport Plan and other measures to minimise carbon footprint and air quality impacts.	-1
I) Delivering the necessary infrastructure	There are capacity issues at J28 however improvement works are planned. Suitable highways access is unknown. Vehicular access which directs traffic to and from the site via Saunders Way. The requirement for a transport assessment is an uncertain effect.	-1/?	The policy requires a suitable vehicular access and that no development should commence until necessary improvements to M5 Junction 28. Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities; overall a neutral effect is considered.	0/?

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

have a wider draw across the district and beyond.

Policy CU19: Town Centre Relief Road

A relief road providing traffic to the town centre will be provided subject to; public consultation on its proposed route, provision of replacement open space and sporting facilities within the Cullompton Community Association Fields and elsewhere, footpaths and cycle ways & Environmental measures.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The Town Centre Relief Road route is an integral part of the development strategy for Cullompton designed to relieve traffic through the town centre in conjunction with a road through the North West urban extension. The evidence in 2010 concluded that a new road to the east of the town centre is essential if the objectives of traffic, air quality improvements with town centre improvements are to be achieved. Careful consideration will be taken to finalise the route which could be located either side of the motorway. The aim will be to minimise impact on the CCA fields. The route of the Relief road could lead to the severance of wildlife corridors and wildlife networks, a negative effect. The CCA fields are also designated as a priority habitat, which may be negatively affected by the development, requiring mitigation or alternative provision.	-2	Criteria within the policy seek measures to protect and strengthen trees, hedgerows and other environmental features which contribute to the character and biodiversity, maintain wildlife networks within the site and surrounding countryside, although this is still considered to have an overall negative effect.	-2
B) Protection and promotion of a quality built and historic environment	Site option does not impact positively or negatively on the quality of the built or historic environment, a neutral effect.	0	The inclusion of a criterion within the policy for a public consultation exercise before the route is determined should help in the selection of the most appropriate design solution. Hence, a slight positive impact has been scored.	+1
C) Mitigating the effects of climate change	The proposed route of the Cullompton Town Centre Relief Road crosses a large part of flood zone 3, a negative effect. The site has been increased from the west side of the M5 to both sides of the M5 to provide more a greater option for locating the road and protecting as much of the CCA fields as possible. Road infrastructure is classed as essential infrastructure	-3	Policy S11 Cullompton supporting text acknowledges the Critical Drainage Area at Cullompton which provides mitigation. Policy's elsewhere in the Plan seek the	+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	and must pass the sequential test and exception test if in flood zone 3a or 3b. The site also may be impacted by fluvial overtopping of the Spratford Stream and an unnamed watercourse, a negative effect. One Critical Drainage Area is identified at Cullompton. A Flood Risk Assessment will be required at the planning application stage to determine specific recommendations for mitigation. Development on the site would increase surface water run-off without mitigation, a negative effect.		provision of sustainable urban drainage scheme to deal with all surface water from the development. The development has passed sequential and exception tests as Devon County Council confirms this is the only option that can deal with the air quality within the town. A positive effect.	
D) Safeguarding and minimising resource use	The land is greenfield, with some used for sports and recreation purposes. The agricultural classification is grade 4, some of the lowest quality, and its loss is therefore considered a slight negative effect.	-1		-1
E) Promoting economic growth and employment	Site option may, depending on where it is located, result in the loss of employment land, a negative effect. The Town Centre Relief Road is expected to provide traffic relief to the town centre, thereby allowing for environmental improvements, better facilities for pedestrians and economic benefits for business, a positive effect.	+2		+2
F) Supporting retail	Site option does not result in the loss or gain of retail development, a neutral effect. The Town Centre Relief Road is expected to provide traffic relief to the town centre, thereby allowing for environmental improvements, better facilities for pedestrians and economic benefits for business, a positive effect.	+2		+2
G) Meeting housing needs	Site option does not result in the loss or gain of residential land, a neutral effect	0		0
H) Ensuring community health and wellbeing	Cullompton is a declared Air Quality Management Area. It has an approved Air Quality Action Plan. The Action Plan identifies a number of measures to improve air quality, including the provision of a relief road. There are air quality problems through Nitrogen Dioxide in parts of Station Road, Higher	+1	Criteria within the policy seek provision of replacement open space and sporting facilities within Cullompton Community	+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	Street and Fore Street. The source of this is road traffic. The completion of the relief road system with associated traffic management measures will reduce the level below those that have an adverse effect. In addition it will provide traffic relief to the Town Centre, thereby allowing for environmental improvements, better facilities for pedestrians and economic benefits for business. The evidence in 2010 concluded that a new road to the east of the town centre is essential if the objectives of traffic relief, air quality improvement and with it town centre enhancement, are to be achieved. The Town Centre Relief Road is an integral part of the existing development strategy for Cullompton, designed to relieve traffic through the town centre in conjunction with a road through the North West Urban Extension to link Tiverton Road to Willand Road, a significant positive effect on air quality within the town centre. Careful consideration will be taken to finalise the route which could be located either side of the motorway. The construction of the road could have an impact on the area of open space and recreation value, a negative effect. Careful consideration will therefore need to be taken in finalising the route and the aim will be to cause minimum impact on the CCA fields.		Association Fields or elsewhere in Cullompton, enhancement of the existing footpath to form a shared use foot and cycleway and a public consultation exercise before the route is determined. Given the potential for impact on the CCA fields but the proposed mitigation measures and significant improvements to air quality, an overall positive effect is considered.	
I) Delivering the necessary infrastructure	The Town Centre Relief Road is an integral part of the existing development strategy for Cullompton, designed to relieve traffic through the town centre, a positive effect. The proposed route of the Town Centre Relief Road will likely have an impact on the area of open space and recreation value (Green Infrastructure). Additional housing development has now taken place at Knowle Lane and Tiverton Road, contributing to Junction 28 improvements and funding for the Town Centre Relief Road, but work on the Town Centre Relief Road has not yet commenced. The delivery of the road depends upon the delivery of the North West urban extension (Policy CU1). The Council will also seek external sources of funding to pay for the road. Overall the Town Centre Relief Road is a key piece of local infrastructure and its delivery will have a significant local impact.	+3		+3

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

Policy CU20: Cullompton Infrastructure

The policy safeguards the Cullompton Railway Station and Car Park and seeks Community Infrastructure Levy (CIL) and planning obligations to deliver; the provision of the Town Centre Relief Road and other measures in the Cullompton Air Quality Action Plan, Mitigation to reduce traffic impacts on the Trunk and Local Road network in association with the East Cullompton Urban Extension, improvements to increased capacity at M5 Junction 28 and town centre regeneration and enhancement, Extra care housing provision, Expansion of library facilities, Primary and secondary education facilities; Bus service enhancements; Provision of railway and bus stations, Expansion of emergency fire and rescue services, Provision of healthcare facilities and Community facilities.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The Town Centre Relief Road route is an integral part of the development strategy for Cullompton designed to relieve traffic through the town centre in conjunction with a road through the North West urban extension. The evidence in 2010 concluded that a new road to the east of the town centre is essential if the objectives of traffic, air quality improvements with town centre improvements are to be achieved. Careful consideration will be taken to finalise the route which could be located either side of the motorway. The aim will be to minimise impact on the CCA fields. The route of the relief road could lead to the severance of wildlife corridors and wildlife networks, a negative effect. The proposed location of the train station is not anticipated to have a wildlife impact.	-2	Policy CU19 Town Centre Relief Road include measures to protect and strengthen trees, hedgerows and other environmental features which contribute to the character and biodiversity, maintaining a wildlife network within the site and lining to the surrounding countryside. Although there is still considered to be an overall negative effect.	-2
B) Protection	The town centre regeneration and enhancement measures are anticipated	0		+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
and promotion of a quality built and historic environment	to have a positive effect on the Cullompton Conservation Area. The policy will also seek funds to support the enhancement and regeneration of the town centre.			
C) Mitigating the effects of climate change	The proposed route of the Cullompton Town Centre Relief Road crosses flood zone 3, a negative effect. Road infrastructure is classed as essential infrastructure and must pass the sequential test and exception test if in flood zone 3a or 3b. The sequential and exception tests are passed as Devon County Council confirm this is the only option that can deal with Air Quality within the town. The reopening of a train station at this location, could enable local residents to commute to work by train, rather than by car – particularly to Exeter, where a large number of the town's residents work. This would have a significant impact on reducing carbon emissions and take a number of cars off the road network. The position of the train station is partly within flood zone 3 and overtopping of the Spratford Stream increased fluvial flood risk. A negative effect. One Critical Drainage Area is identified at Cullompton. A flood risk assessment will be required at the planning application stage to determine specific recommendations for mitigation.	-3	Policy CU19 Town Centre Relief Road is needed to deal with the Air Quality in Cullompton adequately. Provision of a sustainable urban drainage scheme would deal with all surface water from the development and arrangements for future maintenance. Policy S11 Cullompton supporting text acknowledges the Critical Drainage Area at Cullompton which provides mitigation. The provision of more sustainable means of transport (the reopening of the train station) would help to reduce carbon emissions through private travel, a positive impact.	+2
D) Safeguarding and minimising resource use	The site identified for the railway station is currently comprised of brownfield land, whilst the area of search for the Town Centre Relief Road is grade 4 agricultural land (low quality land). Overall, a slight positive impact has been assumed.	+1		+1
E) Promoting economic growth and employment	The Town Centre Relief Road is expected to provide traffic relief to the town centre, thereby allowing for environmental improvements, better facilities for pedestrians and economic benefits for business, a positive effect. Junction 28 of the M5 motorway to the east of Cullompton has been	+2		+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	identified as being at close to capacity during peak hours and therefore has limited capacity to accommodate additional development. The delivery of Junction improvements will unlock housing and employment capacity within Cullompton, a positive effect.			
F) Supporting retail	The Town Centre Relief Road is expected to provide traffic relief to the town centre, thereby allowing for environmental improvements, better facilities for pedestrians and economic benefits for business, a positive effect. The policy will also ensure funds are collected to go towards town centre regeneration and enhancement.	+2		+2
G) Meeting housing needs	Junction 28 of the M5 motorway to the east of Cullompton has been identified as being at close to capacity during peak hours and therefore has limited capacity to accommodate additional development. The delivery of Junction improvements will unlock housing capacity within Cullompton, a positive effect. The policy also supports Extra care housing provision.	+2		+2
H) Ensuring community health and wellbeing	The Town Centre Relief Road route is an integral part of the development strategy for Cullompton designed to relieve traffic through the town centre in conjunction with a road through the North West urban extension. Careful consideration will be taken to finalise the route which could be located either side of the motorway. The aim will be to minimise impact on the CCA fields. The construction of the road is likely to have an impact on the on the area of open space and recreation value, a negative effect. The Town Centre Relief Road is an integral part of the existing development strategy for Cullompton, designed to relieve traffic through the town centre in conjunction with a road through the North West Urban Extension to link Tiverton Road to Willand Road, a significant positive effect on air quality within the town centre. The policy supports the Expansion of library facilities, Primary and secondary education facilities; Bus service enhancements; Provision of railway and bus stations, Expansion of emergency fire and rescue services, Provision of healthcare facilities and Community facilities. Overall, there is a balancing act between these effects, a neutral effect has been assumed.	0	Policy CU19 Town Centre Relief Road includes provision of replacement open space and sporting facilities within the Cullompton Community Association fields and/or elsewhere in Cullompton. A neutral effect.	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
I) Delivering the necessary infrastructure	<p>The Council plans to use the Community Infrastructure Levy to secure funding for offsite infrastructure delivery in the majority of cases, but there will be circumstances where it is still appropriate to use a planning obligation. The Council's strategic infrastructure policy is set out earlier in this document under Policy S8, but there are infrastructure requirements specific to Cullompton that are listed under Policy CU19. The Council will use the Community Infrastructure Levy and other sources of funding to deliver the infrastructure listed, and where planning obligations are sought, this policy will be the basis for negotiation.</p> <ul style="list-style-type: none"> • The Local Transport Plan includes a long-term aspiration to reopen Cullompton Railway Station. A broad location north of Station Road is now identified as a possible site for the new station. The Local Plan Review protects land for a car park associated with any reopening of the station, a positive effect. • The Cullompton Air Quality Action Plan identifies a number of additional measures that will contribute towards improved Air Quality in the town centre. The Town Centre Relief Road is an integral part of the existing development strategy for Cullompton, designed to relieve traffic through the town centre, significant a positive effect. • Junction 28 of the M5 motorway to the east of Cullompton has been identified as being at close to capacity during peak hours and therefore has limited capacity to accommodate additional development. In consultation with Devon County Council, the Highways Agency has agreed a scheme for the improvement of the junction to increase its capacity, a significant positive effect. • The Cullompton Air Quality Action Plan (AQAP) and the Cullompton Conservation Area Management Plan (CAMP) identify a number of potential opportunities for the enhancement of the town centre, through their delivery a positive effect to the town centre is anticipated. 	+3		+3

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	<ul style="list-style-type: none"> The improvement to walking and cycling links are identified as action plan measures in the Cullompton Air Quality Action Plan. The provision of shared use surface between Honiton Road and Old Hill Road at Last Bridge has the potential to enhance access to employment opportunities. This improvement also aims to help to reduce car trips between the town and the major industrial area to the east of the M5 motorway, a positive effect. <p>In combination this policy is considered to contribute towards an overall significant positive effect towards Cullompton's infrastructure requirements.</p>			

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

Policy CU21: Land at Colebrook (Contingency)

A site of 4.8 hectares is allocated for residential development, subject to; 100 dwellings (28% affordable), until the Town Centre relief road has been provided, upgrading of Colebrook Lane to accommodate additional traffic and two points of access from Siskins Chase, 1.1 ha of green infrastructure and retention of the land in the flood plain for open space, environmental measures, archaeological investigation, transport assessment and air quality improvements.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The central band of the site falls within the 'Sparsely settled farmed valley floors' landscape character area. This area is typified by the presence of rivers or streams and related flat or gently sloping valley bottoms within the low lying areas of the district. The north and south portions of the site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. The site is reasonably enclosed closer to Colebrook Lane, and is part of a rolling landscape. There is limited wider landscape impact, but a more localised impact if the site is developed.	-1	Criteria within the policy seek measures to protect and strengthen environmental features which contribute towards the character and biodiversity of the surrounding countryside and mitigation through 1.1ha of green infrastructure including the protection of amenity local space. Given the mitigation measures but localised impact a neutral effect is considered.	0
B) Protection and promotion of a quality built and historic environment	This site occupies a large area in a landscape with evidence of prehistoric and Roman activity in the vicinity. Any planning application for development here will need to be supported by the results an appropriate level of archaeological works to allow the significance of the heritage asset to be understood along with the impact of the development upon it.	-1/?	Criteria within the policy seek mitigation measures through archaeological investigation.	0/?
C) Mitigating the effects of climate change	Kia Ora Farm and fishing lakes to west of site. The Cole Brook runs from the west to the south of the site. The site has been greatly reduced in size, where the Cole Brook circled the bottom half of site, and was then parallel to boundary (on south east side). The north and eastern part of the site falls within flood zone 1. A small section of the site following Cole Brook is in the functional floodplain. Development on the site may increase surface water run-off. A negative effect. One Critical Drainage Area is identified at Cullompton. A Flood Risk Assessment will be required at the planning application stage to determine specific recommendations for mitigation. Taking into account flood risk and mitigation measures for climate change an overall negative effect is considered.	-2	Criteria within the policy seek mitigation measures through retention of land in the floodplain as informal amenity open space. A policy requirement in the Local Plan Review seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Policy S11 Cullompton supporting text acknowledges the Critical Drainage	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			Area at Cullompton which provides mitigation. Criteria within the policy seek carbon reduction and air quality improvements, this is required to minimise the overall carbon footprint of the development and ensure the impact of the site on air quality is acceptable, a slight positive effect.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land which would be lost if this site is developed. Policy would result in the loss of 0.2ha of grade 1 excellent quality agricultural land & 4.6ha of grade 3 good to moderate quality agricultural land, a negative effect. Grade 1 agricultural land in Mid Devon amounts to 32.4 square kilometres, only 3.5% of the district. Overall a negative impact.	-2		-2
E) Promoting economic growth and employment	Site option does not result in the loss or gain of employment land. Development of this scale may be a boost to local construction firms and associated trades who would benefit from being able to undertake contract work on the site. There would therefore be some positive impact.	+1		+1
F) Supporting retail	Option is located some distance from the town centre. The policy contains no retail proposals, however the high street could benefit from the custom of the residents from this development. There would be a slight positive effect.	+1		+1
G) Meeting housing needs	Option provides for 100 new dwellings of which 28% should be affordable a contribution towards future housing need, a significant positive effect. The mix of dwellings to be achieved on site is already specified within a supplementary planning document, and will be tailored to achieve the appropriate balance.	+3		+3
H) Ensuring community health and	The site is located some distance from the town centre. The option will have an impact on Cullompton Air Quality Management area which will require some mitigation. The option could contribute towards light and	-1	Criteria require the implementation of a Transport Plan and other measures to minimise	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
wellbeing	noise pollution, a slight negative effect. The site includes 1.1ha of informal open space, allowing opportunities for outdoor play. Balancing all factors, a slight negative impact has been assumed.		carbon footprint and air quality impacts.	
I) Delivering the necessary infrastructure	<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 road linking Tiverton Road to Willand Road has been provided under Policy CU1. The requirements for a transport assessment is an uncertain effect.</p> <p>The Mid Devon Community Infrastructure Evidence Report indicates that there is a pressing need for new primary places in Cullompton. The two schools in the town, St Andrews and Willowbank currently accept more pupils than their planned admission number for the size of school and facilities available there. There are two secondary schools located within this Local Learning Community, including Cullompton Community College which currently has 283 places spare capacity and Uffculme School, which currently admits 113 pupils more than its planned admission number. It will therefore be necessary to expand the secondary schools in the Local Learning community to provide roughly 334 places. Overall, therefore, the impact on infrastructure is considered to be slightly negative.</p>	-1/?	Criteria within the policy seeks provision of two points of access from Siskins Close. Further mitigation criteria within the policy state that no development should occur until the Town Centre Relief Road has been provided. Given the mitigation measures set out in criteria within the policy and the fact that infrastructure would need to be in place prior to development beginning, an overall neutral impact has been assumed. Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities; overall a neutral effect is considered.	0/?

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site and the other possible options in the plan within Cullompton have the potential to impact upon traffic, put pressure on services and facilities. Development could contribute towards traffic in the town with consequential impact on air quality within the town centre and capacity issues at Junction 28 of the M5. Additional primary school capacity will be needed to accommodate the developments. This would be most suitably provided through a new 420 school at the North-West Cullompton site and a new school or schools providing for around 650 pupils within the East of Cullompton allocation. Additional secondary school
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	capacity will need to be undertaken in consideration of the aspirations of the local schools and communities.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic increase within the town. However, as the site could only come forward once the Town Centre Relief Road is in place, development is only likely to take place in the medium-long term. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will significantly help provide housing for the district. Development would be focussed as an extension to the second town in the district.

Cullompton Alternative Site Options

Acklands, Cullompton

Option

A site of 1.4 hectares could be allocated for residential development, subject to; 45 dwellings (28% affordable), assessment demonstrating that the playing pitches are surplus to requirements, completion of the NW Cullompton link road, implementation of M5 improvements, transport assessment and air quality improvements, and archaeological investigation

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. To the north the views are of higher ground. To the east is modern housing, and more is planned for the northern area. The site is likely to be surrounded, a neutral effect.	0		0
B) Protection and promotion of a quality built and	The site lies in an area of known prehistoric activity, a slight negative effect. In accordance with the NPPF any planning application for development here should be supported by an appropriate programme of archaeological work to allow the significance of any below-ground heritage assets with an	-1/?	Archaeological mitigation in the form of a programme of archaeological work undertaken through the application of a	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
historic environment	archaeological interest to be understood along with the potential impact of any development upon them. This would allow any mitigation that may be required to be implemented in advance of construction.		standard worded archaeological condition on any consent granted may be required	
C) Mitigating the effects of climate change	The site is located in Flood zone 1 the lowest probability of flooding, a neutral effect. Development on the site may increase surface water run-off, a negative effect. One Critical Drainage Area is identified at Cullompton. A Flood Risk Assessment will be required at the planning application stage to determine the specific recommendations for mitigation.	-1	A policy requirement in the Local Plan Review seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance Policy S11 Cullompton supporting text acknowledges the Critical Drainage Area at Cullompton which provides mitigation. An overall neutral effect.	0
D) Safeguarding and minimising resource use	Development option is located on greenfield land. The site is located on Grade 1 agricultural land of the highest quality. Grade 1 agricultural land in Mid Devon amounts to 32.4 square kilometres, only 3.5% of the district. Given the loss of the highest grade agricultural land, a negative effect is considered.	-2		-2
E) Promoting economic growth and employment	Site option does not result in the loss or gain of employment land, a neutral effect.	0		0
F) Supporting retail	Option is located some distance from the town centre. The policy contains no retail proposals, however the high street could benefit from the custom of the residents from this development. There would be a minor positive effect.	+1		+1
G) Meeting housing needs	Option provides for 34 new dwellings of which 28% should be affordable a contribution towards future housing need, a positive effect.	+2		+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
H) Ensuring community health and wellbeing	The site is located 900 meters distance from the town centre, as the crow flies. Cullompton town centre has a wide range of services and facilities. The option will have an impact on Cullompton Air Quality Management area which will require some mitigation (which should be included within the policy). The site is agricultural land, but is used informally by the adjacent rugby club as practice space. The option could contribute towards light and noise pollution, a slight negative effect. Primary schools are at capacity and are both located on constrained sites making expansion either difficult or proportionally expensive. Balancing all factors, a slight negative impact has been assumed.	-1	Criteria in the policy seek submission of an assessment demonstrating that the playing pitches are surplus to requirements or demonstration that the loss is to be replaced by equivalent or better provision in a suitable, accessible location.	0
I) Delivering the necessary infrastructure	Current planned junction improvements to Junction 28 will cater for current allocated site and any additional development would provide for concerns over capacity. Suitable linkage to new distributor road would be required and Transport assessments as well as Travel planning is required. A requirement for a transport assessment in an uncertain effect. New school provision will be required early in the development. The secondary school is forecast to have capacity but may require additional infrastructure later in the planning period including land. There is a shortage of early year's provision in the town which will be exacerbated but further development. Given the need for further junction improvements at J28 of the M5 and school capacity issues within the town an overall negative effect is considered.	-2/?	No development should be allowed until suitable measures at Junction 28 or other mitigating works can be undertaken to the satisfaction of the Highway Authority and the Highways Agency. Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities; overall a neutral effect is considered.	0/?

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site and the other possible options in the plan within Cullompton have the potential to impact upon traffic, put pressure on services and facilities. Development could contribute towards traffic in the town with consequential impact on air quality within the town centre and capacity issues at Junction 28 of the M5. Additional primary school capacity will be needed to accommodate the developments. This would be most suitably provided through a new 420 school at the North-West Cullompton site and a new school or schools providing for around 650 pupils within the East of Cullompton allocation. Additional secondary school
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	capacity will need to be undertaken in consideration of the aspirations of the local schools and communities.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will contribute towards traffic increase within the town. However, as the site could only come forward once the Town Centre Relief Road is in place, development is only likely to take place in the medium-long term. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will significantly help provide housing for the district. Development would be focussed as an extension to the second town in the district.

Tiverton Road, Cullompton Option

A site of 1.9 hectares south of Tiverton Road is allocated for residential development, subject to; 45 dwellings (28% affordable), no development until a road linking Tiverton Road to Willand Road is provided (a requirement under policy CU1 'North West Cullompton'), archaeological investigation, transport plan and air quality improvements and Sustainable Urban Drainage (SUD).

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. The site is fairly enclosed by hedgerows and the land at the bottom of the site rises, with the land beyond rising further. The site at present is viewable from some low distant ridges in the west, and developing it would raise the prominence of the built environment to the west of Cullompton. However, this will be mitigation by the adjacent allocations once built out. Given the small size of the site, its low visibility and mitigation of by the adjacent allocated sites, a neutral effect is anticipated	0		0
B) Protection and promotion of a quality built and	The St. Andrew's Hill roman fort (a scheduled ancient monument) lies to the east. The site lies in an area of archaeological potential to the west of the Roman fort at St Andrew's Hill and in an area where Roman finds have been recorded. Given the archaeological potential of the site, any planning	-1/?	Criteria within the policy seek archaeological investigation and mitigation, which should reduce the impact.	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
historic environment	application for development here must be supported by the results an appropriate level of archaeological works to allow the significance of the heritage asset to be understood along with the impact of any development upon it. A slight negative impact is considered.			
C) Mitigating the effects of climate change	Site is located within flood zone 1, the lower level of flood risk, a neutral effect. Development may result in surface water run-off which would need to be mitigated, a negative impact. One Critical Drainage Area is identified at Cullompton. A Flood Risk Assessment will be required at the planning application stage to determine specific recommendations for mitigation.	-1	Policy S11 Cullompton supporting text acknowledges the Critical Drainage Area at Cullompton which provides mitigation. Criteria within the policy seek the provision of a sustainable urban drainage scheme to deal with surface water from the development and arrangements for future maintenance, a neutral effect is considered.	0
D) Safeguarding and minimising resource use	Development option is located on greenfield land which would be lost if this site is developed. Option would result in the loss of Grade 1 high quality agricultural land, a negative effect. Grade 1 agricultural land in Mid Devon amounts to 32.4 square kilometres, only 3.5% of the district. Therefore, a negative impact of developing the site has been assumed, despite the small size of the site.	-2		-2
E) Promoting economic growth and employment	Site option does not result in the loss or gain of employment land, a neutral effect.	0		0
F) Supporting retail	Option is located some distance from the town centre. The policy contains no retail proposals, however the high street would benefit from the custom of the residents from this development. There would be a slight positive effect.	+1		+1
G) Meeting housing needs	Option is not currently well related to the existing built form at Cullompton, but could form an extension to other adjacent sites once they are built out.	+2		+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	The mix of dwellings to be achieved on site is already specified within a supplementary planning document, and will be tailored to achieve the appropriate balance. Option provides for 45 new dwellings of which 28% should be affordable - a contribution towards future housing need, a positive effect.			
H) Ensuring community health and wellbeing	Site option does not result in the loss or gain of community facilities or open space, a neutral effect. The option will have an impact on Cullompton Air Quality Management area which will require some mitigation, whilst there could be light and noise pollution impacts.	-1	The policy requires implementation of a transport plan and other measures to minimise air quality impacts.	0
I) Delivering the necessary infrastructure	The site has no suitable access to the highway, and the existing roads are not ideal at present as they are constricted, a negative effect. Widening of existing adjacent roads would be necessary. There are issues with Tiverton Road, however an adequate site access is achievable. The Mid Devon Community Infrastructure Evidence Report indicates that there is a pressing need for new primary places in Cullompton. The two schools in the town, St Andrews and Willowbank currently accept more pupils than their planned admission number for the size of school and facilities available there. There are two secondary schools located within this Local Learning Community, including Cullompton Community College which currently has 283 places spare capacity and Uffculme School, which currently admits 113 pupils more than its planned admission number. It will therefore be necessary to expand the secondary schools in the Local Learning community to provide roughly 334 places. Primary schools are at capacity and are both located on constrained sites making expansion either difficult or proportionally expensive. Given transport infrastructure constraints and education capacity a negative effect is considered.	-2	The policy has been written so that development should only come forward once local infrastructure being delivered by an adjacent site is completed. Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities; overall a neutral effect is considered.	0

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

Court Farm, Cullompton Option

A site of 1.4 hectares at Court Farm is allocated for residential development, subject to; 35 dwellings (28% affordable), transport plan, air quality improvements and Sustainable Urban Drainage (SUD).

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The remaining area is largely surrounded by existing development, visual and landscape impacts are considered minimal, a neutral effect. Much of the remaining area is previously developed, so impacts on biodiversity are expected to also be minimal. However, the Council will review existing species or habitats information held on previously allocated sites.	0		0
B) Protection and promotion of a quality built and historic environment	There are no listed buildings within or adjoining the site. The Cullompton Conservation Area adjoins the site to the south but there is no anticipated impact This site has already been subject to a programme of archaeological investigation and no further work is required on this site.. Most of the site is comprised of existing commercial buildings, in various states of use and repair. Redeveloping the site offers the opportunity to improve the local built environment. Therefore a positive impact is assumed.	+2		+2
C) Mitigating the effects of	There is a river and floodplain to the north of the northern section of this site while the southern portion of site is located in flood zone 1 the lowest	-2	Criteria within the policy seek the provision of a sustainable urban	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
climate change	probability of flooding, a neutral effect. There is potential fluvial flood risk from overtopping of the Spratford Stream and development on the site may result in surface water run-off. One Critical Drainage Area One Critical Drainage Area is identified at Cullompton. A Flood Risk Assessment will be required at the planning application stage to determine specific recommendations for mitigation.		drainage scheme to deal with surface water from the development and arrangements for future maintenance, a neutral effect is considered. Sustainable urban drainage scheme should also mitigate for overtopping of the Spratford Stream. S11 Cullompton supporting text acknowledges the Critical Drainage Area at Cullompton which provides mitigation.	
D) Safeguarding and minimising resource use	0.2ha is contaminated land as a result of textile manufacturing, whilst 0.4ha is from factory work a slight negative impact. Developing the site would require the remediation of the soil, which is considered to be a positive impact. The site is located on previously developed land and will not result in the loss of greenfield sites, which is also considered a positive effect. Because of site contamination overall a slight positive effect is considered.	+1	Remediation of contaminated land within the site.	+2
E) Promoting economic growth and employment	Redeveloping the site will result in the loss of a small number of employment units within the south west corner of the site, a negative effect. These are units which are used, but not of the highest quality. A minor negative impact is therefore associated with their loss.	-1		-1
F) Supporting retail	The site is located close to the town centre and Tesco supermarket. The policy contains no retail proposals, however the high street would benefit from the custom of the residents from this development. There would be a small positive effect.	+1		+1
G) Meeting housing needs	Option is well related to the existing built form being located within an existing built up area - positive effect. The option provides for 35 new dwellings of which 28% should be affordable a contribution towards future housing need, a further significant positive effect. The mix of dwellings to	0		+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	be achieved on site is already specified within a supplementary planning document, and will be tailored to achieve the appropriate balance.			
H) Ensuring community health and wellbeing	The site is located close to the town centre, a medical centre and Tesco superstore and there is pedestrian and cycle access to the site from Willand Road, a positive effect. Site option does not result in the loss or gain of community facilities or open space, a neutral effect. Developing the site could have an impact on Cullompton Air Quality Management area which will require some mitigation. Given the positive effect of the sites location near to local facilities, an overall neutral impact has been assumed.	0	The policy requires implementation of a transport plan and other measures to minimise air quality impacts.	+1
I) Delivering the necessary infrastructure	There is an existing access, however the multiple landowners would need to come forward together to see this delivered. This could hamper efforts to bring the site forward. The Mid Devon Community Infrastructure Evidence Report indicates that there is a pressing need for new primary places in Cullompton. The two schools in the town, St Andrews and Willowbank currently accept more pupils than their planned admission number for the size of school and facilities available there. There are two secondary schools located within this Local Learning Community, including Cullompton Community College which currently has 283 places spare capacity and Uffculme School, which currently admits 113 pupils more than its planned admission number. It will therefore be necessary to expand the secondary schools in the Local Learning community to provide roughly 334 places. Primary schools are at capacity and are both located on constrained sites making expansion either difficult or proportionally expensive. New school provision will be required early in the development. Potentially a slight negative effect.	-1	Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities; overall a neutral effect is considered.	0

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

Bradninch Road, Cullompton Option

A site of 1.1 hectares at Bradninch Road could be allocated for residential development, subject to; 25 dwellings (28% affordable), access from Exeter Road, archaeological investigation, transport plan, air quality improvements and Sustainable Urban Drainage (SUD).

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	This sites falls within the 'Upper farmed and wooded valley slopes' landscape character area. These areas are typified by having a steeply rolling landform, being a lush and fertile land which gives rise to extensive tracts of medium-scale fields of permanent pasture. The site slopes steeply and development would be very prominent, with large potential for visual impact.	-2	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan Review also provide some mitigation therefore a slightly negative impact is considered.	-1
B) Protection and promotion of a quality built and historic environment	This site lies in an area of archaeological potential with regard to known prehistoric and Roman activity in the vicinity. Archaeological mitigation in the form of a programme of archaeological work undertaken through the application of a standard worded condition on any consent granted may be required.	-1/?	Criteria within the policy seek mitigation measures through archaeological investigation.	0/?
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest probability of flooding, however, given the steeply sloping nature of the site there is the potential for surface water run-off to cause impacts elsewhere. One Critical Drainage Area is identified at Cullompton. A Flood Risk Assessment will be required at the planning application stage to determine specific recommendations for	-1	The policy includes sustainable urban drainage to mitigate any impact, therefore a neutral effect is anticipated. Policy S11 Cullompton supporting text acknowledges the	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	mitigation.		Critical Drainage Area at Cullompton which promotes mitigation.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land which would be lost if this site is developed. Option would result in the loss of grade 3 good to moderate quality agricultural land, a slight negative effect.	-1		-1
E) Promoting economic growth and employment	Site option does not result in the loss or gain of employment land, a neutral effect.	0		0
F) Supporting retail	Option is located some distance from the town centre. The policy contains no retail proposals, however the high street would benefit from the custom of the residents from this development. There would be a slight positive effect.	+1		+1
G) Meeting housing needs	Option provides for 35 new dwellings of which 28% should be affordable a contribution towards future housing need, a large positive effect. The mix of dwellings to be achieved on site is already specified within a supplementary planning document, and will be tailored to achieve the appropriate balance.	+2		+2
H) Ensuring community health and wellbeing	The site is located 800 metres from the town centre. Option will have an impact on Cullompton Air Quality Management area which will require some mitigation. The neighbouring use to the site is housing but at a lower level, therefore there may be some issues with overlooking. A frequent bus service is available nearby. Considering all impacts, a balanced (and therefore neutral) impact is considered.	0	The policy requires implementation of a transport plan and other measures to minimise air quality impacts. Development should reduce opportunities for overlooking of any adjacent residential properties.	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
I) Delivering the necessary infrastructure	Access to the site would only be possible through land at Exeter Road site CU7, which has access difficulties. The Mid Devon Community Infrastructure Evidence Report indicates that there is a pressing need for new primary places in Cullompton. The two schools in the town, St Andrews and Willowbank currently accept more pupils than their planned admission number for the size of school and facilities available there. There are two secondary schools located within this Local Learning Community, including Cullompton Community College which currently has 283 places spare capacity and Uffculme School, which currently admits 113 pupils more than its planned admission number. It will therefore be necessary to expand the secondary schools in the Local Learning community to provide roughly 334 places. Primary schools are at capacity and are both located on constrained sites making expansion either difficult or proportionally expensive. New school provision will be required early in the development. Overall a slight negative effect is possible.	-1	Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities; overall a neutral effect is considered.	0

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

Land adj Venndale, NW Long Moor Road

A site of 2.9 hectares could be allocated for employment development, subject to; a suitable amount of floorspace (potential for 6,090 sq metres of employment floorspace), vehicular access, no development until necessary improvements to M5 Junction 28, Sustainable Urban Drainage (SUD) and Green Infrastructure.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The sites falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. The site is flat and can only be viewed from very distant ridgelines, a slight negative effect.	-1	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan Review also provide some mitigation therefore a neutral effect is considered.	0
B) Protection and promotion of a quality built and historic environment	This sites lies in an area of archaeological potential Ground disturbance in this area may expose archaeological and palaeo-environmental deposits, a slight negative effect. The Historic Environment Team would therefore advise that any planning application for the development of this site should be conditional upon an appropriate programme of archaeological work being undertaken in mitigation for the impact of the development upon the heritage assets that may be affected by development within the site.	-1/?	Criteria within the policy option seek mitigation measures through archaeological investigation.	0/?
C) Mitigating the effects of climate change	The whole of the site is within flood zone 1. Development on the site may result in surface water run-off, a negative impact.	-1	Criteria within the policy seek the retention of area within the flood plain as green infrastructure. Policy S11 supporting text acknowledges the Critical Drainage Area at Cullompton which provides mitigation. A policy requirement in the Local Plan Review seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			maintenance. Development should be focussed in areas of least flood risk first and ensure any development in flood zone 2 and 3a are compatible with these flood zones, overall a neutral effect.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land which would be lost if this site is developed. The option would result in the loss of Grade 3 good to moderate quality agricultural land, a slight negative effect.	-1		-1
E) Promoting economic growth and employment	Proposed policy will help deliver 6,090 sqm of employment floorspace that will contribute towards bringing jobs into the area, a significant positive effect. Criteria within the policy seek a suitable amount of employment floor space, a positive effect. Development of this scale would be a boost to local construction firms and associated trades who would benefit from being able to undertake contract work on the site.	+3		+3
F) Supporting retail	Site option does not result in the loss or gain of retail development, a neutral effect.	0		0
G) Meeting housing needs	Site option does not result in the loss or gain of housing land, a neutral effect.	0		0
H) Ensuring community health and wellbeing	The site is located some distance from the main part of the town, which would reduce opportunities for walking to work. The option may have an impact on Cullompton Air Quality Management area which will require some mitigation not currently set out in a policy.	-2	The policy requires implementation of a transport plan and other measures to minimise air quality impacts.	-1
I) Delivering the necessary infrastructure	There are capacity issues at J28 however improvement works are planned. Suitable highways access is unknown.	-1	Criteria within the state that the development cannot come forward until improvement works to J28 have taken place. Policy S8 also provides mitigation by setting out that developers will be expected to	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			contribute to, or bear the full cost of, new or improved infrastructure and facilities; overall a neutral effect is considered.	

NW Kingsmill Industrial Estate, Cullompton Option

A site of 5.9 hectares could be allocated for employment development, subject to; a suitable amount of floorspace (potential for 15,000 sq metres of employment floorspace), vehicular access, no development until necessary improvements to M5 Junction 28, Sustainable Urban Drainage (SUD), retaining of areas within flood plain and Green Infrastructure.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The sites falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. The site is flat and can only be viewed from very distant ridgelines, a slight negative effect.	-1	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan Review also provide some mitigation therefore a neutral effect is considered.	0
B) Protection and promotion of a quality built and historic environment	This sites lies in an area of archaeological potential and within a floodplain of the River Culm. Ground disturbance in this area may expose archaeological and palaeo-environmental deposits, a slight negative effect. The Historic Environment Team would therefore advise that any planning application for the development of this site should be conditional upon an appropriate programme of archaeological work being undertaken in mitigation for the impact of the development upon the heritage assets that may be affected by development within the site.	-1/?	Criteria within the policy option seek mitigation measures through archaeological investigation.	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
C) Mitigating the effects of climate change	Development in the area of floodplain should be avoided and in the northwest part of the site is flood zone 2 and flood zone 3. The remaining south western part of the site is located in flood zone 1. One Critical Drainage Area is identified at Cullompton. A Flood Risk Assessment will be required at the planning application stage to determine specific recommendations for mitigation. As the site is proposed for commercial development a number of uses could be classed as 'less vulnerable' development and would therefore be compatible with Flood Zones 1, 2 and 3a, therefore only a slight negative effect is considered. Development on the site may result in surface water run-off, a negative impact. The River Culm flows along the north and west boundaries which may result in fluvial flooding.	-2	Criteria within the policy seek the retention of area within the flood plain as green infrastructure. Policy S11 supporting text acknowledges the Critical Drainage Area at Cullompton which provides mitigation. A policy requirement in the Local Plan Review seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Development should be focussed in areas of least flood risk first and ensure any development in flood zone 2 and 3a are compatible with these flood zones, overall a neutral effect.	0
D) Safeguarding and minimising resource use	Development option is located on greenfield land which would be lost if this site is developed. The option would result in the loss of Grade 3 good to moderate quality agricultural land, a slight negative effect.	-1		-1
E) Promoting economic growth and employment	Proposed policy will help deliver 15,000 sqm of employment floorspace that will contribute towards bringing jobs into the area, a significant positive effect. Criteria within the policy seek a suitable amount of employment floor space, a positive effect. Development of this scale would be a boost to local construction firms and associated trades who would benefit from being able to undertake contract work on the site.	+3		+3
F) Supporting retail	Site option does not result in the loss or gain of retail development, a neutral effect.	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
G) Meeting housing needs	Site option does not result in the loss or gain of housing land, a neutral effect.	0		0
H) Ensuring community health and wellbeing	The site is located some distance from the main part of the town, which would reduce opportunities for walking to work. The option may have an impact on Cullompton Air Quality Management area which will require some mitigation not currently set out in a policy.	-2	The policy requires implementation of a transport plan and other measures to minimise air quality impacts.	-1
I) Delivering the necessary infrastructure	There are capacity issues at J28 however improvement works are planned. Suitable highways access is unknown.	-1	Criteria within the state that the development cannot come forward until improvement works to J28 have taken place. Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities; overall a neutral effect is considered.	0

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

NE Part of Kings Mill, Cullompton

Option

A site of 3.3 hectares at Kings Mill Industrial Estate could be allocated for employment development, subject to; a suitable amount of floorspace (potential for 6,930 sq metres of employment floorspace), vehicular access, no development until necessary improvements to M5 Junction 28, Sustainable Urban Drainage (SUD), retaining of areas within flood plain and Green Infrastructure.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. There is a view from the distant ridgeline to the east, a slight negative effect.	-1	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan Review also provide some mitigation therefore a neutral effect is considered.	0
B) Protection and promotion of a quality built and historic environment	This site lies in an area of archaeological potential. Ground disturbance in this area may therefore expose archaeological deposits, a slight negative effect. The Historic Environment Team would therefore advise that any planning application for the development of this site should be conditional upon an appropriate programme of archaeological work being undertaken in mitigation for the impact of the development upon the heritage assets that may be affected by development within the site.	-1/?	Criteria within the policy seek mitigation measures through archaeological investigation.	0/?
C) Mitigating the effects of climate change	The south east boundary of the site is directly adjacent to flood zone 2 and 3. As the site is proposed for commercial development a number of uses could be classed as 'less vulnerable' development and would therefore be compatible with Flood Zones 1, 2 and 3a, therefore only a slight negative effect is considered. One Critical Drainage Area is identified at Cullompton. A Flood Risk Assessment will be required at the planning application stage to determine specific recommendations for mitigation. Development of the site may result in increased surface water run-off, a negative impact.	-2	A policy requirement in the Local Plan Review seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Policy S11 supporting text acknowledges the Critical Drainage Area at Cullompton which provides mitigation. Development should be focussed in areas of least flood risk	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			first and ensure any development in flood zone 2 and 3a are compatible with these flood zones, overall a neutral effect.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land which would be lost if this site is developed. The option would result in the loss of 3.3ha of Grade 3 good to moderate quality agricultural land, a negative effect.	-1		-1
E) Promoting economic growth and employment	This site has planning permission for B1, B2 and B8 uses, equating to 22,064 square metres of employment floorspace. One unit to the northwest (adjoining the site) has been built under a separate consent. Road access is in place but there are no serviced plots on the remaining land as yet. Proposed policy will help deliver 22,064 square metres of employment floorspace that will contribute towards bringing jobs into the area, a significant positive effect. Criteria within the policy seek a suitable amount of employment floor space, a positive effect.	+3		+3
F) Supporting retail	Site option does not result in the loss or gain of retail development, a neutral effect.	0		0
G) Meeting housing needs	Site option does not result in the loss or gain of housing land, a neutral effect.	0		0
H) Ensuring community health and wellbeing	The site is located some distance from the town centre but within walking distance of a bus route, a slight negative effect. Option will have an impact on Cullompton Air Quality Management area which will require some mitigation.	-2	The policy requires implementation of a transport plan and other measures to minimise air quality impacts.	-1
I) Delivering the necessary infrastructure	There are capacity issues at J28 however improvement works are planned. Suitable highways access is unknown.	-1	Criteria within the state that the development cannot come forward until improvement works to J28 have taken place. Policy S8 also provides mitigation by setting out	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities; overall a neutral effect is considered.	

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

Land South of Springbourne, East of Exeter Road, Cullompton Option

A site of 1.7 hectares at land south of Springbourne could be allocated for employment development, subject to; a suitable amount of floorspace (potential for 4,760 sq metres of employment floorspace), vehicular access, no development until necessary improvements to M5 Junction 28, Sustainable Urban Drainage (SUD), retaining of areas within flood plain and Green Infrastructure.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural	This sites falls within the 'Upper farmed and wooded valley slopes' landscape character area. These areas are typified by having a steeply	-2	The topography of the site would result in the need for sensitively	-2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
environment	rolling landform, being a lush and fertile land which gives rise to extensive tracts of medium-scale fields of permanent pasture. The site slopes steeply from the west to the east and contains a number of mature trees around the edge of the site. The site overlooks an adjacent property and it broken up into two agricultural fields. The site can be viewed from the west and the east and has a high visual impact, a negative effect.		located development. Introduce measures to protect and strengthen trees, hedgerows and other environmental features which contribute to the character and biodiversity, maintaining a wildlife network. A negative effect is anticipated.	
B) Protection and promotion of a quality built and historic environment	There is no anticipated archaeological impact, a neutral effect.	0		0
C) Mitigating the effects of climate change	The site is located in Flood zone 1 the lowest probability of flooding, a neutral effect. Development on the site may result in increased surface water run-off. A negative impact. One Critical Drainage Area is identified at Cullompton. A Flood Risk Assessment will be required at the planning application stage to determine specific recommendations for mitigation.	-1	Policy S11 supporting text acknowledges the Critical Drainage Area at Cullompton which provides mitigation. Criteria within the policy seek the provision of sustainable urban drainage schemes to deal with all surface water the development and arrangement of future maintenance, an overall neutral effect.	0
D) Safeguarding and minimising	Development option is located on greenfield land which would be lost if this site is developed. Option would result in the loss of 1.7ha of Grade 3 good to moderate quality agricultural land, a slight negative effect.	-1		-1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
resource use				
E) Promoting economic growth and employment	Proposed policy will help deliver 4,760 square meters of employment floorspace that will contribute towards bringing jobs into the area, a positive effect.	+2		+2
F) Supporting retail	Site option does not result in the loss or gain of retail development, a neutral effect.	0		0
G) Meeting housing needs	Site option does not result in the loss or gain of housing land, a neutral effect.	0		0
H) Ensuring community health and wellbeing	The site is located adjacent to the Cullompton Bowling Club however there is no anticipated loss of this facility, a neutral effect. The site does not have access to a designated foot/cycle path and is located some distance from the town centre, a slight negative effect. Option will have an impact on Cullompton Air Quality Management area which will require some mitigation, and there are concerns that certain types of employment in this location could draw additional HGVs through the town centre.	-2	The policy requires implementation of a transport plan and other measures to minimise air quality impacts.	-1
I) Delivering the necessary infrastructure	Suitable highways access is unknown, hence inclusion of criteria within the policy which seek a suitable vehicular access.	-1/?	Criteria within the state that the development cannot come forward until improvement works to J28 have taken place. Extension of the existing footpath along the B3181 to connect up to the site. Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities; overall a neutral effect is considered.	0/?

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

Crediton Preferred Site Allocations

Policy CRE1: Wellparks

A site of 22.9 hectares at Wellparks, A377, is allocated for residential development, subject to; 185 dwellings, with 28% affordable housing, 2,220 sq of commercial floor space, 15 hectares of green infrastructure, landscaping which reflects the sloping and visible nature of the site and which protects the setting of Downes Historic Park and Garden. A site design brief should be included within any planning application.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site falls within the 'Lowland plains' landscape character area which is typified by being open, low lying and agriculturally prosperous. The site sits on a slope, rising to the north away from the A377. Development of the site would result in the loss of the agricultural fields which are visible on the right when approaching Crediton from the Exeter direction. The presence of existing buildings on the south east part of the site, which are to be re-used, would mitigate some of the impact, as would the presence of recent development to the south of the site. Some impacts would be expected	-2	Criteria within the policy requires layout, design and landscaping that reflects the sloping, visible nature of the site and and makes provision for 15 hectares of Green Infrastructure on the upper slopes of the site. The northern area of the site is designated as green	-1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	however. The existing and disused buildings could harbour protected species (bats and or owls are known to make use of abandoned buildings). However, at this stage, the Council is not aware of the presence of protected species or habitats (a phase 1 habitat survey undertaken when the site was allocated did not note the presence of protected species). The more northerly parts of the site are most elevated, and therefore are most sensitive to development. In terms of wider landscape impacts, the adjoining development to the south will provide a degree of mitigation. A negative impact on the natural environment is anticipated as a result of developing this site.		infrastructure within the policy, and is not proposed for development.	
B) Protection and promotion of a quality built and historic environment	The site sits between the Crediton Conservation Area (to the west) and the local historic park and garden of the Downes Estate (to the east). A large part of the site is formed of the 'Wellparks' grade II farmhouse and farmstead complex. The setting of this site has traditionally been rural, given its separation from the town. However, urban encroachment has already begun to bring the site within the semi-urban fringe, particularly with the recent supermarket development to the south. A number of listed buildings also adjoin the south east corner of the site. Whilst the conservation area lies to the west, the site is largely screened from views from within the conservation area by the steep topography immediately to the west of the site. The development of the site would further impact on the historic value of the buildings. To the east of the site lies the historic estate of Downes. It is not anticipated that development of this site will impact on Downes given the topography which separates the sites. The impact on the built and historic environment is considered to be a negative effect.	-2	The policy contains provisions that development should respect the setting of Downes. Development is subject to layout, design and landscaping that reflects the sloping, visible nature of the site, locally distinctive design and the need to protect the setting of Downes Historic Park and Garden and respect the character and setting of the listed buildings at Wellparks and Downes House.	0
C) Mitigating the effects of climate change	The entirety of the site falls within flood zone 1, being the area of least flood risk but is in close proximity to the floodplain. The sloping nature of the site means that surface water run-off could be problematic once the site is developed.	-1	A policy requirement in the Local Plan Review seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			run-off and arrangements for future maintenance. Overall, the inclusion of a Sustainable Urban Drainage (SUD) scheme is thought to mitigate any negative impacts on local flood risk. This development is proposed as a mixed-use proposal and such schemes give residents the opportunity to live in close proximity to their place of work, thereby reducing the reliance on travel to further places of employment, reducing carbon emissions as a result. A positive impact.	
D) Safeguarding and minimising resource use	This is a greenfield site which is currently within an agricultural use. The whole site is grade 3 agricultural land, which would be lost if the site was developed. Though not the highest quality agricultural land, development of the site would have a negative impact on this indicator. The south east corner the location of the employment is a previously developed site, consisting of a number of existing farm buildings. Though some new buildings are proposed, the re-use of the existing buildings minimises the need for significant new building, and reduction of resources needed for their construction.	-2		-2
E) Promoting economic growth and employment	Crediton has had limited employment development within recent years, and this site could meet a large proportion of the town's employment needs and creating local jobs. Proposed policy will help deliver 2,220 square metres of commercial floorspace that will contribute towards bringing jobs into the area, a significant positive effect. Criteria within the policy seek a suitable amount of employment floor space, a positive effect.	+2		+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	Development of this scale would be a boost to local construction firms and associated trades who would benefit from being able to undertake contract work on the site. There would therefore be some positive impact.			
F) Supporting retail	The policy contains no retail proposals; however, retail does fall within the overall definition of commercial development. It is possible, therefore, that retail proposals could come forward on these sites if allocated. The supermarket and high street are both in relative close proximity to the site, and would benefit from the custom of the residents from this development. There would be a positive effect.	+1	Any such proposals would also need to be considered against sequential test set down in the 'Development outside town centres' policy. This should mitigate any harmful impacts against existing retail.	+1
G) Meeting housing needs	Crediton is a town with challenging topography, with few sites likely to be able to contribute towards meeting the housing need. This site would be able to meet a large proportion of Crediton's estimated housing need over the plan period. The policy also includes provision for 28% affordable housing, thereby providing a significant proportion of new housing within the town for those unable to access housing via other means. Overall, the impact of the policy is very positive.	+3		+3
H) Ensuring community health and wellbeing	Crediton has a wide variety of services, including doctor's surgeries, schools and a non-emergency hospital. Crediton is currently designated as an Air Quality Management Area, due to poor air quality within the town centre. The site is located off the A377, and adjacent to the new link road. Employment traffic generated by the site will be able to make use of the link road (when heading towards Tiverton), or via the A377 direct to Exeter, only needing to drive through the town centre when heading west along the A377. There will likely be some negative off-site air quality impacts as a result however. Option will contribute towards light and noise pollution, a slight negative effect although this is likely to be considerably alleviated now the new link road is complete. This housing site will be accessed via the link road, with residents bound for Tiverton or Exeter not needing to drive through the town centre. Development of the site is therefore unlikely to have a negative impact on existing air quality within the town	-1	The delivery of green infrastructure as part of the site will be accessible by residents, and could include a mixture of play equipment, footpaths amongst other features and could therefore be considered to have a slight positive impact on the health of residents.	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	centre.			
I) Delivering the necessary infrastructure	The provision of the Crediton Link Road represents a significant upgrade to the local road network. It directs traffic away from the town centre and the canyon-like Exeter Road. The Mid Devon Community Infrastructure Evidence Report has incorporated pupil generation impacts of developments which have already secured permission but not yet been built, such as Wellparks. These pupils have been included in the projected number on roll for Spring 2017, to reflect anticipated future pupil numbers. Developer contributions will be required in order to fund these improvements. Overall, the infrastructure is already in place, or nearing completion. Given that the site will be accessed via the new link road. The delivery of this site may put the primary schools under short-term pressure, but the development could support their longer-term expansion. The overall impact is therefore considered to be neutral.	0	Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities; overall a neutral effect is considered.	0

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

Policy CRE2: Red Hill Cross, Exhibition Road

A site of 3.1 hectares at Red Hill Cross is allocated for residential development, including provision of 135 dwellings (of which 28% are to be affordable), landscaping to reflect the sloping nature of the site, a footpath link to Old Tiverton Road, extension to the cemetery.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site sits on the border of two landscape character areas, the 'Lowland plains', and 'Sparsely settled valley floors'. This reflects the site's position above but in relatively close proximity to the flood zone around the River Creedy. It is on rising land, and is visible when approaching Crediton along the A3072. There will be a visual impact when heading into the settlement, as only a limited amount of housing is visible, when heading in this direction at present. Therefore a slight negative impact has been scored.	-1	The policy seeks a layout, design and landscaping that reflect the local distinctiveness, the visibility of the site and its sloping nature.	0
B) Protection and promotion of a quality built and historic environment	There are no heritage designations in close proximity to this site. A neutral impact is therefore anticipated.	0		0
C) Mitigating the effects of climate change	The site is located in flood zone 1, but is in very close proximity to the floodplain. Its elevated nature means that it is unlikely to be at risk of flooding, but surface water run-off from the site could exacerbate periodic flooding of the nearby River Creedy.	-1	A policy requirement in the Local Plan Review seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Overall, the inclusion of a Sustainable Urban Drainage (SUD) scheme is considered to mitigate any negative impacts on flood risk, and therefore a neutral impact has been anticipated.	0
D) Safeguarding and minimising resource use	The site is grade 2 land, being high quality agricultural land. Approximately only 11% of land within the district is within the grade 2 category. Therefore, the loss of this land has a negative impact on this indicator.	-2		-2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
E) Promoting economic growth and employment	The policy contains no commercial development proposals, however, there is an economic benefit associated with the delivery of sites for housing. Development of this scale would be a boost to local construction firms and associated trades who would benefit from being able to undertake contract work on the site. There would therefore be some positive impact.	+1		+1
F) Supporting retail	The policy contains no retail proposals. Future residents of the site may undertake their shopping within the town centre, providing it with an additional customer base. The town centre is walkable, but is some distance from the site. Whilst there may be some positive benefit to local retail.	+1		+1
G) Meeting housing needs	This site makes a significant contribution towards meeting the housing needs of the population of Crediton. The policy contains a requirement for 28% affordable housing. The mix of dwellings to be achieved on site is already specified within a supplementary planning document, and will be tailored to achieve the appropriate balance. The site sits adjacent to existing bus routes ensuring that residents who do not own a car can access services and facilities within the town.	+3		+3
H) Ensuring community health and wellbeing	Crediton has a wide variety of services, including doctors surgeries, schools and a non-emergency hospital. Crediton is currently designated as an Air Quality Management Area, due to poor air quality within the town centre. This is likely to be considerably alleviated now that the new link road is complete. Residents living at the new development will not be required to drive through the town centre when accessing Exeter or Tiverton, thereby minimising any potential negative impact on local air quality. Overall, the impact is considered to be neutral.	0		0
I) Delivering the necessary infrastructure	The provision of the Crediton Link Road represents a significant upgrade to the local road network. It directs traffic away from the town centre and the canyon-like Exeter Road. The Mid Devon Community Infrastructure Evidence Report has incorporated pupil generation impacts of developments which have already secured permission but not yet been	0	Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	built, such as Red Hill Cross. These pupils have been included in the projected number on roll for Spring 2017, to reflect anticipated future pupil numbers. Developer contributions will be required in order to fund these improvements. Overall, the infrastructure is already in place, or nearing completion. The delivery of this site may put the primary schools under short-term pressure, but the development could support their longer-term expansion. The overall impact is therefore considered to be neutral.		facilities; overall a neutral effect is considered.	

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

Policy CRE3: Cromwells Meadow

A site of 1.3 hectares at Cromwells Meadow is allocated for residential development including provision of 35 dwellings (of which 28% are to be affordable).

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site sits on the border of two landscape character areas, the 'Lowland plains', and 'Sparsely settled valley floors'. This reflects the site's position above but in relatively close proximity to the flood zone around the River Creedy. It is on higher ground than the nearby floodplain, and is partially	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	visible when approaching Crediton along the A3072. There will be some visual impact when heading into the settlement, but some housing is already visible from the existing Cromwells Meadow estate, which is on higher ground than the proposed site, and which thereby mitigates against any impact.			
B) Protection and promotion of a quality built and historic environment	There are no heritage designations in close proximity to this site. A neutral impact is therefore anticipated.	0		0
C) Mitigating the effects of climate change	The site is located in flood zone 1 with 3% of the site along the eastern boundary being within flood zone 2. The site boundary was amended to make the site smaller taking out the majority of the flood zones 2 and 3. The majority of the site is on rising ground and is unlikely to be at risk of flooding, but surface water run-off from the site could exacerbate periodic flooding of the nearby River Creedy. There are no specific criteria within the policy regarding the inclusion of renewable energy developments. Development on the site may increase surface water run-off, a negative impact.	-2	A policy requirement in the Local Plan Review seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Overall, the inclusion of a Sustainable Urban Drainage (SUD) scheme is considered to mitigate any negative impacts on flood risk or surface water run-off, and therefore a neutral impact has been anticipated.	0
D) Safeguarding and minimising resource use	Almost all the site (97%) is grade 3 agricultural land, which is the most common grade found throughout the district (approximately 64% of all land within the district is classed as grade 3). The loss of this land, which is not the most productive, is not considered to have a large negative impact.	-1		-1
E) Promoting economic	The policy contains no commercial development proposals, however, there is an economic benefit associated with the delivery of sites for housing.	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
growth and employment	Development of this scale would be a boost to local construction firms and associated trades who would benefit from being able to undertake contract work on the site. However, this is a small scale proposal, and therefore only a neutral impact on this indicator has been scored.			
F) Supporting retail	The policy contains no retail proposals. Future residents of the site may undertake their shopping within the town centre, providing it with an additional customer base. The town centre is walkable, but is some distance from the site, but buses do pass by the adjoining main road. Whilst there may be some small positive benefit to local retail.	+1		+1
G) Meeting housing needs	This site makes a large contribution towards meeting the housing needs of the population of Crediton. The policy contains a requirement for 28% affordable housing. The mix of dwellings to be achieved on site is already specified within a supplementary planning document, and will be tailored to achieve the appropriate balance. The site sits adjacent to existing bus routes ensuring that residents who do not own a car can access services and facilities within the town.	+2		+2
H) Ensuring community health and wellbeing	Crediton has a wide variety of services, including doctor surgeries, schools and a non-emergency hospital. The town services are walkable, but some are a distance from the site. Crediton is currently designated as an Air Quality Management Area, due to poor air quality within the town centre. The recent opening of the Crediton link road is expected to alleviate air quality issues.	-1	The recent opening of the Crediton link road will allow residents living at the new development will not be required to drive through the town centre when accessing Exeter or Tiverton, as other routes will be available, thereby minimising any potential negative impact on local air quality. Overall, the impact is considered to be neutral.	0
I) Delivering the necessary infrastructure	The opening of the Crediton Link Road represents a significant upgrade to the local road network. It directs traffic away from the town centre and the canyon-like Exeter Road. The Mid Devon Community Infrastructure Evidence Report indicates that there is a pressing need for primary education expansion in the town of Crediton itself, with the two primary	0	Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	schools there, being Hayward's and Landscore both admitting more than their planned admission number. In order to support the demographic and housing growth both local schools need to expand to 420 places thus creating an additional 240 places across the towns which will need to be supported by developer contributions/CIL. It should be noted that both schools are on constrained sites which are expensive to expand and may require additional land and buildings to expand across all year groups. The Queen Elizabeth's Academy School is currently forecast to have approximately 297 places available in the medium term. There should be sufficient pupil capacity at Queen Elizabeth's to accommodate the development allocated within its catchment area. Overall, the infrastructure is already in place, or nearing completion. The delivery of this site may put the primary schools under short-term pressure, but the development could support their longer-term expansion. The overall impact is therefore considered to be neutral.		facilities; overall a neutral effect is considered.	

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

Policy CRE4: The Woods Group, Exeter Road

A site of 0.17 hectares is allocated for eight residential dwellings, with mitigation for air quality issues, development that respects the character and setting of adjoining listed buildings and Conservation Area.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site lies within the settlement, within an already developed central location. There will be no landscape impacts. Given its highly urbanised nature, it is not anticipated that developing the site will have any negative impact on the natural environment.	0		0
B) Protection and promotion of a quality built and historic environment	There is a listed building to the north of the site, and the whole site is within the conservation area. The site at present is run-down, and detracts from the quality of some of the nearby older buildings. Generally, redevelopment of the site has the potential to enhance the local street scene and positively impact on the quality of the conservation area.	+1	Criteria seeks development that respects the character and setting of adjoining listed buildings and Conservation Area.	+1
C) Mitigating the effects of climate change	The site is located in flood zone 1, and is not in close proximity to the floodplain. Potential impact from surface water, a negative impact.	-1	The mitigating effect as a result of the inclusion of a Sustainable Urban Drainage (SUD) scheme has led to a neutral scoring.	0
D) Safeguarding and minimising resource use	This is a previously developed site, consisting of a number of low quality buildings. Redevelopment of this site is considered a positive outcome (even though the number of potential dwellings is low), reducing the reliance on the release of green field sites elsewhere.	+2	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance.	+2
E) Promoting economic growth and employment	The policy contains no commercial development proposals, however, there is an economic benefit associated with the delivery of sites for housing. Housing development can boost local construction firms and associated trades who would benefit from being able to undertake contract work on the site. However, this is a small scale proposal, and therefore only a	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	neutral impact on this indicator has been scored.			
F) Supporting retail	The policy contains no retail proposals. Future residents of the site may undertake their shopping within the town centre, providing it with an additional customer base. The town centre is in close proximity, as is the supermarket at the southern end of the town. However, this is a small site, and whilst there may be some positive benefits.	+1		+1
G) Meeting housing needs	This site makes a contribution towards meeting the housing needs of the population of Crediton. The mix of dwellings to be achieved on site is already specified within a supplementary planning document, and will be tailored to achieve the appropriate balance. It is only a small scale proposal, therefore only a minor positive score has been proposed.	+1		+1
H) Ensuring community health and wellbeing	Crediton has a wide variety of services, including doctor's surgeries, schools and a non-emergency hospital. The site is located near the centre of Crediton, within easy walking distance of the town centre. A positive impact. Crediton is currently designated as an Air Quality Management Area, due to poor air quality within the town centre. The site is located on Exeter Road, which is one of the areas of highest air quality concern. The location of the site would mean that residents travelling to the site would not use the new link road if they were coming from the Tiverton direction, Exeter direction and through the centre of the town from the west. A negative impact. The site has a positive and negative impact, resulting in a neutral impact overall.	0		0
I) Delivering the necessary infrastructure	The provision of the Crediton Link Road represents a significant upgrade to the local road network. Access from Park Road only. Exeter road will require local widening and the raised footpath lowering to improve junction visibility. The Mid Devon Community Infrastructure Evidence Report indicates that there is a pressing need for primary education expansion in the town of Crediton itself, with the two primary schools there, being Hayward's and Landscore both admitting more than their planned admission number. In order to support the demographic and housing growth both local schools need to expand to 420 places thus creating an	0	Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities; overall a neutral effect is considered.	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	additional 240 places across the towns which will need to be supported by developer contributions/CIL. It should be noted that both schools are on constrained sites which are expensive to expand and may require additional land and buildings to expand across all year groups. The Queen Elizabeth's Academy School is currently forecast to have approximately 297 places available in the medium term. There should be sufficient pupil capacity at Queen Elizabeth's to accommodate the development allocated within it's catchment area. Overall, the infrastructure is already in place, or nearing completion. The delivery of a site of this size is unlikely to have a large impact on school places. The overall impact is therefore considered to be neutral.			

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

Policy CRE5: Pedlerspool, Exhibition Road

A site of 21 hectares at Pedlerspool could be allocated for 200 dwellings (including 28% affordable housing and at least five gypsy and traveller pitches), extra care housing comprising at least 25 dwellings, relocation of Crediton Rugby Club, a phasing strategy to ensure extra care housing and site for the sports pitch come forward broadly in set with housing, layout and design that reflects local distinctiveness, protect the setting of the Creedy Historic Park and garden and wider area, facilitation of access to local bus routes via sustainable travel modes, protection of TPO's and archaeological investigation.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
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Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site sits astride the boundary of two landscape character areas. The south western part falls within the 'lowland plains' area which is typified as being open, low lying, flat and agriculturally prosperous. The north east falls within the 'sparsely settled farmed valley floors' an area typified by the presence of rivers or streams and related flat or gently sloping valley bottoms. Development of the whole site would have a large impact on the landscape character of the area. Views to the site from the north and east are far reaching. A significant amount of landscaping and green infrastructure is proposed as part of the policy, in order to protect the upper slopes and shield parts of the site from inward views. The part of the site closest to the river is also designated as a priority habitat, being 'coastal and floodplain grazing marsh'. The site would also extend the built area of Crediton further to the north and east. At present the north-eastern boundary of the site is relatively well contained, shielding the built environment from being visible to the north and east. A number of protected trees are sited within the centre of the site.	-2	To mitigate the impacts on the landscape the policy includes provision for a significant amount of landscaping, with protection afforded for the most elevated and visible slopes to the south west of the site. Nevertheless, it is acknowledged that there will be impacts as a result of developing this site.	-1
B) Protection and promotion of a quality built and historic environment	The site sits to the east of Creedy Country Park, a locally important historic park and garden. The park shares a boundary running north-east to south-west with this site. The further to the north east, where the site is flatter, the park is already well screened from views from the east due to the presence of walls and continual tree cover along the boundary. To the south west of the boundary, the landscape is more open, and much more elevated. The potential impact along this section is therefore greater.	-2	The policy contains provisions that the setting of the upper slopes should be used for landscaping and green infrastructure accordingly. It is possible, however, that there may still be an impact on the adjoining park. The policy seeks layout, design and landscaping, including planting on the riverside that reflects the local distinctiveness and its sloping nature.	-1
C) Mitigating the effects of climate change	A small section along the north eastern boundary is within flood zone 2 and 3, and the remaining area of the site is within flood zone 1. Surface water run-off from the site could exacerbate periodic flooding of the River Creedy	-2	The policy requires the inclusion of a sustainable urban drainage scheme to ensure retention of all	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	to the north east of the site.		surface water from the site, to avoid increasing the risk of flooding. The inclusion of a Sustainable Urban Drainage (SUD) scheme is considered to mitigate an increase in flood risk, therefore an overall neutral impact has been scored.	
D) Safeguarding and minimising resource use	This is a large greenfield site, which is currently made up of a mixture of grade 2 and 3 agricultural land, of which 10.1ha is grade 2. Much of the farmland within the district is grade 3, however only approximately 11% of land falls with grade 2. The loss of the 10.1 hectares of productive land is a negative outcome of developing the site.	-2		-2
E) Promoting economic growth and employment	The policy contains no commercial development proposals, however, there is an economic benefit associated with the delivery of sites for housing. Development of this scale would be a boost to local construction firms and associated trades who would benefit from being able to undertake contract work on the site. There would therefore be some positive impact.	+1		+1
F) Supporting retail	The policy contains no retail proposals. Future residents of the site may undertake their shopping within the town centre, providing it with an additional customer base. Residents may make use of the town centre and supermarkets, thereby providing an added boost to local shopping. A positive impact is anticipated as a result.	+2		+2
G) Meeting housing needs	This site would make a significant contribution towards meeting the housing needs of the population of Crediton. The policy contains a requirement for 28% affordable housing and would also meet the needs of gypsies and travellers by providing at least five pitches. The mix of dwellings to be achieved on site is already specified within a supplementary planning document, and will be tailored to achieve the appropriate balance. It is a large scale proposal, and scores highly as a result.	+3		+3
H) Ensuring	Crediton has a wide variety of services, including doctor surgeries, schools	-1	The policy also contains provision	+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
community health and wellbeing	and a non-emergency hospital. Crediton is currently designated as an Air Quality Management Area, due to poor air quality within the town centre. The opening of the Crediton Link Road represents a significant upgrade to the local road network. It directs traffic away from the town centre and the canyon-like Exeter Road.		for the relocation of the rugby club, and open space and other sports provision as part of the green infrastructure. This is considered to be a positive outcome.	
I) Delivering the necessary infrastructure	The opening of the Crediton Link Road represents a significant upgrade to the local road network. The Mid Devon Community Infrastructure Evidence Report indicates that there is a pressing need for primary education expansion in the town of Crediton itself, with the two primary schools there, being Hayward's and Landscore both admitting more than their planned admission number. In order to support the demographic and housing growth both local schools need to expand to 420 places thus creating an additional 240 places across the towns which will need to be supported by developer contributions/CIL. It should be noted that both schools are on constrained sites which are expensive to expand and may require additional land and buildings to expand across all year groups. The Queen Elizabeth's Academy School is currently forecast to have approximately 297 places available in the medium term. There should be sufficient pupil capacity at Queen Elizabeth's to accommodate the development allocated within it's catchment area. The delivery of this site may put the primary schools under short-term pressure, but the development could support their longer-term expansion. The overall impact is therefore considered to be neutral.	0	Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities; overall a neutral effect is considered.	0

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

Policy CRE6: Sports Fields, Exhibition Road

A site of 5.5 hectares at the sports field on Exhibition Road is allocated for 120 dwellings (including 28% affordable housing). The proposal would include relocation of the rugby club and associated pitches, archaeological investigation and implementation of a transport assessment.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	This is a site that lies within the settlement, and therefore any impact on landscape character would be minimal. There are no known priority habitats or records of protected species nearby. The impact on the natural environment is likely to be neutral.	0		0
B) Protection and promotion of a quality built and historic environment	There are no known heritage assets in close proximity however the site does lie within an area of archaeological potential. Archaeological investigation could reveal more about the history of this site, though the subsequent development of the site would result in the permanent loss of any undiscovered archaeological remains.	-1/?	The policy requires archaeological mitigation prior to development of the site, in order to better understand the significance of the site's heritage. Overall, the application of this mitigation has resulted in impact on the historic environment.	0/?
C) Mitigating the effects of climate change	The site is located in flood zone 1, and is not in close proximity to the floodplain. Surface water may increase due to development. A negative impact.	-1	A policy requirement in the Local Plan Review seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. A neutral	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			impact has been scored.	
D) Safeguarding and minimising resource use	Though this site is used for recreational purposes, notionally it is a green field site, with potential to be used for agricultural purposes. Approximately 36% of the site falls within the grade 2 category, therefore being quality agricultural land. The remainder of the site is not categorised. Though notionally grade 2 in part, such a site, separated from other farmland, is unlikely to return to farming use unless there are significant demand changes within the industry. A negative outcome is therefore anticipated.	-2		-2
E) Promoting economic growth and employment	The policy contains no commercial development proposals, however, there is an economic benefit associated with the delivery of sites for housing. Housing development can boost local construction firms and associated trades who would benefit from being able to undertake contract work on the site. However, a site of this size would have some positive impact on local building trades, and therefore a minor positive impact on this indicator has been scored.	+1		+1
F) Supporting retail	The policy contains no retail proposals. Future residents of the site may undertake their shopping within the town centre, providing it with an additional customer base. The town centre is in close proximity. However, this is a medium sized site, and whilst there may be some positive benefits to retail, overall the site has been scored as positive for this indicator.	+2		+2
G) Meeting housing needs	This site makes a contribution towards meeting the housing needs of the population of Crediton. The policy contains a requirement for 28% affordable housing. The mix of dwellings to be achieved on site is already specified within a supplementary planning document, and will be tailored to achieve the appropriate balance.	+3		+3
H) Ensuring community health and wellbeing	Crediton has a wide variety of services, including doctor's surgeries, schools and a non-emergency hospital. The town services are walkable, but some are a distance from the site. Crediton is currently designated as an Air Quality Management Area, due to poor air quality within the town centre. This is likely to be considerably alleviated now the new link road is	-1	The policy does stipulate the requirement for the implementation of a Transport Plan to minimise air quality impacts. Development of this site will only	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	complete. Therefore, it is anticipated that there is a slight negative impact associated with developing the site until the air quality of Crediton is re-assessed.		be able to take place once the rugby club (who currently make use of the site) have been relocated. This is stipulated within the policy, to ensure that there is no net loss to sports provision within the town.	
I) Delivering the necessary infrastructure	<p>The provision of the Crediton Link Road represents a significant upgrade to the local road network. The requirement for a transport assessment is an uncertain effect.</p> <p>The Mid Devon Community Infrastructure Evidence Report indicates that there is a pressing need for primary education expansion in the town of Crediton itself, with the two primary schools there, being Hayward's and Landscore both admitting more than their planned admission number. In order to support the demographic and housing growth both local schools need to expand to 420 places thus creating an additional 240 places across the towns which will need to be supported by developer contributions/CIL. It should be noted that both schools are on constrained sites which are expensive to expand and may require additional land and buildings to expand across all year groups. The Queen Elizabeth's Academy School is currently forecast to have approximately 297 places available in the medium term. There should be sufficient pupil capacity at Queen Elizabeth's to accommodate the development allocated within it's catchment area. Overall, the infrastructure is already in place, or nearing completion. The delivery of a site of this size may have some impact on school places in the short term, but should be able to fund their longer-term expansion. The overall impact is therefore considered to be neutral.</p>	0/?	Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities; overall a neutral effect is considered.	0/?

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

Policy CRE7: Stonewall Lane

A site of 3.2 hectares at Stonewall Lane Playing Field is allocated for 50 dwellings (including 28% affordable housing). The policy requires the relocation of the playing fields to an alternative site, access requirements and highway alterations, archaeological investigation and the provision of a sustainable urban drainage system and arrangements for future maintenance.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site lies within the settlement, but is located in an elevated position along the town's northern boundary. It falls within the 'lowland plains' landscape character area, which is normally typified by being an open, low lying, flat and agriculturally prosperous area. The elevated nature of the site means there are wide views to be obtained looking south from the playing field. There would also be some landscape impacts when looking north towards the site. It is shielded by the woods to the north from views from that direction. The site is surrounding on three sides by housing, which would mitigate any impacts, though some may still arise.	-1	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan Review also provide some mitigation therefore a neutral effect is considered.	0
B) Protection and promotion of a quality built and historic environment	The site is located adjacent to Creedy Park listed on the local register of Historic Parks and Gardens. The site lies in an area of archaeological potential and in prominent position in the landscape where prehistoric activity is known from an enclosure site to the west. Any planning application for development here would need to be supported by a programme of archaeological work to allow an understanding of the significance of heritage assets that may be present here.	-2/?	Criteria within the policy seek mitigation measures through archaeological investigation.	0/?
C) Mitigating the effects of	The site is located in flood zone 1, and is not in close proximity to the floodplain. Development on the site may lead to surface water run-off, a	-1	The policy requires the inclusion of a sustainable urban drainage	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
climate change	negative impact.		scheme to reduce the impact of surface water run-off. This is considered to mitigate any flood risk that may arise.	
D) Safeguarding and minimising resource use	Though this site is used for recreational purposes, notionally it is a green field site, with potential to be used for agricultural purposes (though no agricultural grade exists for the site). Such a site, separated from other farmland, is unlikely to return to farming use unless there are significant demand changes within the industry. Given the loss of the land, a minor negative outcome is indicated.	-1		-1
E) Promoting economic growth and employment	The policy contains no commercial development proposals, however, there is an economic benefit associated with the delivery of sites for housing. Housing development can boost local construction firms and associated trades who would benefit from being able to undertake contract work on the site. As a small scale proposal it is considered to have a neutral effect.	0		0
F) Supporting retail	The policy contains no retail proposals. Future residents of the site may undertake their shopping within the town centre, providing it with an additional customer base. Whilst there may be some positive benefits for retail, overall the site has been scored as minor positive for this indicator.	+1		+1
G) Meeting housing needs	This site makes a contribution towards meeting the housing needs of the population of Crediton. The policy contains a requirement for 28% affordable housing. The mix of dwellings to be achieved on site is already specified within a supplementary planning document, and will be tailored to achieve the appropriate balance. It is a medium scale proposal, therefore a positive score has been proposed.	+2		+2
H) Ensuring community health and wellbeing	Crediton has a wide variety of services, including doctors surgeries, schools and a non-emergency hospital. The town services are walkable, but some are a distance from the site. Crediton is currently designated as an Air Quality Management Area, due to poor air quality within the town centre. Now the link road is complete it is anticipated that air quality within the town centre will improve, overall the outcome of developing in this location	-1	Policy requires the relocation of the playing field to a suitable alternative site. Therefore, it is anticipated that there will be no overall negative impact associated with developing the site.	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	could slightly negatively impact on air quality levels. Development of the site would result in the loss of the playing fields.			
I) Delivering the necessary infrastructure	The provision of the new Crediton Link Road represents a significant upgrade to the local road network. There are existing houses located to the south and west of the site. The only possible access points would be along the northern boundary which contains hedgerows and is bounded by a narrow single width track. The Mid Devon Community Infrastructure Evidence Report indicates that there is a pressing need for primary education expansion in the town of Crediton itself, with the two primary schools there, being Hayward's and Landscore both admitting more than their planned admission number. In order to support the demographic and housing growth both local schools need to expand to 420 places thus creating an additional 240 places across the towns which will need to be supported by developer contributions/CIL. It should be noted that both schools are on constrained sites which are expensive to expand and may require additional land and buildings to expand across all year groups. The Queen Elizabeth's Academy School is currently forecast to have approximately 297 places available in the medium term. There should be sufficient pupil capacity at Queen Elizabeth's to accommodate the development allocated within its catchment area. Overall a slight negative effect is possible.	-2	Access should be from Jockey Hill and diversion of Stonewall Lane through the site. Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities; overall a neutral effect is considered.	0

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

	for this site is 2 years. Once developed, development will be permanent.
Spatial extent: (District wide / local)	This site option will help provide housing within Crediton including for affordable housing. Development would be focussed in Crediton, the third town in the district.

Policy CRE8: Land at Barn Park

A site of 1.64 hectares at Hunniver's Lane is allocated for 20 dwellings, including 28% affordable housing, with vehicular access being off Barn Park. For reference, this site was known as 'Land at Hunnivers Lane' in the 2013 SHLAA Report.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	This site lies adjacent to the south west side of the settlement. It falls within the 'lowland plains' landscape character area which is typified as being open, low lying, flat and agriculturally prosperous. The site abuts the existing built development off Barn Park, but the land slopes away to the south west offering wide views. However, this is a small development which would be mitigated by the adjacent housing, and landscape impacts therefore are considered to be minimal.	0		0
B) Protection and promotion of a quality built and historic environment	There are no known heritage designations in close proximity. Overall, impact against this indicator is neutral.	0		0
C) Mitigating the effects of climate change	The site is located in flood zone 1, and is not in close proximity to the floodplain. The site also lies within very close proximity to the lower school, which may permit some children to walk to school, thereby lowering vehicular trip rates. Therefore, a slight positive impact has been assumed. Development may increase surface water flooding, a negative effect. Overall a neutral effect. Development on the site may increase surface water run-off. A negative effect.	-1	A policy requirement in the Local Plan Review seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance.	+1
D)	The site is located on existing farmland, which currently does not have an	-1/?		-1/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
Safeguarding and minimising resource use	agricultural land grade classification, an unknown impact. Development of the site would result in the permanent loss of the farmland and though this is a relatively small site, this would still be a minor negative impact.			
E) Promoting economic growth and employment	The policy contains no commercial development proposals, however, there is an economic benefit associated with the delivery of sites for housing. Housing development can boost local construction firms and associated trades who would benefit from being able to undertake contract work on the site. However, this is a small scale proposal, and therefore only a neutral impact on this indicator has been scored.	0		0
F) Supporting retail	The policy contains no retail proposals. Future residents of the site may undertake their shopping within the town centre, providing it with an additional customer base. However, this is a small site, and whilst there may be some positive benefits, overall the site has been scored.	+1		+1
G) Meeting housing needs	This site makes a contribution towards meeting the housing needs of the population of Crediton. The policy contains a requirement for 28% affordable housing. The mix of dwellings to be achieved on site is already specified within a supplementary planning document, and will be tailored to achieve the appropriate balance. It is only a small scale proposal, therefore only a minor positive score has been proposed.	+1		+1
H) Ensuring community health and wellbeing	Crediton has a wide variety of services, including doctor's surgeries, schools and a non-emergency hospital. The town services are walkable, but some are a distance from the site. The Lower School is in close proximity to the site, which should enable children to walk to school. Crediton is currently designated as an Air Quality Management Area, due to poor air quality within the town centre. This is likely to be considerably alleviated now the new link road is complete. The close proximity of the site will enable children to walk to the lower school, and access other services offered on site. Therefore, it is anticipated that there will be no negative impact associated with developing the site.	0		0
I) Delivering the necessary	The provision of the Crediton Link Road represents a significant upgrade to the local road network. The Mid Devon Community Infrastructure Evidence	0	Policy requires a vehicular access coming off Barn Park. Policy S8 also	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
infrastructure	Report indicates that there is a pressing need for primary education expansion in the town of Crediton itself, with the two primary schools there, being Hayward's and Landscore both admitting more than their planned admission number. In order to support the demographic and housing growth both local schools need to expand to 420 places thus creating an additional 240 places across the towns which will need to be supported by developer contributions/CIL. It should be noted that both schools are on constrained sites which are expensive to expand and may require additional land and buildings to expand across all year groups. The Queen Elizabeth's Academy School is currently forecast to have approximately 297 places available in the medium term. There should be sufficient pupil capacity at Queen Elizabeth's to accommodate the development allocated within it's catchment area. Overall, the infrastructure is already in place, or nearing completion. The delivery of a site of this size is unlikely to have a large impact on school places. The local road infrastructure has limited capacity for additional development, therefore only a maximum of 20 dwellings have been specified for the site. The overall impact is therefore considered to be neutral.		provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities; overall a neutral effect is considered.	

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

Policy CRE9: Land at Alexandra Close

A site of 0.63 hectares at Land at Alexander Close is allocated for fifteen residential dwellings, including 28% affordable housing.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site lies within the settlement, and is surrounded by existing residential development (largely built in the 1960s/70s). It is not considered that there will be any landscape impacts as a result of developing the site. At this stage, the Council is not aware of the presence of protected species or habitats. A neutral impact is currently being assumed.	0		0
B) Protection and promotion of a quality built and historic environment	There are no heritage assets within the vicinity, nor is there evidence of any archaeological impacts from developing the site. Overall the outcome is therefore considered to be neutral.	0		0
C) Mitigating the effects of climate change	The site is located in flood zone 1, and is not in close proximity to the floodplain. Development on the site may increase surface water flooding, a negative impact.	-1	A policy requirement in the Local Plan Review seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance.	0
D) Safeguarding and minimising resource use	This is a greenfield site located within the settlement. It is currently used for grazing sheep. Approximately half of the site is agricultural grade 2, the other half is graded 'urban' (and effectively has no grade). Grade 2 land is limited in Mid Devon (only 11% of land is grade 2), however the loss of 0.3ha is not considered to be significant. Given it is a greenfield site (though small in size), a slight negative impact has been assumed.	-2		-2
E) Promoting	The policy contains no commercial development proposals, however, there	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
economic growth and employment	is an economic benefit associated with the delivery of sites for housing. Housing development can boost local construction firms and associated trades who would benefit from being able to undertake contract work on the site. However, this is a small scale proposal, and therefore only a neutral impact on this indicator has been scored.			
F) Supporting retail	The policy contains no retail proposals. Future residents of the site may undertake their shopping within the town centre, providing it with an additional customer base (the town centre is in relatively close proximity). However, this is a small site, and whilst there may be some positive benefits for retail, overall the site has been scored as minor positive for this indicator.	+1		+1
G) Meeting housing needs	This site makes a contribution towards meeting the housing needs of the population of Crediton. The policy contains a requirement for 28% affordable housing. The mix of dwellings to be achieved on site is already specified within a supplementary planning document, and will be tailored to achieve the appropriate balance. It is only a small scale proposal, therefore only a minor positive score has been proposed.	+1		+1
H) Ensuring community health and wellbeing	Crediton has a wide variety of services, including doctors surgeries, schools and a non-emergency hospital. The town services are walkable, but some are a distance from the site. The Upper School is in close proximity to the site, which should enable children to walk to school. Crediton is currently designated as an Air Quality Management Area, due to poor air quality within the town centre. The site is located on the west of Crediton, and any traffic accessing the high street, or heading for Tiverton, Exeter or beyond will need to drive through the town centre, thereby potentially having a low but negative impact on air quality. However, given the small size of the development, this impact is likely to be very low. Overall, it is anticipated that there will be no negative impact associated with developing the site.	0		0
I) Delivering the necessary infrastructure	The provision of the Crediton Link Road represents a significant upgrade to the local road network. The Mid Devon Community Infrastructure Evidence Report indicates that there is a pressing need for primary education	0	Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	expansion in the town of Crediton itself, with the two primary schools there, being Hayward's and Landscore both admitting more than their planned admission number. In order to support the demographic and housing growth both local schools need to expand to 420 places thus creating an additional 240 places across the towns which will need to be supported by developer contributions/CIL. It should be noted that both schools are on constrained sites which are expensive to expand and may require additional land and buildings to expand across all year groups. The Queen Elizabeth's Academy School is currently forecast to have approximately 297 places available in the medium term. There should be sufficient pupil capacity at Queen Elizabeth's to accommodate the development allocated within its catchment area. Overall, the infrastructure is already in place, or nearing completion. The delivery of a site of this size is unlikely to have a large impact on school places. The overall impact is therefore considered to be neutral.		bear the full cost of, new or improved infrastructure and facilities; overall a neutral effect is considered.	

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

Policy CRE10: Land south of A377

A site of 1.9 hectares south of the A377 could be allocated for 7,600 square metres of commercial floorspace.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site lies on the southern edge of the settlement, falling within the 'sparsely settled and farmed valley floors' landscape character area, being an area typified by the presence of streams or rivers. The site is largely flat, reflecting its proximity to the floodplain to the south. Development of the site would be visible on the approach into Crediton along the A377, and from the higher ground to the south. The flat nature of the site could allow it to be well-screened to mitigate some of the impact. In terms of biodiversity, some of the site (particularly the southern element) has the potential to be a priority habitat, being floodplain grazing marsh.	-1	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan Review also provide some mitigation therefore a neutral effect is considered.	0
B) Protection and promotion of a quality built and historic environment	This area has already been subject to a programme of archaeological investigation and any further development would not have any impact. The historic estate of Downes lies to the north east of the site though the intervening topography screens the park from any potential impact as a result of developing this site. No impact is anticipated.	0		0
C) Mitigating the effects of climate change	The site is located in close proximity to the flood zones associated with the River Yeo. Flood zone 3 lies to the south of the site, whilst zone 2, crosses over a small part of the sites south eastern boundary. The SFRA (2014) shows surface water problems running through the central part of the site from the east to near the western edge of the site where an unnamed watercourse provides potential flooding which adds to the uncertainty of the impact. Overall a slight negative effect is considered.	-1/?	A policy requirement in the Local Plan Review seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. This is considered to mitigate any negative flood risk impact associated with developing the site.	0/?
D) Safeguarding and minimising resource use	This is a greenfield site which is agricultural grade 3. This is the most common grade found throughout the district, accounting for approximately 64% of all land. Though of reasonable quality, its loss is only considered to be a slight negative impact.	-1		-1
E) Promoting	The policy contains provision for over 5,820 square metres of employment	+2		+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
economic growth and employment	floorspace. Crediton has had limited employment development within recent years, and this site could meet a large proportion of the town's employment needs and creating local jobs.			
F) Supporting retail	The policy contains no specific retail proposals, however, retail does fall within the overall definition of commercial development. It is possible, therefore, that retail proposals could come forward on these sites if allocated. However, the any such proposals would also need to be considered against the sequential test set down in the 'Development outside town centres' policy. This should mitigate any harmful impacts against existing retail.	0		0
G) Meeting housing needs	The policy contains no housing proposals. No impact is anticipated.	0		0
H) Ensuring community health and wellbeing	Crediton is currently designated as an Air Quality Management Area, due to poor air quality within the town centre. Option will contribute towards light and noise pollution, a slight negative effect. The site is located off the A377, in close proximity to the newly opened link road. Employment traffic generated by the site will be able to make use of the link road (when heading towards Tiverton), or via the A377 direct to Exeter, only needing to drive through the town centre when heading west along the A377. There will likely be some negative off-site air quality impacts as a result however.	-1		-1
I) Delivering the necessary infrastructure	The new provision of the Crediton Link Road represents a significant upgrade to the local road network. Overall, the infrastructure is already in place, or nearing completion.	0	Policy S8 provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities; overall a neutral effect is considered.	0

Secondary/cumulative/synergistic effects:	The development will help meet the employment needs in Crediton. Development could contribute towards traffic in the town with consequential impact on air quality within the town centre.
Temporary/permanent effects: Timescale: Short (1-5 years),	Within the short term, construction traffic associated with the development will

Medium (6-15 years) Long (15+ years)	contribute towards traffic increase within the town. Once developed, development will be permanent.
Spatial extent: (District wide / local)	This site option will help provide employment within Crediton. Development would be focussed in Crediton, the third town in the district.

Policy CRE11: Crediton Infrastructure

The Council will use CIL and planning obligations and where appropriate external sources of funding to deliver the following infrastructure; enhanced pedestrian and cycle facilities to serve development, bus service enhancements, air quality improvements, and expansion of primary and secondary education, emergency fire and rescue services, library reconfiguration to provide Devon Centre, extra care housing and community facilities.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	No anticipated effects.	0		0
B) Protection and promotion of a quality built and historic environment	No anticipated effects.	0		0
C) Mitigating the effects of climate change	The policy will support enhanced pedestrian and cycle facilities to serve development, a positive effect.	+2		+2
D) Safeguarding and minimising resource use	No anticipated effects.	0		0
E) Promoting economic growth and employment	No anticipated effects.	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
F) Supporting retail	No anticipated effects.	0		0
G) Meeting housing needs	The policy supports the provision of extra care housing, a positive effect.	+2		+2
H) Ensuring community health and wellbeing	The Council will use CIL and planning obligations and where appropriate external sources of funding to deliver the following infrastructure; enhanced pedestrian and cycle facilities to serve development, air quality improvements, emergency fire and rescue services, library reconfiguration to provide Devon Centre and community facilities (children / youth). This is all infrastructure required to ensure Crediton's community health and wellbeing over the course of the Plan period, a significant positive effect.	+3		+3
I) Delivering the necessary infrastructure	The Council will use CIL and planning obligations and where appropriate external sources of funding to deliver the following infrastructure; enhanced pedestrian and cycle facilities to serve development, bus service enhancements and expansion of primary and secondary education. This is all infrastructure required to deliver Tiverton's strategic growth over the course of the Plan period, a significant positive effect.	+3		+3

Secondary/cumulative/synergistic effects:	This policy supports many of the other Tiverton policies and collects funds towards necessary pieces of local infrastructure. This infrastructure is required to mitigate traffic impacts associated with existing and future developments in the town.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	The policy will have impacts over the lifetime of the plan, as monies will be gathered during all periods with development only likely to take place in the longer term.
Spatial extent: (District wide / local)	The impacts of the policy are likely to be wider than just Tiverton – as improvements to Tiverton's infrastructure / community facilities will serve a wider rural catchment.

Crediton Alternative Site Options

Land at Westwood Farm, Crediton Option

A site of 3.5 hectares at Westwood Farm could be allocated for 50 dwellings (including 28% affordable housing). Access would either be from Westernlea, or direct from the A377, and the site would need to be subject to archaeological mitigation and the inclusion of a sustainable urban drainage scheme.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site lies on the western edge of the town and falls within the 'lowland plains' landscape character area. These areas are typified by being low lying, generally flat and agriculturally prosperous. This site is quite steeply sloping, and there is the possibility of wider landscape impacts by expanding the town further to the west. This could be particularly felt given the elevated nature of the site in comparison with the adjoining housing to the east. The site is at a lower level than the A377 which runs along the northern boundary, with limited views in when approaching along the main road. Nevertheless, given the sloping nature of the site, there will be some impact on the surrounding landscape.	-1	Appropriate landscaping to mitigate visual impacts associated with developing the site and protection of the upper slopes to reduce visual impact.	0
B) Protection and promotion of a quality built and historic environment	There are no known heritage assets in close proximity; however the site does lie within an area of archaeological potential. Archaeological investigation could reveal more about the history of this site, though the subsequent development of the site would result in the permanent loss of any undiscovered archaeological remains.	-1/?	The policy therefore requires archaeological mitigation prior to development of the site, in order to better understand the significance of the site's heritage. Overall, the application of this mitigation has resulted in a reduced but neutral impact on the historic environment.	0/?
C) Mitigating the effects of climate change	The site is mainly located in flood zone 1, with a small portion of the site in the east in flood zone 3. A negative impact. Development on the site may increase surface water run-off without mitigation, a negative impact. An unnamed watercourse flows through the site which may cause flooding, an	-2/?	The policy requires the inclusion of a sustainable urban drainage scheme to reduce the impact of surface water run-off. This is	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	uncertain impact.		considered to mitigate any flood risk that may arise.	
D) Safeguarding and minimising resource use	This is an agricultural site, all of which is categorised as grade 3 land. The majority of agricultural land within the district falls within this category. Therefore, a slight negative impact has been assumed given the potential loss of this land.	-1		-1
E) Promoting economic growth and employment	The policy contains no commercial development proposals, however, there is an economic benefit associated with the delivery of sites for housing. Housing development can boost local construction firms and associated trades who would benefit from being able to undertake contract work on the site. As a small scale proposal it is considered to have a neutral effect.	0		0
F) Supporting retail	The policy contains no retail proposals. Future residents of the site may undertake their shopping within the town centre, providing it with an additional customer base. The town centre is in relatively close proximity, however, whilst there may be some positive benefits, overall the site has been scored as minor positive for this indicator.	+1		+1
G) Meeting housing needs	This site makes a contribution towards meeting the housing needs of the population of Crediton. The policy contains a requirement for 28% affordable housing. The mix of dwellings to be achieved on site is already specified within a supplementary planning document, and will be tailored to achieve the appropriate balance. It is a medium scale proposal, therefore a positive score has been proposed.	+2		+2
H) Ensuring community health and wellbeing	Crediton has a wide variety of services, including doctors surgeries, schools and a non-emergency hospital. The Upper School is in relative close proximity to the site, which should enable children to walk to school. Crediton is currently designated as an Air Quality Management Area, due to poor air quality within the town centre. The site is located on the west side of the town, and any traffic generated by the site travelling to Tiverton, Exeter or the M5 would pass through the High Street, thereby potentially further exacerbating existing air quality issues. Now the link road is complete it is anticipated that air quality within the town centre will	-1		-1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	improve, overall the outcome of developing in this location could slightly negatively impact on air quality levels.			
I) Delivering the necessary infrastructure	The provision of the new Crediton Link Road represents a significant upgrade to the local road network. The Mid Devon Community Infrastructure Evidence Report indicates that there is a pressing need for primary education expansion in the town of Crediton itself, with the two primary schools there, being Hayward's and Landscore both admitting more than their planned admission number. In order to support the demographic and housing growth both local schools need to expand to 420 places thus creating an additional 240 places across the towns which will need to be supported by developer contributions/CIL. It should be noted that both schools are on constrained sites which are expensive to expand and may require additional land and buildings to expand across all year groups. The Queen Elizabeth's Academy School is currently forecast to have approximately 297 places available in the medium term. There should be sufficient pupil capacity at Queen Elizabeth's to accommodate the development allocated within its catchment area. Overall a slight negative effect is possible.	-1	Access from Westernlea via Threshers, or direct from A377. The total number of dwellings for the site has been limited to take account of the capacity of the existing road infrastructure. The overall impact is therefore considered to be neutral. Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities; overall a neutral effect is considered.	0

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

Land at Chapel Down Farm, Crediton Option

A site of 10 hectares could be allocated for 120 dwellings (of which 28% would be affordable). The policy contains a requirement for substantial improvements to the local road network, archaeological investigation and provision of a sustainable urban drainage scheme.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	This is a prominent site lying on the western boundary of the town. It is steeply sloping, with the northern element being considerably higher than the southern part of the site. The site falls within the 'lowland plains' landscape character area, being characterised by being part of a generally low lying, agricultural landscape. When viewing the town from further to the west, views of the existing built environment are limited by the topography, with the most westerly development, Queen Elizabeth Drive, being partly screened from view by its location within a fold in the landscape. This site is more prominent, and would visibly extend the built environment, with the potential for it to be seen from distant viewpoints. A lower density of housing has been assumed, which could ensure that the development is focused away from the most prominent elements. Generally though, there would be a large landscape impact as a result of developing this site.	-2	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan Review also provide some mitigation therefore a slightly negative effect is considered.	-1
B) Protection and promotion of a quality built and historic environment	Chapel Downs Farmhouse is a listed building which sits adjacent to the site. The farm complex would once have been more separate from the town, but over the years residential growth has brought the site within Crediton's urban fringe. Development of the surrounding agricultural land will further impact on the setting of the building, with the potential to reduce its significance. The site also contains a probable prehistoric enclosure, which requires further archaeological investigation.	-2/?	Protection of the setting of the listed Chapel Downs Farmhouse. The policy therefore requires appropriate archaeological investigation prior to any development taking place. Overall, however, development of the site has the potential to slightly negatively impact on the historic environment.	-1/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
C) Mitigating the effects of climate change	The site is located in flood zone 1, a neutral impact. The steep topography combined with development of the site could lead to potential off-site impacts due to surface water run-off.	-1	The policy therefore includes a sustainable urban drainage scheme to retain all on-site water. This is considered to mitigate any potential impact and therefore a neutral score has been assumed.	0
D) Safeguarding and minimising resource use	This is a greenfield site on the edge of the settlement. The northern portion of the site is agricultural grade 2, whilst the southern (and larger) portion is grade 3. Only 11% of land within the district is grade 2. The loss of several hectares of this valuable land is a sustainability concern for the long-term retention of quality agricultural land within the district. A negative outcome has therefore been scored.	-2		-2
E) Promoting economic growth and employment	The policy contains no commercial development proposals, however, there is an economic benefit associated with the delivery of sites for housing. Housing development can boost local construction firms and associated trades who would benefit from being able to undertake contract work on the site. However, this is a large proposal, and therefore a positive knock-on effect on local construction could be anticipated.	+1		+1
F) Supporting retail	The policy contains no retail proposals. Future residents of the site may undertake their shopping within the town centre, providing it with an additional customer base. The town centre is in relatively close proximity, and would be walkable. Given the number of dwellings on site it could be assumed that there would be an associated retail boost for the high street and local supermarkets.	+2		+2
G) Meeting housing needs	This site would make a large contribution towards meeting the housing needs of the population of Cridton. The policy contains a requirement for 28% affordable housing. The mix of dwellings to be achieved on site is already specified within a supplementary planning document, and will be tailored to achieve the appropriate balance. It is a large scale proposal, therefore a high positive score has been proposed.	+3		+3
H) Ensuring	Cridton has a wide variety of services, including doctors surgeries, schools	0	Sensitive location of dwellings to	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
community health and wellbeing	and a non-emergency hospital. The town services are walkable, but some are a distance from the site. The Upper School is in relatively close proximity to the site, which should enable children to walk to school. Crediton is currently designated as an Air Quality Management Area, due to poor air quality within the town centre. The site is located on the west side of the town, and any traffic generated by the site travelling to Tiverton, Exeter or the M5 would pass through the High Street, thereby potentially further exacerbating existing air quality issues. Now the link road is completed it is anticipated that air quality within the town centre will improve, overall the outcome of developing in this location could negatively impact on air quality levels. There are some positive and negative impacts, however on balance a neutral impact has been assumed.		reduce overlooking of the existing adjacent properties on Queen Elizabeth Drive.	
I) Delivering the necessary infrastructure	The new Crediton Link Road represents a significant upgrade to the local road network. The policy includes provisions for substantial upgrades to Higher Road. The Mid Devon Community Infrastructure Evidence Report indicates that there is a pressing need for primary education expansion in the town of Crediton itself, with the two primary schools there, being Hayward's and Landscore both admitting more than their planned admission number. In order to support the demographic and housing growth both local schools need to expand to 420 places thus creating an additional 240 places across the towns which will need to be supported by developer contributions/CIL. It should be noted that both schools are on constrained sites which are expensive to expand and may require additional land and buildings to expand across all year groups. The Queen Elizabeth's Academy School is currently forecast to have approximately 297 places available in the medium term. There should be sufficient pupil capacity at Queen Elizabeth's to accommodate the development allocated within its catchment area. Overall a negative effect is possible.	-2	Criteria require access to the eastern part of the site to include substantial improvements to High Road, and access onto the A377 to include improvements to provide pedestrian facilities connecting the site to the town. Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities; overall a neutral effect is considered.	0
Secondary/cumulative/synergistic effects:		The development will help meet the housing needs in Crediton including affordable housing. Development could contribute towards traffic in the town with consequential		

	<p>impact on air quality within the town centre.</p> <p>At present the extent of the built environment is relatively well contained within the landscape and is not often visually prominent. Allocation of edge of town of sites will help to meet Crediton's housing need but would likely have landscape impacts given the surrounding steep local topography.</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 will contribute towards traffic increase within the town. The estimated development time for this site is 3 years. Once developed, development will be permanent.</p>
Spatial extent: (District wide / local)	<p>This site option will help provide housing within Crediton including for affordable housing. Development would be focussed in Crediton, the third town in the district.</p>

Barnfield, Crediton Option

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

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	<p>The site lies within the settlement and currently comprises a strip of land which is under-used, being located at the rear of properties on Barnfield, within an area which already has nearby existing residential development. Though the site is visible given its elevated location, the adjoining housing to the west and south (which is higher up the hillside) would mitigate any landscape impacts. Given the site is generally unused and overgrown land, there is the potential for the presence of a variety of species, including potentially protected species. A neutral impact is considered.</p>	0		0
B) Protection and promotion of a quality built and historic environment	<p>The site sits to the south of the Crediton Conservation Area, with a number of listed buildings along the high street. There is existing development adjacent to the site. The development of a small number of dwellings in this location is unlikely to affect the setting of these buildings, given the widespread development that has already taken place on the south side of the high street, and up the slopes of the hillside. The site is located in an</p>	-2/?	<p>Include requirement for archaeological investigation to take place prior to development of the site.</p>	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	area of archaeological potential, with the rear of the plots along the high street, being within the historic core of the town. Therefore, the impact is considered to be negative, as developing the site could result in the loss of the archaeological features.			
C) Mitigating the effects of climate change	The site is located in flood zone 1, and is not in close proximity to the floodplain. Development may cause surface water flooding, a negative impact.	-1	The policy requires the inclusion of a sustainable urban drainage scheme to reduce the impact of surface water run-off. This is considered to mitigate any flood risk that may arise.	0
D) Safeguarding and minimising resource use	Whilst not a previously developed site, this is an area with no agricultural land classification an unknown impact. It is an under-utilised area of land adjacent to Town Park and on the southern side of the High Street. Use of such sites for housing will reduce the need to allocate greenfield sites elsewhere. Therefore, a small positive impact has been assumed.	+1/?		+1/?
E) Promoting economic growth and employment	The policy contains no commercial development proposals, however, there is an economic benefit associated with the delivery of sites for housing. Housing development can boost local construction firms and associated trades who would benefit from being able to undertake contract work on the site. However, this is a small scale proposal, and therefore only a neutral impact on this indicator has been scored.	0		0
F) Supporting retail	The policy contains no retail proposals. Future residents of the site may undertake their shopping within the town centre, providing it with an additional customer base, especially given the close proximity of the site. However, this is a small site, and whilst there may be some positive benefits, overall the site has been scored as slightly positive for this indicator.	+1		+1
G) Meeting housing needs	This site makes a contribution towards meeting the housing needs of the population of Crediton. The mix of dwellings to be achieved on site is already specified within a supplementary planning document, and will be tailored to achieve the appropriate balance. It is only a small scale	+1		+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	proposal, therefore only a minor positive score has been proposed.			
H) Ensuring community health and wellbeing	Crediton has a wide variety of services, including doctor surgeries, schools and a non-emergency hospital. Both schools are in close proximity to the site, which should enable children to walk to school. Crediton is currently designated as an Air Quality Management Area, due to poor air quality within the town centre. Now the link road is completed it is anticipated that air quality within the town centre will improve, overall the outcome of developing in this location could negatively impact on air quality levels. Traffic generated by the site would need to drive through the town centre if travelling on to Exeter, Tiverton or further afield. However, many services and facilities are within walking distance of the site, which is considered a positive impact.	+1		+1
I) Delivering the necessary infrastructure	The new Crediton Link Road represents a significant upgrade to the local road network. The site should be accessed from Town Park. The Mid Devon Community Infrastructure Evidence Report indicates that there is a pressing need for primary education expansion in the town of Crediton itself, with the two primary schools there, being Hayward's and Landscore both admitting more than their planned admission number. In order to support the demographic and housing growth both local schools need to expand to 420 places thus creating an additional 240 places across the towns which will need to be supported by developer contributions/CIL. It should be noted that both schools are on constrained sites which are expensive to expand and may require additional land and buildings to expand across all year groups. The Queen Elizabeth's Academy School is currently forecast to have approximately 297 places available in the medium term. There should be sufficient pupil capacity at Queen Elizabeth's to accommodate the development allocated within its catchment area. Overall a slight negative effect is possible.	-1	Site is subject to a suitable vehicular access being achievable. Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities; overall a neutral effect is considered.	0
Secondary/cumulative/synergistic effects:		The development will help meet the housing needs in Crediton including affordable housing. Development could contribute towards traffic in the town with consequential		

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

Land south of Commonmarsh Lane, Crediton Option

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

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site lies on the eastern edge of Crediton, and falls within the 'lowland plains' landscape character area which is typified by generally being low lying, flat and agriculturally prosperous. The site slopes upwards towards the south, and would extend the area covered by the existing industrial estate further up the hillside. There would be a landscape impact when viewing the site from the north, as the hillside, and particularly the upper slopes, are visible from afar. Biodiversity records state that there may be the presence of badgers on part of the site. Given the potential landscape and biodiversity impacts, a negative score has been assumed.	-2	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan Review also provide some mitigation. A slight negative impact is considered post mitigation.	-1
B) Protection and promotion of a quality built and historic environment	Within or near to the site lies a possible pre-historic or Romano-British enclosure, with the potential for further deposits to be found in the area. The Downes estate, a locally important historic park and garden which includes a grade II* farmhouse lies adjacent to the site to the south. The intervening topography between the site and the estate should protect the setting of the park and garden, which lies behind the ridge line to the south of the site. A negative impact has been assumed given the potential disturbance of the archaeological remains in the area and the possibility of an impact on the Downes Estate.	-2/?	Include requirement for archaeological investigation to take place prior to development of the site. Include requirement for any development to ensure the protection of the setting of Downes estate. However due to the uncertainty of archaeological remains and visual impacts on	-1/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			heritage assets, a slight negative but uncertain impact is considered.	
C) Mitigating the effects of climate change	The site is located in flood zone 1 on elevated land. The floodplain of the River Creedy lies to the east. The increase in surface water run-off as a result of developing the site could have off-site impacts.	-1	The policy therefore requires the inclusion of a sustainable urban drainage scheme to reduce the impact of surface water run-off. This is considered to mitigate any negative impact.	0
D) Safeguarding and minimising resource use	This is a greenfield site which falls within agricultural land grade 2. Approximately only 11% of land within the district is this grade (grade 2 is high quality agricultural land). Though not a particularly large site, the loss of land of this quality is a negative impact of developing this site.	-2		-2
E) Promoting economic growth and employment	The policy contains provision for over 5,740 square metres of employment floorspace. Crediton has had limited employment development within recent years, and this site could meet a large proportion of the town's employment needs and creating local jobs.	+2		+2
F) Supporting retail	The policy contains no specific retail proposals, however, retail does fall within the overall definition of commercial development. It is possible, therefore, that retail proposals could come forward on these sites if allocated. However, the any such proposals would also need to be considered against sequential test set down in the 'Development outside town centres' policy. This should mitigate any harmful impacts against existing retail.	0		0
G) Meeting housing needs	The policy contains no housing proposals. No impact is anticipated.	0		0
H) Ensuring community health and wellbeing	Crediton is currently designated as an Air Quality Management Area, due to poor air quality within the town centre. The site is located adjacent to the existing industrial estate and in close proximity to the new link road. Employment traffic generated by the site will be able to make use of the	-1		-1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	link road (when heading towards Tiverton), or via the A377 direct to Exeter, only needing to drive through the town centre when heading west along the A377. There will likely be some negative off-site air quality impacts as a result however.			
I) Delivering the necessary infrastructure	The provision of the Crediton Link Road represents a significant upgrade to the local road network. Overall, the infrastructure is already in place, or nearing completion.	0	Site is subject to a suitable vehicular access being achievable. Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities; overall a neutral effect is considered.	0

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

Land east of Exeter Road, Crediton Option

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

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site lies on the eastern edge of Crediton, and falls within the 'lowland plains' landscape character area which is typified by generally being low lying, flat and agriculturally prosperous. The site is steeply sloping, particularly within the south west. It is highly visible from the south west, but is bounded by hedgerows to the east. Generally the site is elevated, and there would be landscape impacts as a result of seeing it developed. There are no natural environment designations within or in close proximity to the site. A negative impact is considered based on the potential impact on the wider landscape.	-2	Requirement for landscaping along the western boundary to protect setting of the conservation area and the listed Fair Park House. The site will still have slight negative impact post mitigation.	-1
B) Protection and promotion of a quality built and historic environment	There is no known archaeological significance attached to this site. The site does lie adjacent to the conservation area to the west, which contains a number of listed buildings, including the house and walled garden of Fair Park immediately adjacent. The elevated nature of the site means there is potential for development to impact on the historic setting of the adjacent buildings along Exeter Road.	-1		-1
C) Mitigating the effects of climate change	The site is located in flood zone 1 on elevated land. The floodplain of the River Creedy lies further to the east, whilst the River Yeo is some distance to the south. The increase in surface water run-off as a result of developing the site could have off-site impacts.	-1	The policy therefore requires the inclusion of a sustainable urban drainage scheme to reduce the impact of surface water run-off. This is considered to mitigate any negative impact.	0
D) Safeguarding and minimising resource use	This is a greenfield site. Only part of the site has been classified with an agricultural grade, an unknown impact. The southern element of the site, comprising 3.4 hectares is agricultural grade 3. This is the most common grade found throughout the district, accounting for approximately 64% of all land. Though of reasonable quality, its loss is only considered to be a minor negative impact.	-1/?		-1/?
E) Promoting economic growth and	The policy contains provision for over 11,130 square metres of employment floorspace. Crediton has had limited employment development within recent years, and this site could meet a large proportion of the town's	+3		+3

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
employment	employment needs and creating local jobs.			
F) Supporting retail	The policy contains no specific retail proposals; however, retail does fall within the overall definition of commercial development. It is possible, therefore, that retail proposals could come forward on these sites if allocated. However, the any such proposals would also need to be considered against sequential test set down in the 'Development outside town centres' policy. This should mitigate any harmful impacts against existing retail.	0		0
G) Meeting housing needs	The policy contains no housing proposals. No impact is anticipated.	0		0
H) Ensuring community health and wellbeing	Crediton is currently designated as an Air Quality Management Area, due to poor air quality within the town centre. The site is located adjacent to the existing industrial estate and in close proximity to the new link. Employment traffic generated by the site will be able to make use of the link road (when heading towards Tiverton), or via the A377 direct to Exeter, only needing to drive through the town centre when heading west along the A377. There will likely be some negative off-site air quality impacts as a result however.	-1		-1
I) Delivering the necessary infrastructure	The provision of the Crediton Link Road represents a significant upgrade to the local road network. Overall, the infrastructure is already in place, or nearing completion.	0	Site is subject to a suitable vehicular access being achievable. Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities; overall a neutral effect is considered.	0

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

Fairpark House, Crediton Option

A site of 1.2 hectares could be allocated for 48 dwellings (of which 28% are to be affordable).

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site lies within the settlement limit of Crediton and is bounded on the western boundary by existing development. There is potential for landscape issues as the site is on a slope facing west, however it is currently well screened by a hedgerow. A slight negative impact is considered.	-1	To mitigate the impacts on the landscape the policy includes provision for a significant amount of landscaping, with protection afforded for the most elevated and visible slopes to the south west of the site.	0
B) Protection and promotion of a quality built and historic environment	The site is located within the Crediton Conservation Area. Fairpark House and Gardens, as well as the Yard Wall are Grade II Listed and development would need to consider the setting of these heritage assets and other Listed buildings to the west of the site along Exeter Road. The impact on the built environment would depend on the design of the development and therefore a level of uncertainty remains.	-2/?	The policy contains provisions that development should respect the setting of Fairpark House. Development is subject to layout, design and landscaping that reflects the sloping, visible nature of the site, locally distinctive design and the need to protect the setting and character of the Crediton conservation area and the nearby	-1/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			Listed Buildings. Given the position of the development a slight negative impact is considered. An uncertain effect remains as this impact will depend on the design.	
C) Mitigating the effects of climate change	The site is located in flood zone 1 and is not in close proximity to the floodplain. A neutral effect. Development on the site may increase surface water run-off. A negative effect. Crediton has a good bus and train links. A positive effect.	+1	A policy requirement in the Local Plan Review seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance.	+2
D) Safeguarding and minimising resource use	The site is currently a greenfield site with 25% classed as Grade 3 and the remainder of the site not having an agricultural land grade. The loss of the Grade 3 land, although not the highest quality of agricultural land, would have a negative impact on this indicator. The unknown grade of agricultural land for the remainder of the site provides an unknown impact.	-1/?		-1/?
E) Promoting economic growth and employment	The policy contains no commercial development proposals, however, there is an economic benefit associated with the delivery of sites for housing. Development of this scale would be a boost to local construction firms and associated trades who would benefit from being able to undertake contract work on the site. There would therefore be some positive impact.	+1		+1
F) Supporting retail	The policy contains no retail proposals. Future residents of the site may undertake their shopping within the town centre, providing it with an additional customer base. The town centre is walkable, but is some distance from the site. A positive impact.	+1		+1
G) Meeting housing needs	This site makes a contribution towards meeting the housing needs of the population of Crediton. The policy contains a requirement for 28% affordable housing. The mix of dwellings to be achieved on site is already specified within a supplementary planning document, and will be tailored to achieve the appropriate balance. The site sits adjacent to existing bus	+2		+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	routes ensuring that residents who do not own a car can access services and facilities within the town.			
H) Ensuring community health and wellbeing	Crediton has a wide variety of services, including doctors surgeries, schools and a non-emergency hospital. The site is located quite close to the town centre, within easy walking distance to services. A positive impact. Crediton is currently designated as an Air Quality Management Area, due to poor air quality within the town centre. This is likely to be considerably alleviated now that the new link road is complete. Residents living at the new development coming from the west or Tiverton may not use the link road, adding to the air pollution in Crediton. A negative impact. Overall, the impact is considered to be neutral.	0		0
I) Delivering the necessary infrastructure	The provision of the Crediton Link Road represents a significant upgrade to the local road network. The Mid Devon Community Infrastructure Evidence Report indicates that there is a pressing need for primary education expansion in the town of Crediton itself, with the two primary schools there, being Hayward's and Landscore both admitting more than their planned admission number. In order to support the demographic and housing growth both local schools need to expand to 420 places thus creating an additional 240 places across the town which will need to be supported by developer contributions/CIL. It should be noted that both schools are on constrained sites which are expensive to expand and may require additional land and buildings to expand across all year groups. The Queen Elizabeth's Academy School is currently forecast to have approximately 297 places available in the medium term. There should be sufficient pupil capacity at Queen Elizabeth's to accommodate the development allocated within its catchment area. Overall, the infrastructure is already in place, or nearing completion. The delivery of a site of this size is unlikely to have a large impact on school places. The overall impact is therefore considered to be neutral.	0		0

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

Higher Road, Crediton Option

A site of 0.9 hectares could be allocated for 36 dwellings (of which 28% are to be affordable).

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site is a greenfield with no agricultural land classification. The site is located in to the north of Crediton on a rise of land. Part of the site would be opposite an open green field to the south and the whole site is adjacent ancient woodland to the north. Overall a slight negative impact.	-1	To mitigate the impacts on the landscape the policy includes provision for a significant amount of landscaping, with protection afforded for the most elevated and visible slopes to the south west of the site.	0
B) Protection and promotion of a quality built and historic environment	The site lies to the north of the settlement limit of Crediton. Development in this location would lead to the built environment to the north of Higher Road, a negative impact is considered. Currently there is limited development on this side of the road and nearby development is low density. The development would not have much of a visual impact due to the lay of the land. A neutral impact. Overall a slight negative impact.	-1	Policy DM1 will ensure the development is subject to layout, design and landscaping which would reduce the impact of the site. A neutral impact.	0
C) Mitigating the effects of climate change	The site is located in flood zone 1 and is not in close proximity to the floodplain. A neutral effect. Development on the site may increase surface water run-off. A slightly negative effect. Crediton has a good bus and train links. A positive effect.	+1	A policy requirement in the Local Plan Review seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water	+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			run-off and arrangements for future maintenance.	
D) Safeguarding and minimising resource use	The site is a greenfield, however there is not agricultural class associated with the site. A negative or unknown impact.	-1/?		-1/?
E) Promoting economic growth and employment	The policy contains no commercial development proposals, however, there is an economic benefit associated with the delivery of sites for housing. Development of this scale would be a boost to local construction firms and associated trades who would benefit from being able to undertake contract work on the site. There would therefore be some positive impact.	+1		+1
F) Supporting retail	The policy contains no retail proposals. Future residents of the site may undertake their shopping within the town centre, providing it with an additional customer base. The town centre is walkable, but is some distance from the site. A positive impact.	+1		+1
G) Meeting housing needs	This site makes a contribution towards meeting the housing needs of the population of Crediton. The policy contains a requirement for 28% affordable housing. The mix of dwellings to be achieved on site is already specified within a supplementary planning document, and will be tailored to achieve the appropriate balance.	+1		+1
H) Ensuring community health and wellbeing	Crediton has a wide variety of services, including doctors surgeries, schools and a non-emergency hospital. The site is located quite far from the town centre but is considered to be within a walkable distance. A positive impact. Crediton is currently designated as an Air Quality Management Area, due to poor air quality within the town centre. This is likely to be considerably alleviated now that the new link road is complete and residents travelling to and from Exeter could use this route. The location of the site would result in residents not driving through the centre of the town when travelling to the west or to Tiverton. There will likely be some negative off-site air quality impacts as a result however. Overall a neutral impact.	0		0
I) Delivering	The provision of the Crediton Link Road represents a significant upgrade to	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
the necessary infrastructure	the local road network. The Mid Devon Community Infrastructure Evidence Report indicates that there is a pressing need for primary education expansion in the town of Crediton itself, with the two primary schools there, being Hayward's and Landscore both admitting more than their planned admission number. In order to support the demographic and housing growth both local schools need to expand to 420 places thus creating an additional 240 places across the town which will need to be supported by developer contributions/CIL. It should be noted that both schools are on constrained sites which are expensive to expand and may require additional land and buildings to expand across all year groups. The Queen Elizabeth's Academy School is currently forecast to have approximately 297 places available in the medium term. There should be sufficient pupil capacity at Queen Elizabeth's to accommodate the development allocated within its catchment area. Overall, the infrastructure is already in place, or nearing completion. The delivery of a site of this size is unlikely to have a large impact on school places. The overall impact is therefore considered to be neutral.			

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