

Villages: Preferred Site Allocations and Alternative Site Options

Bampton

Policy BA1: Newton Square, Bampton

Land with a gross site area of 0.25 (ha) at Newton Square, Bampton is proposed for 5 dwellings with 30% affordable housing.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site is within the centre of a settlement and there is likely to be no impact on landscape character, a neutral effect.	0		0
B) Protection and promotion of a quality built and historic environment	There are many listed buildings within the centre of Bampton, though these are not likely to be affected by developing this site. The site area is in an area of archaeological potential within the historic core of Bampton and Bampton Conservation Area. Overall negative and uncertain effect is considered.	-2/?	A criterion within the policy seeks design which respects and enhances the character and appearance of the Conservation Area. The policy also requires archaeological investigation and appropriate mitigation, overall a neutral effect although this remains uncertain as the impact will depend on the results of the investigation.	0/?
C) Mitigating the effects of climate change	Of the original site area, 0.2 ha (67% South West) of the site is located in flood zone 1 and 0.1ha (33% North East) of the site is located in flood zone 2 and 3. The site boundary has been amended and now the whole of the site is in flood zone 1. In close proximity to the northern boundary is an area of	-1	The site area has been amended to remove the area in flood zone 2 and 3. A policy requirement in the Local Plan seeks mitigation	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	flood zone 2 and 3. The site could contribute to surface water run off without appropriate mitigation measures. Bampton has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around flooding but the benefit of a bus service overall a slight negative effect is considered.		measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Overall a neutral effect. Given the mitigation of flood risk a slight positive effect is considered as there is the benefit of a bus service.	
D) Safeguarding and minimising resource use	Development option is located on brownfield land, a positive effect.	+2		+2
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact	0	The policy makes provision for the parking of delivery vehicles serving the convenience store at 4-6 Newton Square, overall a positive effect.	+2
G) Meeting housing needs	Option provides for 5 new dwellings with 30% affordable housing, a contribution towards future housing need, a slight positive effect.	+1		+1
H) Ensuring community health and wellbeing	Bampton is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect.	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
I) Delivering the necessary infrastructure	Site access is achievable from Newton Court. The Mid Devon Community Infrastructure Evidence Report indicates that the primary school can accommodate additional pupils arising from this development without expansion. Given the small scale of development it is anticipated that this development will not as an individual site put pressure on the local secondary schools. Overall a neutral effect is considered.	0		0

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

Policy BA2: Stone Crushing Works (Scotts Quarry), Bampton

Land with a gross site area of 0.45 (ha) at Stone Crushing Works (Scotts Quarry), Bampton is proposed for a mixed use of 18 residential dwellings with 30% affordable housing and 355 sqm commercial floorspace.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site is within the settlement limit and is screened from the surrounding area. The presence of the existing development on the adjoining employment and housing development already provides a level of mitigation against any impact. The site is very enclosed by the boundary trees with only short views into and from the site permitted. The impact would be very limited. As there may be some loss of trees a slight negative impact is considered.	-1	The policy requires the protection of mature trees within the site. Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan also provide some mitigation therefore a neutral effect is considered.	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
B) Protection and promotion of a quality built and historic environment	No impact.	0		0
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures. Groundwater flooding maps also shows up to 25% chance of groundwater emergence within the site boundary. Bampton has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around flooding but the benefit of a bus service overall a slight negative effect is considered.	-1	Based on recommendations provided by Devon County Council, groundwater monitoring is not required for this site, provided that necessary details are submitted with a drainage strategy. A policy requirement in the Local Plan seeks the provision of a sustainable urban drainage scheme to deal with all surface water from the development. Given the mitigation of flood risk a slight positive effect is considered as there is the benefit of a bus service.	+1
D) Safeguarding and minimising resource use	The site is on grade 4 poor agricultural land. The remainder of the site is a spoil heap. The history of quarrying at the site highlights the possibility of the presence of contaminated land a negative effect overall.	-2	The policy requires the removal of the spoil heap and the assessment of land contamination and remediation where appropriate. Overall a positive effect.	+2
E) Promoting economic growth and employment	The policy provides for 355 sqm of commercial floorspace a positive impact.	+2		+2
F) Supporting	No impact.	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
retail				
G) Meeting housing needs	Option provides for 18 new dwellings with 30% affordable housing a contribution towards future housing need, a slight positive effect.	+1		+1
H) Ensuring community health and wellbeing	Bampton is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development. There may be concerns with locating housing the other side of the existing employment site, where the amenity of residents could be affected by employment activities, e.g. noise levels, deliveries etc. HGVs accessing the site and driving through the centre of the village could also potentially affect air quality. Overall a slight negative effect.	-1	DM4 Pollution provides mitigation for the potential impact of HGVs therefore a neutral effect is considered.	0
I) Delivering the necessary infrastructure	The site has an existing access. The Mid Devon Community Infrastructure Evidence Report indicates that there is sufficient capacity in the local schools. Given that a road access is in place and provision of education capacity is possible an overall neutral effect is considered.	0		0

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site have the potential to impact upon traffic congestion. Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Bampton. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing and employment needs.

Policy BA3: Ashleigh Park, Bampton

Land with a gross site area of 0.3 (ha) at Ashleigh Park, Bampton is proposed for 7 residential dwellings with 30% affordable housing.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site falls within the 'Upper farmed and wooded valley slopes' landscape character area. The majority of this type of landscape drains into the Exe Valley and is characterised by lush and fertile land giving rise to extensive tracts of medium scale fields of permanent pasture however the site is located within the fold of the hill and development here would have minimal impact, a neutral effect. The site is close to Kersdown Quarry SSSI but is not adjoining therefore no impact on the geodiversity of this site is considered.	0		0
B) Protection and promotion of a quality built and historic environment	The development site is not within or near the Bampton Conservation Area and development is unlikely to impact upon any listed buildings, a neutral effect.	0		0
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect. Bampton has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issue around surface water run off but the benefit of a bus service on balance a neutral effect is considered.	0	A policy requirement in the Local Plan seeks the provision of a sustainable urban drainage scheme to deal with all surface water from the development and arrangements for future maintenance, overall a neutral effect. Given the mitigation of surface water run off a slight positive effect is considered as there is the benefit of a bus service.	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
D) Safeguarding and minimising resource use	The site is located in the Minerals Consultation Zone for Kersdown Quarry. The site is on Grade 3 and 4 agricultural land (good/moderate to poor quality agricultural land). Given the small scale of the site but the fact that the site is located in a Minerals Consultation Zone and is on Grade 3 and 4 agricultural land an overall negative effect is considered.	-2	This site has planning permission and therefore the Minerals Consultation Zone has been considered as part of the planning application process. A slight negative effect remains as the site is on Grade 3 and 4 agricultural land.	-1
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 7 new dwellings with 30% affordable housing a contribution towards future housing need, a slight positive effect.	+1		+1
H) Ensuring community health and wellbeing	Bampton is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect.	0		0
I) Delivering the necessary infrastructure	An adequate site access is achievable, a neutral effect. The Mid Devon Community Infrastructure Evidence Report indicates that there is sufficient capacity in the local schools. As access is achievable and the provision of education is possible a neutral effect is considered.	0		0

Secondary/cumulative/synergistic effects:	The cumulative impact of the development of this site has the potential to impact upon traffic congestion. Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the
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	local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Bampton. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meeting housing needs.

South Molton Road, Bampton Option

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

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	There are a number of important trees within the site, of which 17 are covered by TPOs (all of these are within the eastern field), a negative effect. The site falls within the 'River valley slopes and coombes' landscape character area, which are defined as having steeped, often wooded sides. In the upper valleys, such sites have a strong sense of enclosure. This site would be highly visible from the ridge to the south west and the ridge to the north west due to the steep sloping nature of the site. Development within this site would also be visible from South Molton Road. Overall a negative effect is considered given the impact on trees and the landscape.	-2	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide mitigation for both the impact on the landscape and the natural environment. However given the high number of TPOs on the site, the potential for a TPO to be affected still remains, a slight negative but uncertain effect is considered as the impact will depend on the layout of any development.	-1/?
B) Protection and promotion of a quality built and historic	No impact.	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
environment				
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures. Bampton has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around surface water run off but the benefit of a bus service on balance a neutral effect is considered.	0	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Given the mitigation of surface water run off a slight positive effect is considered as there is the benefit of a bus service.	+1
D) Safeguarding and minimising resource use	Development option is located on greenfield land. Site is located on Grade 3 good / moderate quality agricultural land; given the relatively small area of the site a slight negative effect is considered.	-1		-1
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 80 new dwellings a contribution towards future housing need, a positive effect.	+2		+2
H) Ensuring community health and wellbeing	Bampton is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development. Footway provision and widening will be required, overall a slight negative effect.	-1	The provision of footway and widening would result in a neutral effect.	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
I) Delivering the necessary infrastructure	Accesses from the B3227 and High Street/C796 are achievable, but the site is steep which would limit suitable access points and highway layout, a slight negative effect. Bampton Primary School only has limited capacity and would not have enough capacity to accommodate the number of pupils arising from this individual allocation. Tiverton High School however does have capacity to meet the requirements of this individual allocation. Given a road access is achievable but steep and the education requirement, an overall negative effect is considered.	-2	Policy S8 provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities although the impact remains uncertain given the limited capacity for the school to expand within the current site. Footpath provision and widening to allow easy access to the village centre would benefit access to and from the site, however as the topography of the site is difficult to mitigate this will limit suitable access points and highway layout. Overall a slight negative and uncertain effect is considered given the topography of the site is difficult to mitigate and the uncertainty over education provision.	-1/?

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

Land at Ball Hill, Bampton Option

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

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site is not classed as a landscape character area, falling with the 'main cities and towns' area. The site in part is largely shielded by its high hedges and trees. The southern part lies on the western slope of the Bathern Valley and would be open to some views from the south, with landscape impacts expected as a result. Overall a slight negative effect is considered.	-1	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide mitigation, a neutral effect is therefore considered.	0
B) Protection and promotion of a quality built and historic environment	No impact.	0		0
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures. Bampton has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around surface water run off but the benefit of a bus service on balance a neutral effect is considered.	0	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Given the mitigation of surface water run off a slight positive effect is considered	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			as there is the benefit of a bus service.	
D) Safeguarding and minimising resource use	Site is located on Grade 4 poor quality agricultural land; given the small scale of the site a neutral effect is considered.	0		0
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 16 new dwellings a contribution towards future housing need, a slight positive effect.	+1		+1
H) Ensuring community health and wellbeing	Bampton is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development. The site is adjacent to sewerage works and there will be concerns of the impact of odours on residential amenity. Overall a slight negative effect.	-1	Given the proximity of the site to the sewerage works there are limited mitigation measures to respond to the impact of odours on residential amenity, a slight negative effect remains.	-1
I) Delivering the necessary infrastructure	West Street is of limited width but would be subject to improvement should the site south of Bampton School be developed. The site access is achievable off the existing highway. There is existing capacity in the local schools to accommodate development from this individual site. Overall a neutral effect is considered.	0		0

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

Bourchier Close, Bampton Option

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

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	There are no environmental designations within or adjacent the site, although the area is defined by Devon Biodiversity Record Centre as being of wildlife interest as a result of the site being comprised of 'semi-improved natural grassland/unimproved marshy grassland'. The site falls within the 'Upper farmed and wooded valley slopes' landscape character area, characterised by lush and fertile land giving rise to extensive tracts of medium scale fields of permanent pasture. The element of the site adjoining the road would have a lesser impact than the western site, which is much more steeply sloping. The Inspector's Report in 2010 noted that the development of the whole site would cause visual impact into the countryside outside the existing settlement although this would be contained by topography and potential screen planting, and concluded that allocating the site was justified. As the site is relatively small but could have an impact on biodiversity, and potentially the landscape without mitigation an overall negative effect is considered.	-2	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide mitigation for both the impact on the landscape and the natural environment a neutral effect is considered. Further mitigation would be provided if development was contained within the western site.	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
B) Protection and promotion of a quality built and historic environment	No impact.	0		0
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures. Bampton has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around surface water run off but the benefit of a bus service on balance a neutral effect is considered.	0	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Given the mitigation of surface water run off a slight positive effect is considered as there is the benefit of a bus service.	+1
D) Safeguarding and minimising resource use	Development option is located on greenfield land. 1.1ha (73% eastern part) of the site is located on Grade 3 good / moderate quality agricultural land, 0.4ha (27% western part) is located on Grade 4, poor quality agricultural land, overall a slight negative effect is considered as the site is relatively small but includes some Grade 3 agricultural land.	-1		-1
E) Promoting economic growth and employment	Option provides 4,000 sqm of commercial floorspace helping to diversify the economy and encourage inward investment, a positive effect.	+2		+2
F) Supporting retail	No impact.	0		0
G) Meeting	Option provides for 40 new dwellings a contribution towards future housing	+2		+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
housing needs	need, a positive effect.			
H) Ensuring community health and wellbeing	Bampton is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development. The existing pedestrian access to the town centre is poor, with no continuous pedestrian footpath along either the B3190 or Frog Street. Frog Street is relatively lightly trafficked and provides a direct route to the town centre from the site and is therefore the preferred pedestrian route. Frog Street is narrow with many dwellings directly fronting the highway. The upper part of the street is bounded by mature hedging which would not be desirable to lose. These factors make the widening of Frog Street difficult. The allocation of commercial land within Bampton could decrease air quality within the settlement through increased traffic movement and in particular HGV movements. Given the potential safety issues with pedestrian movement along Frog Street and potential harm to air quality a negative effect is considered.	-2	Development should include measures that discourage additional vehicular use of Frog Street whilst at the same time making the highway safer for use. Improvements to cycling and pedestrian safety to the town centre along Frog Street should also be required. DM4 Pollution also provides some mitigation. Given the mitigation measures a neutral effect is considered.	0
I) Delivering the necessary infrastructure	Site will require measures to discourage additional vehicular use of Frog Street. There is existing capacity in the local schools to accommodate development from this individual site. Given the road impact on Frog Street an overall slight negative effect is considered.	-1	If transport measures are undertaken to discourage additional vehicular use of Frog Street a neutral effect can be considered.	0

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

Bickleigh

Land south of Glen View, Bickleigh Option

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

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site falls within the 'River valley slopes and coombes' landscape character area. These areas are typified by their close proximity to the River Exe, and are largely comprised of steep, wooded valley sides, often with a strong sense of enclosure. Developing this site would change the context of the landscape, particularly when viewed from the west. However the site is surrounded by development and a main road which provides some mitigation. Overall a slight negative effect is considered.	-1	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide mitigation, a neutral effect is considered.	0
B) Protection and promotion of a quality built and historic environment	The site is within the Bickleigh Conservation Area and there are a number of listed buildings within close proximity to the site. Development on this site would be visible from Bickleigh Castle. Overall as there is potential impact on the Conservation Area, a number of listed buildings and Bickleigh Castle a negative effect is therefore considered.	-2	Where design and layout which respects the character and setting of the Conservation Area, relevant listed buildings and Bickleigh Castle a neutral effect is considered.	0
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures. There are also unnamed watercourses flowing through the north and south of the site, the impact of which is not yet known. Bickleigh has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around surface water run off and potential flood risk but the benefit of a bus service on balance a slight negative and uncertain effect is considered.	-1/?	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. A Flood Risk Assessment would be required to determine the impact of the	+1/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			unnamed watercourses. If development avoided areas of flood risk this would mitigate any impact. Given the mitigation of surface water run off and flood risk a slight positive effect is considered as there is the benefit of a bus service. Uncertainty remains as the impact of the unnamed watercourse is not yet known.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land. 1.35 ha (96% East) is located on Grade 3 good / moderate quality agricultural land and 0.05ha (4% West) is located on Grade 4 poor quality agricultural land. Given the size of the site area, a slight negative effect is considered.	-1		-1
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 45 new dwellings a contribution towards future housing need, a positive effect.	+2		+2
H) Ensuring community health and wellbeing	Bickleigh does not meet the criteria checklist to be designated a village in the Local Plan which is based on the physical characteristics of the settlement and the availability of three essential services (educational facility, convenience store and transport service). There is a bus stop in Bickleigh, which is walkable, but quite far with an hourly or greater bus service on the A396. It therefore scores a slight negative impact.	-1		-1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
I) Delivering the necessary infrastructure	With careful location an adequate site access from the A396 is achievable. Access is only feasible from the East lane, and access would result in the loss of part of the hedgerows. The C103 is narrow and has restrictive alignments. Bickleigh Primary School only has limited capacity and would not have enough capacity to accommodate the number of pupils arising from this individual allocation. Tiverton High School however does have capacity to meet the requirements of this individual allocation. Overall a negative effect is considered given access difficulties and school capacity.	-2	If the development provided access from the East lane, access would be achievable. Policy S8 provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities although the impact remains uncertain given the limited capacity for the school to expand within the current site. Overall a neutral and uncertain effect is considered given the potential for access and school capacity to be provided for but the uncertainty around expanding the school within its existing site.	0/?

Secondary/cumulative/synergistic effects:	Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Bampton. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing needs.

Bow

Policy BO1: Land adjacent to Hollywell, Bow

Land with a gross site area of 1.2(ha) at Land adjacent Hollywell, Bow is proposed for 20 dwellings with 30% affordable housing.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape that is intensively farmed. The site is flat and the boundary hedges provide a significant amount of screening. Despite the gently rolling nature of the farmland to the southern side of the village, there are only limited opportunities for views into the site from the west, east and south due to the screening effect of the existing boundary. However as there may be some loss of hedges and if lost this would impact on the landscape, but the site is relatively small a slight negative effect is considered	-1	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide some mitigation therefore a neutral effect is considered.	0
B) Protection and promotion of a quality built and historic environment	This site lies in an area of archaeological potential, with prehistoric settlement and funerary activity recorded in the vicinity, a slight negative and uncertain effect is considered.	-1/?	The policy requires archaeological investigation and appropriate mitigation, overall a neutral effect is considered although this remains uncertain as the impact will depend on the results of the investigation.	0/?
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect. Bow has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issue around surface water run off but the benefit of a bus service on balance a neutral effect is considered.	0	A policy requirement in the Local Plan seeks the provision of a sustainable urban drainage scheme to deal with all surface water from the development and arrangements for future maintenance. Given the mitigation	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			of surface water run off a slight positive effect is considered as there is the benefit of a bus service.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land. The site is located on Grade 2 very good quality agricultural land, as the site is relatively small a negative effect is considered.	-2		-2
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 20 new dwellings with 30% affordable housing a contribution towards future housing need. Option would require the demolition of one house in the south west corner to make an access onto Station Road. Given the overall net gain of 19 new dwellings a slight positive effect is considered.	+1		+1
H) Ensuring community health and wellbeing	Bow is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect	0		0
I) Delivering the necessary infrastructure	The Mid Devon Community Infrastructure Evidence Report indicates that primary and secondary school pupils can be accommodated without expansion. Access is possible but would require the demolition of the 'Hollywell' building. Given access will be required through a building a slight negative effect is considered.	-1	The allocation allows for 20 new dwellings and requires site access to come off Station Road via north west corner through the 'Hollywell'	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			building a neutral effect is therefore considered.	

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Bow. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will meet housing needs.

Policy BO2: West of Godfrey Gardens, Bow

Land with a gross site area of 0.23 (ha) West of Godfrey Gardens, Bow is allocated for 6 affordable dwellings.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site is within the 'Lower rolling farmed and settled valley slopes' character area, which is characterised by being a gently rolling and strongly undulating landscape which is intensively farmed. The site is largely shielded from views from the south due to existing hedgerows. The steep topography to the north also reduces views from that direction. There is medium housing to the East, and low density housing located to the West of the site. However as there may be some loss of hedges and if lost this would impact on the landscape, but the site is relatively small a slight negative effect is considered	-1	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide some mitigation therefore a neutral effect is considered.	0
B) Protection and promotion of	This site lies in an area of archaeological potential, with prehistoric settlement and funerary activity recorded in the vicinity, an overall slight negative and uncertain effect is considered.	-1/?	The policy requires archaeological investigations and appropriate mitigation measures, overall a	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
a quality built and historic environment			neutral effect is considered although this remains uncertain as the impact will depend on the results of the investigation.	
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect. Bow has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issue around surface water run off but the benefit of a bus service on balance a neutral effect is considered.	0	A policy requirement in the Local Plan seeks the provision of a sustainable urban drainage scheme to deal with all surface water from the development and arrangements for future maintenance. Given the mitigation of surface water run off a slight positive effect is considered as there is the benefit of a bus service.	0
D) Safeguarding and minimising resource use	Development option is located on greenfield land. The site is located on Grade 3 good / moderate quality agricultural, a slight negative effect as the site is relatively small.	-1		-1
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 6 new affordable dwellings a contribution towards future housing need, a slight positive effect.	+1		+1
H) Ensuring community	Bow is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited	0	The policy requires the provision of	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
health and wellbeing	level of development, a neutral effect		a pedestrian route linking Godfrey Gardens with Bow Mill Lane, overall a slight positive effect.	
I) Delivering the necessary infrastructure	The site is presently accessed from Bow Mill Lane which is a quite narrow, one vehicle width lane. Access from Godfrey Gardens only as Bow Mill Lane has restrictive alignment and width. The Mid Devon Community Infrastructure Evidence Report indicates that primary and secondary school pupils can be accommodated without expansion. Given access difficulties if development was to be access through Bow Mill Lane a slight negative effect is considered.	-1	The policy requires access from Godfrey Gardens, overall a neutral effect.	0

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

Land adjacent Bow Mill Lane, Bow Option

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

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural	There is a tree preservation order on one tree in the northern part, and another along the eastern boundary. The site is within the 'Lower rolling	-2	Policy S9 'Environment' and DM1	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
environment	farmed and settled valley slopes' landscape character area, which is characterised by being a gently rolling and strongly undulating landscape which is intensively farmed. The south end of the site is largely shielded from views further to the south, west and north with high boundary hedging. The northern part of the site slopes steeply and would be more prominent in the landscape. Housing on this part would be visible from the south, north and west. The adjacent housing to the east would provide some level of mitigation. Although there is a backdrop of development as the north of the site slopes steeply there could be some landscape impact, there could also be an impact on important trees therefore a negative effect overall is considered.		'High Quality Design' in the Local Plan provide mitigation for both the impact on the landscape and the natural environment a neutral effect is considered. Further mitigation would be provided if development was focussed on the southern part of the site avoiding the northern more prominent location.	
B) Protection and promotion of a quality built and historic environment	This site occupies a large area in a landscape where prehistoric settlement and funerary activity is recorded in the vicinity. There may also be an impact of the development upon the setting of the Scheduled Monuments to the west. Given the potential of archaeological impact and potential impact on the setting of the Scheduled Monuments, an overall negative and uncertain effect is considered.	-2/?	If archaeological investigation and mitigation is provided for, and design and layout which respects the character and setting of the Scheduled Monuments is considered a neutral effect is viewed. Although an uncertain effect remains as the impact on the prehistoric settlement and funerary activity will depend on the results of the investigation	0/?
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures. Bow has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around surface water run off but the benefit of a bus service on balance a neutral effect is considered.	0	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			future maintenance. Given the mitigation of surface water run off a slight positive effect is considered as there is the benefit of a bus service.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land. The site is located on Grade 3 good / moderate quality agricultural. Given the relatively small scale of the development a slight negative effect is considered	-1		-1
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 52 new dwellings a contribution towards future housing need, a positive effect.	+2		+2
H) Ensuring community health and wellbeing	Bow is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect.	0		0
I) Delivering the necessary infrastructure	The site is presently accessed from Bow Mill Lane which is a quite narrow, one vehicle width lane. Access from Godfrey Gardens only as Mill Lane has restrictive alignment and width, a slight negative effect. There is existing capacity in the local schools to accommodate development from this individual site. Given access difficulties through a restrictive alignment and road width a slight negative effect is considered.	-1	If development provides access from Godfrey Gardens a neutral effect is considered.	0

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

East Langford Farm, Bow Option

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

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site is classified as 'Lower rolling farmed and settled valley slopes', which is characterised by being a gently rolling and strongly undulating landscape which is intensively farmed. The site may be viewed from the South however the existing development provides some mitigation, given the mitigation of the existing development and the relatively small scale of the site overall a neutral effect is considered.	0		0
B) Protection and promotion of a quality built and historic environment	This site occupies an area in a landscape where prehistoric settlement and funerary activity is recorded in the vicinity. The development would also be an illogical and unusual extension to the built environment. Overall a negative and uncertain effect.	-2/?	If archaeological investigation and mitigation is provided for this would improve the impact score although this remain uncertain as the impact will depend on the results of the investigation. A slight negative remains as the	-1/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			development of this site would be an illogical and unusual extension to the built environment.	
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures. Bow has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around surface water run off but the benefit of a bus service on balance a neutral effect is considered.	0	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Given the mitigation of surface water run off a slight positive effect is considered as there is the benefit of a bus service.	+1
D) Safeguarding and minimising resource use	Development option is located on greenfield land. The site is located on Grade 2 very good quality agricultural. Given the relatively small site area a negative effect is considered.	-2		-2
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 25 new dwellings a contribution towards future housing need. Option would require the demolition of two homes to make an access onto Tree Park however an overall net gain of 23 new dwellings would be provided, therefore a positive effect is considered.	+2		+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
H) Ensuring community health and wellbeing	Bow is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect.	0		0
I) Delivering the necessary infrastructure	Highways Authority visited Iter Close and has concluded that the site could be accessed from there for a small number of dwellings however it would be dependent on land in the control of both number 1 and 2 in the south west corner. This solution would only serve a small increase of up to 25 dwellings. Existing estate has issues with parking particularly on the bend to the north of the play area which causes a restriction, therefore a suitable level of parking need to be imposed. Option would require the demolition of two homes to make an access onto Tree Park. There is existing capacity in the local schools to accommodate development from this individual site. Given access and parking difficulties a slight negative effect is considered.	-1	If the development provided access from Iter Cross and access onto Tree Park, and provided appropriate parking a neutral effect is considered.	0

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

Land adjacent Jackman Car Park, Bow Option

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

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. The site is open in nature, and slopes steeply down the hillside towards the north. The southern part of the site forms part of the ridge on which the main road through the village lies. There are wide views from the site out towards the wide ridge to the north. The site would also be visible from the ridge, however some level of mitigation would be provided by the existing built development line which spans along this side of the road. Given the small size of the site a neutral effect is considered.	0		0
B) Protection and promotion of a quality built and historic environment	0.3ha of site is within the Conservation Area of Bow (30%, the southern part of site). There are many listed buildings within the centre of Bow, a number of which are located in close proximity to the site, particularly on the south side of the main street further west along the road. The proposed development lies within an area of archaeological potential, in an area enclosed in the medieval period and in an area where prehistoric activity has been recorded. The site is also steeply sloping, falling sharply to the north. Development of this site would extend the built environment on the north side of the main road which is currently arranged in a linear fashion hugging the line of A3072. Given the potential impact on the Conservation Area, listed buildings, area of archaeological potential and extension of the built environment on the north side of the main road an overall significant negative and uncertain effect is considered.	-3/?	If the following aspects are considered by development this would provide some mitigation. <ul style="list-style-type: none"> • Design and layout which respects the character and setting of Conservation Area and listed buildings. • Archaeological investigation and appropriate mitigation measures. <p>Although an uncertain effect remains as the impact on the area of archaeological potential will</p>	-1/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			depend on the results of the investigation. A slight negative impact is considered as the development would extend the built environment on the north side of the main which is generally arranged in a linear fashion hugging the line of the A3072.	
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures. Bow has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around surface water run-off but the benefit of a bus service on balance a neutral effect is considered.	0	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance Given the mitigation of surface water run off a slight positive effect is considered as there is the benefit of a bus service.	+1
D) Safeguarding and minimising resource use	Development option is located on greenfield land. The site is located on Grade 3 good / moderate quality agricultural land, given the relatively small size of the site, only a slight negative effect is considered.	-1		-1
E) Promoting economic	No impact.	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
growth and employment				
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 32 new dwellings a contribution towards future housing need, a positive effect.	+2		+2
H) Ensuring community health and wellbeing	Bow is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect.	0		0
I) Delivering the necessary infrastructure	High level differentials between the main road and the site may restrict access, which may need to cross the existing car park. There is a requirement for a frontage footway. There is existing capacity in the local schools to accommodate development from this individual site. Given access difficulties a slight negative effect is considered.	-1	If access is required through the existing car park, the provision of replacement car parking would ensure no net loss of infrastructure and therefore a neutral effect is considered.	0

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

South of Iter Cross, Bow (Commercial) Option

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

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site is currently part of an open agricultural field which is highly visible from the south, although adjacent development will mitigate some impact. This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. Overall a slight negative effect is considered given the potential impact on the landscape from the south but mitigation is provided by existing development and the site is relatively small.	-1	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide some mitigation, a neutral effect is therefore considered.	0
B) Protection and promotion of a quality built and historic environment	The site contains evidence of prehistoric activity and within a landscape that contains a concentration of prehistoric sites identified by aerial photography, overall slight negative and uncertain effect.	-1/?	If archaeological investigation and mitigation is provided for a neutral effect is viewed, although this remains uncertain as the impact will depend on the results of the investigation	0/?
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures. Bow has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around surface water run off but the benefit of a bus service on balance a neutral effect is considered.	0	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Given the mitigation of surface water run off a slight positive effect is considered as there is the benefit of a bus	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			service.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land. The site is located on Grade 2 Excellent quality agricultural land. Given the relatively small scale of the site a negative effect is considered.	-2		-2
E) Promoting economic growth and employment	Option provides 1,700 sqm of commercial floorspace helping to diversify the economy, provide opportunities for local employees, reduce out-commuting and encourage inward investment, a positive effect	+2		+2
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	No impact.	0		0
H) Ensuring community health and wellbeing	Bow is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development. The allocation of commercial land within Bow could decrease air quality within the settlement through increased traffic movement and in particular HGV movements. Given the potential for harm to air quality an overall slight negative effect is considered.	-1	DM4 Pollution will provide mitigation, a neutral effect overall.	0
I) Delivering the necessary infrastructure	The site is already allocated and there are no known issues with infrastructure.	0		0

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic congestion.
Temporary/permanent effects: Timescale: Short (1-5 years),	Within the short term, construction traffic associated with the development will

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

South West of Junction Road, Bow (Commercial)

Option

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

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site would be highly visible from the south, although adjacent development will mitigate some impact. This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. Given the site is relatively small but there may be some landscape impact from the south overall a slight negative effect is considered.	-1	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide some mitigation, a neutral effect is therefore considered.	0
B) Protection and promotion of a quality built and historic environment	The site lies near evidence of prehistoric activity and within a landscape that contains a concentration of prehistoric sites identified by aerial photography, overall a slight negative and uncertain effect.	-1/?	If archaeological investigation and mitigation is provided for a neutral effect is viewed, although this remains uncertain as the impact will depend on the results of the investigation	0/?
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures. Bow has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around surface water run off but the benefit of a bus service on balance a neutral effect is considered.	0	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Given the	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			mitigation of surface water run off a slight positive effect is considered as there is the benefit of a bus service.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land. The site is located on Grade 2 excellent quality agricultural land. Given the relatively small size of the site a negative effect is considered.	-2		-2
E) Promoting economic growth and employment	Option provides 2,100 sqm of commercial floorspace helping to diversify the economy, provide opportunities for local employees, reduce out-commuting and encourage inward investment, a positive effect	+2		+2
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	No impact.	0		0
H) Ensuring community health and wellbeing	Bow is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development. The allocation of commercial land within Bow could decrease air quality within the settlement through increased traffic movement and in particular HGV movements. Given the potential for harm to air quality an overall slight negative effect is considered.	-1	DM4 Pollution will provide mitigation, a neutral effect overall.	0
I) Delivering the necessary infrastructure	There is a potential access through the employment site directly to the north, otherwise access would be difficult, a slight negative effect.	-1	If access was provided to the north a neutral effect is considered.	0

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

Bradninch

Policy BR1: Hele Road, Bradninch

Land with a gross site area of 0.3 (ha) at Hele Road, Bradninch is proposed for 7 dwellings with 30% affordable.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. These areas are typified by having a gently rolling and strongly undulating landscape which is intensively farmed. The site is an open field, and slopes from the north west to the south east. The site can be viewed from some distance, particularly from the ridge line to the south east effect. However, the existing adjoining housing already provides a backdrop of built development and would provide a level of mitigation should the site be used for housing. As there could be a slight negative impact on landscape as it can be viewed from some distance from the ridge line to the south east a slight negative effect is considered.	-1	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide mitigation a neutral effect is therefore considered.	0
B) Protection and promotion of a quality built and historic environment	The site lies in an area of archaeological potential demonstrated by the presence of prehistoric sites identified through aerial photography, an overall slight negative and uncertain effect is considered.	-1/?	The policy requires archaeological investigations and appropriate mitigation measures, overall a neutral effect although this remains uncertain as the impact will depend on the results of the	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			investigation.	
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect. Bradninch has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issue around surface water run off but the benefit of a bus service on balance a neutral effect is considered.	0	A policy requirement in the Local Plan seeks the provision of a sustainable urban drainage scheme to deal with all surface water from the development and arrangements for future maintenance. Given the mitigation of surface water run off a slight positive effect is considered as there is the benefit of a bus service.	0
D) Safeguarding and minimising resource use	Development option is located on greenfield land, Grade 3 good / moderate quality agricultural land, a slight negative effect given the small scale of the site.	-1		-1
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 7 new dwellings with 30% affordable, a contribution towards future housing need, a slight positive effect.	+1		+1
H) Ensuring community health and wellbeing	Bradninch is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
I) Delivering the necessary infrastructure	An adequate access is achievable to the north of the site. The Mid Devon Community Infrastructure Evidence Report indicates that pupils can be accommodated without expansion. Overall a neutral effect is considered.	0	The policy requires the access point to be located on the northern part of the site frontage on to Hele Road, overall a neutral effect.	0

Secondary/cumulative/synergistic effects:	Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Bradninch. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing needs.

Burlescombe

Churchyard Field, Burlescombe Option

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

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. To the west the land drops away and offers wide views, which reciprocally when viewed into the site would be seen with the church in the background, a slight negative effect.	-1	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide some mitigation, a neutral effect is therefore considered.	0
B) Protection	The site lies in an area of archaeological potential in proximity to the parish	-2/?	If the following aspects are	-1/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
and promotion of a quality built and historic environment	church, which is likely to have been the focus of the early settlement at Burlescombe. The site is located in close proximity to the listed church (to the east), and development of the site may negatively impact upon the setting of the building whilst also reducing the openness of the village centre. Given the potential of archaeological disturbance and impact on the setting of the listed church, an overall negative and uncertain effect is considered.		<p>considered by development a neutral effect is considered.</p> <ul style="list-style-type: none"> • Design and layout which respects the character and setting of Conservation Area and listed buildings. • Archaeological investigation and appropriate mitigation measures. <p>Although an uncertain effect remains as the impact on the area of archaeological potential will depend on the results of the investigation</p>	
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures. Evidence in the SFRA suggests that the site may also have some residual flood risk from the Grand Western Canal or Wimbleball Reservoir. Burlescombe has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around surface water run off and potential flood risk but the benefit of a bus service on balance a slight negative effect is considered.	-1	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Appropriate mitigation measures should be incorporated into the design of development to respond to the flood risk from the Grand Western Canal or Wimbleball Reservoir.	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			Given the mitigation of surface water run off and flood risk a slight positive effect is considered as there is the benefit of a bus service.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land. There is contaminated land to the east of the church. The site is located on Grade 3 good / moderate quality agricultural land. A negative effect is considered given the presence of contaminated land and Grade 3 agricultural land.	-2	Site contamination assessment and remediation should be undertaken where required. However as the site is still on Grade 3 agricultural land a slight negative effect is still considered.	-1
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 10 new dwellings a contribution towards future housing need, a slight positive effect.	+1		+1
H) Ensuring community health and wellbeing	Burlescombe does not meet the criteria checklist to be designated a village in the Local Plan which is based on the physical characteristics of the settlement and the availability of three essential services (educational facility, convenience store and transport service). Burlescombe is remote from services/facilities and has a less than daily bus service, therefore a slight negative effect is considered.	-1		-1
I) Delivering	There is poor access to the site, with a telephone wire crossing from the	-1	If access is re-graded a neutral	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
the necessary infrastructure	east to west in the northern part of the site and a public right of way on the site as well, which may constrain development. An adequate access is achievable however the access would need to be re-graded. There is existing capacity in the local schools to accommodate development from this individual site. Overall a slight negative effect is considered.		effect is considered.	

Secondary/cumulative/synergistic effects:	Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Burlescombe. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing needs.

Butterleigh

North West of Homefield, Butterleigh Option

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

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	This sites falls within the 'Upper farmed and wooded valley slopes' landscape character area. These areas are typified by having a steeply rolling landform, being a lush and fertile land which gives rise to extensive tracts of medium-scale fields of permanent pasture. There would be an	-1	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide mitigation, a neutral effect is considered.	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	impact on the landscape character if the site was developed, as views of the site from the south and west are far reaching. There would also be little mitigation provided by the existing built development, as there are only a small number of dwellings at this part of the village. A slight negative effect is considered.			
B) Protection and promotion of a quality built and historic environment	No impact.	0		0
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures. Butterleigh does not have access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around surface water run off but the lack of a bus service overall a negative effect is considered.	-2	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Given the mitigation of surface water run off a slight positive effect is considered as there is the benefit of a bus service.	+1
D) Safeguarding and minimising resource use	Development option is located on greenfield land. The site is located on Grade 2 very good quality agricultural land. Given the relatively small size of the site a negative effect is considered.	-2		-2
E) Promoting economic growth and	No impact.	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
employment				
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 10 new dwellings a contribution towards future housing need, a slight positive effect.	+1		+1
H) Ensuring community health and wellbeing	Butterleigh does not meet the criteria checklist to be designated a village in the draft Local Plan which is based on the physical characteristics of the settlement and the availability of three essential services (educational facility, convenience store and transport service). Butterleigh is remote from services/facilities and there is no bus service provided, a slight negative effect.	-1		-1
I) Delivering the necessary infrastructure	The local highway network consists of narrow roads having restrictive alignments although an adequate access is achievable from the C31 to the east of the site. The unclassified road to the west is unsuitable for access to the site. No immediate local school, development will increase the home to school transport costs as no schools are within a safe walking distance. Given site access difficulties and issues around home to school transport costs a negative effect is considered.	-2	If access is provided from the C31 to the east of the site this would help minimise the impact of delivering the necessary infrastructure. However due to the lack of school a slight negative effect is still considered.	-1

Secondary/cumulative/synergistic effects:	Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Butterleigh. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing needs.

Chawleigh

Policy CH1: Barton, Chawleigh

Land with a gross site area of 1.25 (ha) at Barton, Chawleigh is proposed for 20 dwellings with 30% affordable.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site falls within the 'Upper farmed and wooded valley slopes' landscape character area. This area is typified by a steeply rolling landform, being a lush and fertile land which gives rise to extensive tracts of medium-scale fields of permanent pasture. The original site area of 4.9ha would encroach into the open countryside and would create some loss of views from the northern part of the village that spreads as far as Chawleigh Barton Wood to the north, overall a negative impact. Restricting development to the south western portion of the site would limit any impact.	-2	The site has been reduced in size from 4.9ha to 1.25ha and limits development to the south western portion of the site which limits any impact, a neutral effect.	0
B) Protection and promotion of a quality built and historic environment	The proposed development site lies in an area of archaeological potential with findspots of prehistoric tools and settlement site located in the wider landscape. The HER also records the presence of a prehistoric burial mound somewhere within the proposed development site. The original site area was larger and abutted the Conservation Area and tree lined avenue to the east. Overall this site would have scored negatively although an element of uncertainty would remain.	-2/?	The site area has been reduced and no longer abuts the Conservation Area or tree lined avenue to the east. The policy requires archaeological investigation and appropriate mitigation measures, overall a neutral effect although this remains uncertain as the impact will depend on the results of the investigation.	0/?
C) Mitigating the effects of climate change	The original site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site has been reduced in size and remains within flood zone 1. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect. Chawleigh has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issue around surface water run off but	0	A policy requirement in the Local Plan seeks the provision of a sustainable urban drainage scheme to deal with all surface water from the development and arrangements for future	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	the benefit of a bus service on balance a neutral effect is considered.		maintenance. Given the mitigation of surface water run off a slight positive effect is considered as there is the benefit of a bus service.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land, Grade 3 good / moderate agricultural land. Given the relatively small scale of development on this site a slight negative impact is considered.	-1		-1
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 20 new dwellings with 30% affordable housing, a contribution towards future housing need, overall a positive effect.	+2		+2
H) Ensuring community health and wellbeing	Chawleigh is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect	0		0
I) Delivering the necessary infrastructure	The original site area of 4.9ha would have required access to be taken from the unclassified road at the south east corner of the site. The Mid Devon Community Infrastructure Evidence Report indicates that primary and secondary school pupils can be accommodated without expansion. Overall a slight negative effect and uncertain effect is considered given the limitations of the unclassified road.	-1/?	A smaller site area of 1.25 ha is now considered to accommodate 20 dwellings. The policy requires access to be achieved of School Close. The lower development level proposed reduces issues around	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			road capacity and therefore a neutral effect is considered.	

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

Tower Meadow, Chawleigh Option

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

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site falls within the 'Upper farmed and wooded valley slopes' landscape character area. This character area is typified by its steeply rolling landform and lush and fertile land which gives rise to extensive tracts of medium-scale fields. Developing this site would not have a significant impact upon the character of the surrounding landscape as it is enclosed by development, a neutral effect.	0		0
B) Protection and promotion of	The site is located within the Chawleigh Conservation Area where a number of listed buildings lie immediately to the east, including the Church of St James (Grade I). The proposed development lies within an apparent	-3/?	The following aspects could provide some mitigation:	-2/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
a quality built and historic environment	enclosed area centred on the church of St James and similar types of enclosed areas elsewhere in the county have been interpreted as the early settlement boundary and, as such, may date to the Saxon or earlier period. Appeal decisions on the site have been dismissed due to serious harm on the character and appearance of the Conservation Area. Given the potential impact on an area of archaeological potential, the potential impact on the Chawleigh Conservation area and Grade I listed building an overall significant negative and uncertain effect is considered.		<ul style="list-style-type: none"> • Design and layout which respects the character and setting of Conservation Area and listed buildings. • Archaeological investigation and appropriate mitigation measures. <p>An uncertain effect remains as the impact on the area of archaeological potential will depend on the results of the investigation. A negative effect is still considered given the appeal decisions on the site which set out concerns over serious harm on the character and appearance of the Conservation Area.</p>	
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures. Chawleigh has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around surface water run off but the benefit of a bus service on balance a neutral effect is considered.	0	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Given the mitigation of surface water run off a slight positive effect is considered as there is the benefit of a bus	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			service.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land used for growing Christmas Trees. The site is located on Grade 3 good / moderate agricultural land, a slight negative effect as the site is relatively small.	-1		-1
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 16 new dwellings a contribution towards future housing need, a slight positive effect.	+1		+1
H) Ensuring community health and wellbeing	Chawleigh is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect.	0		0
I) Delivering the necessary infrastructure	Access to the site would need to be taken from the unclassified road at the east of the site and is considered achievable. There is capacity in the local schools to accommodate this level of development in Chawleigh, a neutral effect overall.	0		0

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

Cheriton Bishop

Policy CB1: Land off Church Lane, Cheriton Bishop

Land with a gross site area of 1.9 (ha) at Land off Church Lane, Cheriton Bishop is proposed for 30 dwellings with 30% affordable housing. For reference, this site was known as 'Land north of Brakes View' in the 2013 SHLAA Report.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The land gently undulates, dropping away further to the east. This area is typified by its strong cultural association with Dartmoor National Park, forming part of the setting of the moor and is very important to its value and appreciation. Landscape impacts are likely to be low as there is existing housing along the southern and western boundaries and the site is relatively small. Given the relatively small size of the site and backdrop of development which provides mitigation, but the proximity to Dartmoor National Park a slight negative effect is considered.	-1	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide mitigation for any potential impact on Dartmoor National Park, overall a neutral effect.	0
B) Protection and promotion of a quality built and historic environment	This site has the benefit of linking two parts of the village together, a slight positive effect.	+1		+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
C) Mitigating the effects of climate change	The site has been considerably reduced in size. There is a small watercourse along the southern boundary of the site. The site is located in flood zone 1 the lowest level of flood risk. The site could contribute to surface water run off without appropriate mitigation measures. Cheriton Bishop has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around flooding but the benefit of a bus service on balance a slight negative effect is considered. This remains uncertain as the impact of the small watercourse is unknown.	-1/?	A policy requirement in the Local Plan seeks the provision of a sustainable urban drainage scheme to deal with all surface water from development and arrangements for future maintenance. The supporting text also makes note of the watercourse along the boundary of the site and states that a flood risk assessment will need to consider the potential for flooding. Given the mitigation of flood risk a slight positive effect is considered as there is the benefit of a bus service. This remains uncertain as the impact of the small watercourse is unknown.	+1/?
D) Safeguarding and minimising resource use	Development option is located on greenfield land. Site is located on Grade 3 good / moderate agricultural land. Given the relatively small scale a slight negative impact is considered.	-1		-1
E) Promoting economic growth and employment		0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 30 new dwellings with 30% affordable housing, a contribution towards future housing need, a positive effect.	+2		+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
H) Ensuring community health and wellbeing	Cheriton Bishop is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development. The development option presents the opportunity to integrate the two distinct parts of the village into a single community improving community cohesion a slight positive effect is therefore considered.	+1	The policy requires the widening of Church Lane and provision of a footpath along the site frontage which in this case will be beneficial for those in the wider community as well as the development itself. This improvement would reduce the need to walk in the road when heading towards the school from the southern part of the village. Overall a positive effect is considered.	+2
I) Delivering the necessary infrastructure	The Mid Devon Community Infrastructure Evidence Report indicates that primary and secondary school pupils can be accommodated without expansion. Access is achievable from Church Lane but will require road widening and footway construction over site frontage. Junction with C50 (main road running west-east) should be assessed for maximum capacities and yields should be determined from these or junction improvements undertaken to cater for increases. Given the potential junction capacity issues and the need for road widening and footway construction a slight negative and uncertain effect is considered.	-1/?	The policy requires the assessment of the capacity of the junction Church Lane and the main road (C50). It also requires the widening of Church Lane and provision of a footpath along the site frontage. Overall a neutral effect although some uncertainty remains as mitigation depends on the results of the assessment.	0/?

Secondary/cumulative/synergistic effects:

The cumulative impacts of the development of this site has the potential to impact

	upon traffic, put pressure on services and facilities and the current provision of infrastructure. The cumulative impact of development at Cheriton Bishop could also impact upon the setting of Dartmoor National Park to the south. Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Cheriton Bishop. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing needs.

Cheriton Bishop Glebe, Cheriton Bishop Option

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

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site falls within the 'Inland elevated undulating land' landscape character area. This area is typified by its strong cultural association with Dartmoor National Park, forming part of the setting of the moor and is very important to its value and appreciation. The proposed use of the site for housing would be a small extension to the village and therefore would have little impact on the landscape character of the area, and will not be seen in the wider context of the landscape. However given its proximity to Dartmoor National Park a slight negative effect is considered.	-1	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide mitigation for any potential impact on Dartmoor National Park, overall a neutral effect.	0
B) Protection and promotion of a quality built and historic environment	No impact.	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk. The site could contribute to surface water run off without appropriate mitigation measures. A stream runs parallel to the northern boundary of the site and the impact of development on the water course may need to be tested through a flood risk assessment. Cheriton Bishop has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around flooding but the benefit of a bus service on balance a slight negative effect is considered. This remains uncertain as the impact of the stream is unknown.	-1/?	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. A flood risk assessment should be undertaken for the site to determine the impact of the stream parallel to the northern boundary of the site. Given the mitigation of flood risk a slight positive effect is considered as there is the benefit of a bus service. Although this remains uncertain as the level of impact from the stream is unknown.	+1/?
D) Safeguarding and minimising resource use	Development option is located on mainly greenfield and includes some public open space. The site is located on Grade 3 good / moderate agricultural land. Given the relatively small size of the site a slight negative effect is considered.	-1		-1
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 29 new dwellings a contribution towards future housing need, a positive effect.	+2		+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
H) Ensuring community health and wellbeing	Cheriton Bishop is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development. The proposed development of this site would result in the loss of an area of existing open space which would need to be relocated. Given the loss of open space an overall negative effect is considered.	-2	If the development safeguards or relocates the loss of open space, or demonstrates this to be a surplus of open space in the local area a neutral effect is considered.	0
I) Delivering the necessary infrastructure	There is existing capacity in the local schools to accommodate development from this individual site. An adequate access is achievable off the main through road, overall a neutral effect.	0		0

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

Land near the church, Cheriton Bishop Option

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

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	This site falls within the 'Inland elevated undulating land' landscape character area. This landscape character area has a strong cultural association with the adjacent landscape of Dartmoor, and forms part of its setting. The proposed use of the site for housing will have some impact on the landscape character of the area however existing development provides some mitigation. Given the proximity of this site to Dartmoor National Park a slight negative effect is considered.	-1	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide mitigation for any potential impact on Dartmoor National Park, overall a neutral effect.	0
B) Protection and promotion of a quality built and historic environment	Adjacent to Cheriton Bishop Conservation Area (which includes the listed church) which the site bounds on three sides. There is likely to be impact on historic built form as the properties will be close to historic buildings. The proposed development lies in an area of archaeological potential in close proximity to the Old Rectory a Grade II* listed building dating to the 14/15th century, a negative effect. Given the proximity to Conservation Area, Listed Buildings and potential for archaeological impact but mitigation available an overall negative and uncertain effect is considered.	-2/?	<p>If the following aspects are considered by development a neutral effect is considered.</p> <ul style="list-style-type: none"> • Design and layout which respects the character and the setting of the Conservation Area and listed buildings. • Archaeological investigation and appropriate mitigation measures. <p>Although an uncertain effect remains as the impact on the area of archaeological potential will depend on the results of the investigation</p>	0/?
C) Mitigating the effects of climate	The site is located in flood zone 1 the lowest level of flood risk. The site could contribute to surface water run off without appropriate mitigation measures. A stream runs along the north and eastern edge of site and the	-1/?	A policy requirement in the Local Plan seeks mitigation measures through the provision of	+1/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
change	impact of development on the water course may need to be tested through a flood risk assessment. Cheriton Bishop has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around flooding but the benefit of a bus service on balance a slight negative effect is considered. This remains uncertain as the impact of the stream is unknown.		Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. A flood risk assessment should be undertaken for the site to determine the impact of the stream parallel to the northern boundary of the site. Given the mitigation of flood risk a slight positive effect is considered as there is the benefit of a bus service. Although this remains uncertain given the level of impact from the stream is unknown.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land. 1.8 (ha) (62% Western part) is located on Grade 3 good / moderate agricultural land and 1.1 (ha) (38% Eastern part) located on grade 4 poor quality agricultural land. Given the loss of Grades 3 & 4 agricultural land and the relatively small scale of the site, an overall slight negative effect is considered.	-1		-1
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 40 new dwellings a contribution towards future housing need, a significant positive effect.	+2		+2
H) Ensuring	Cheriton Bishop is a designated village under policy S13, it has the three	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
community health and wellbeing	essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect.			
I) Delivering the necessary infrastructure	There is existing capacity in the local schools to accommodate development from this individual site. An adequate access is achievable from the north but it is uncertain if the south site could be adequately accessed via the north. To access the site there may be a need to re-profile the land to provide roadway that would require the loss of hedging to provide the necessary visibility. Visibility splays may not be in the control of the land owner and there are overhead power cables that may constrain parts of the site. Given the constraints to site access an overall slight negative and uncertain effect is considered.	-2/?	Although an access is achievable from the north it is uncertain if the south site could be adequately accessed. Significant works to re-profile the land to enable access and visibility would also be required. Other constraints such as land ownership and overhead power cables mean that that delivering the necessary infrastructure may be problematic however if achievable a neutral effect is considered although this remains uncertain.	0/?

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

Spatial extent: (District wide / local)	This site option will help meet housing needs.
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Land adj Woodleigh Hall, Cheriton Bishop Option

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

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	This site falls within the 'Inland elevated undulating land' landscape character area. This landscape character area has a strong cultural association with the adjacent landscape of Dartmoor, and forms part of its setting. The proposed use of the site for housing will have some impact on the landscape character of the area however existing development such as the roads to the north and south and developed land to the east provides some mitigation. Given the proximity of this site to Dartmoor National Park, and the large number of dwellings proposed a significant negative effect is considered.	-3	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide some mitigation however given the large number of dwellings proposed a slight negative effect is considered.	-1
B) Protection and promotion of a quality built and historic environment	Two listed buildings (Woodleigh Hall and Woodleigh Coach House) sit in land that is adjacent to the site in the south east. Development of this site would also extend the village in a linear fashion along the line of the former A30, overall a negative effect is considered.	-2	If development provided design and layout which respects the character and setting the listed buildings this would provide some mitigation. However the location of the site would still result in the extension of the village in a linear fashion along the line of the former A30, overall a slight negative effect.	-1
C) Mitigating	The site is located in flood zone 1 the lowest level of flood risk. The site	-1/?	A policy requirement in the Local	+1/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
the effects of climate change	could contribute to surface water run off without appropriate mitigation measures. A stream runs along the north west boundary and the impact of development on the water course may need to be tested through a flood risk assessment. Cheriton Bishop has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around flooding but the benefit of a bus service on balance a slight negative effect is considered. This remains uncertain as the impact of the stream is unknown.		Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. A flood risk assessment should be undertaken for the site to determine the impact of the stream parallel to the northern boundary of the site. Given the mitigation of flood risk a slight positive effect is considered as there is the benefit of a bus service. Although this remains uncertain given the level of impact from the stream is unknown.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land. 7.7 (ha) (84% southern part) is located on Grade 3 good / moderate agricultural land and 1.5 (ha) (16% Northern part) located on grade 4 poor quality agricultural land, a slight negative effect is considered.	-1		-1
E) Promoting economic growth and employment	Development could help boost local construction firms and associated trades who would benefit from being able to undertake contract work on the site. There would therefore be a slight positive impact.	+1		+1
F) Supporting retail	No impact.	0		0
G) Meeting housing	Option provides for 221 new dwellings a contribution towards future housing need, a significant positive effect. This level of housing provision	+3		+3

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
needs	could be out of scale with the settlement size of Cheriton Bishop and may need to be reduced to reflect the housing demand and need within the village.			
H) Ensuring community health and wellbeing	Cheriton Bishop is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development. However given the scale of development this may impact on existing services and facilities, therefore a slight negative effect is considered.	-1		-1
I) Delivering the necessary infrastructure	Cheriton Bishop Community Primary School only has limited capacity and would not have enough capacity to accommodate the number of pupils arising from this individual allocation. Q E Academy Trust however does have capacity to meet the requirements of this individual allocation. An adequate access is achievable but would require the loss of hedging to provide the necessary visibility and there may be a need to re-profile the land, a slight negative effect. Given the constraints to site access and educational capacity an overall negative and uncertain effect is considered.	-2/?	Policy S8 provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities although the impact remains uncertain given the limited capacity for the school to expand within the current site. Although access is achievable, works to re-profile the land to enable access and visibility and could be problematic, however if achievable a neutral effect is considered although this remains uncertain.	0/?

Secondary/cumulative/synergistic effects:

The cumulative impacts of the development of this site has the potential to impact

	<p>upon traffic, put pressure on services and facilities and the current provision of infrastructure.</p> <p>The cumulative impact of development at Cheriton Bishop could also impact upon the setting of Dartmoor National Park to the south. Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.</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 increase traffic within Cheriton Bishop. Once completed the development will be permanent.</p>
Spatial extent: (District wide / local)	<p>This site option will help meet housing needs.</p>

Land east of Hill View, Cheriton Bishop Option

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

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	<p>The site falls within the 'inland elevated undulating land' landscape character area. These areas are typified by the repeated patterns of the irregularly hedge enclosed fields and isolation of the far reaching views from higher areas. This landscape character area has a strong cultural association with the adjacent landscape of Dartmoor, and forms part of its setting. The site has wide views to the north and is in close proximity to the built environment in the village. The adjacent properties form a linear development along the main road and building on this site would be a continuation of the existing development line. Given the proximity of the site to Dartmoor National Park a slight negative effect is considered.</p>	-1	<p>Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide mitigation for any potential impact on Dartmoor National Park, overall a neutral effect.</p>	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
B) Protection and promotion of a quality built and historic environment	No impact.	0		0
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures. Cheriton Bishop has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around surface water run off but the benefit of a bus service on balance a neutral effect is considered.	0	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Given the mitigation of surface water run off a slight positive effect is considered as there is the benefit of a bus service.	+1
D) Safeguarding and minimising resource use	Development option is located on greenfield land. Site is located on Grade 3 good / moderate agricultural land, an overall slight negative effect is considered as the site considered is relatively small.	-1		-1
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing	Option provides for 5 new dwellings a contribution towards future housing need, a slight positive effect.	+1		+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
needs				
H) Ensuring community health and wellbeing	Cheriton Bishop is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect.	0		0
I) Delivering the necessary infrastructure	There is existing capacity in the local schools to accommodate development from this individual site. An adequate access can be formed to serve a small cul-de-sac or frontage development, overall a neutral effect is considered.	0		0

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

Cheriton Fitzpaine

Policy CF1: Barnhill Close, Cheriton Fitzpaine

Land with a gross site area of 0.3 (ha) at Barnhill Close, Cheriton Fitzpaine is proposed for 7 dwellings with 30% affordable housing.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site lies within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and undulating landscape which is intensively farmed. The proposed use of the site will have very limited impact on the general landscape of the area given its position, its relatively small size, and the fact that it is already surrounded effectively on three sides by development, a neutral effect.	0		0
B) Protection and promotion of a quality built and historic environment	There are a number of listed buildings and the Conservation Area within reasonable distance of the site, although it is unlikely that these would be impacted by development of this site, a neutral effect.	0		0
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect. Cheriton Fitzpaine has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issue around surface water run off but the benefit of a bus service on balance a neutral effect is considered.	0	A policy requirement in the Local Plan seeks the provision of a Sustainable Urban Drainage Scheme to deal with all surface water from development and arrangements for future maintenance. Given the mitigation of surface water run off a slight positive effect is considered as there is the benefit of a bus service.	+1
D) Safeguarding and minimising resource use	Development option is located on greenfield land. Site is located on Grade 3 good / moderate agricultural land, a slight negative effect as the size of the site is relatively small.	-1		-1
E) Promoting economic	No impact.	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
growth and employment				
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 7 new dwellings with 30% affordable housing, a contribution towards future housing need, a slight positive effect.	+1		+1
H) Ensuring community health and wellbeing	Cheriton Fitzpaine is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect.	0		0
I) Delivering the necessary infrastructure	An adequate access is achievable. The Mid Devon Community Infrastructure Evidence Report indicates that primary and secondary school pupils can be accommodated without expansion. Given the site access is achievable and spare capacity of the school to support low levels of development an overall neutral effect is considered.	0		0

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

Policy CF2: Land adjacent school, Cheriton Fitzpaine

Option

Land with a gross site area of 1.1 (ha) at Land adjacent the primary school, Cheriton Fitzpaine is proposed for 22 dwellings with 30% affordable housing.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. It is typified by a gently rolling and strongly undulating landscape which is intensively farmed. The adjacent school and housing at White Cross will mitigate some of the visual impact, a slight negative effect.	-1	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide some mitigation therefore a neutral is considered.	0
B) Protection and promotion of a quality built and historic environment	Development of this site would establish a link between the main part of the village and the nearby housing at White Cross, overall a slight positive effect.	+1		+1
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect. Cheriton Fitzpaine has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issue around surface water run off but the benefit of a bus service on balance a neutral effect is considered.	0	A policy requirement in the Local Plan seeks the provision of a Sustainable Urban Drainage Scheme to deal with all surface water from development and arrangements for future maintenance. Given the mitigation of surface water run off a slight positive effect is considered as there is the benefit of a bus service.	+1
D) Safeguarding and	Development option is located on greenfield land. Site is located on Grade 3 good / moderate agricultural land, a slight negative effect, given the relatively small size of the site.	-1		-1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
minimising resource use				
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 22 new dwellings with 30% affordable housing, a contribution towards future housing need, a positive effect.	+2		+2
H) Ensuring community health and wellbeing	Cheriton Fitzpaine is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development. Development of this site could improve community cohesion through linking the main part of the village with White Cross and would ensure short walking distances to the school overall a slight positive effect.	+1		+1
I) Delivering the necessary infrastructure	An adequate access is achievable. The Mid Devon Community Infrastructure Evidence Report indicates that primary and secondary school pupils can be accommodated without expansion. Overall a neutral effect given the scale of the development. Given the site access is achievable and spare capacity of the school to support low levels of development an overall neutral effect is considered.	0		0

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years),	Within the short term, construction traffic associated with the development will

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

Cheriton Fitzpaine Glebe, Cheriton Fitzpaine Option

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

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	A large protected tree forms a distinctive feature within the field area, on its upper slopes. The landscape character of the area forms part of a predominantly gently rolling and strong undulating landscape in this area. The proposed development will have a major impact on the quality of the landscape in this area and which will also lead to the growth of the village on the upward valley slopes on this side. Existing development provides some mitigation however given the impact on the landscape and the potential loss or damage to the protected tree a negative effect overall is considered.	-2	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide mitigation for both the impact on the landscape and the natural environment a neutral effect is considered.	0
B) Protection and promotion of a quality built and historic environment	The site is close to some listed buildings a slight negative effect.	-1	Design and layout which respects the character and setting of the listed buildings would provide mitigation and therefore a neutral effect is considered.	0
C) Mitigating the effects of climate change	A river runs along northern boundary of the site. 1.9ha (87% South) of the site lies within Flood zone 1 and 0.3ha (13% North) lies within Flood zone 2 and 3. The site could contribute to surface water run off without appropriate mitigation measures. Cheriton Fitzpaine has access to a bus service which	-1	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	could help reduce car travel and therefore carbon emissions. Given the potential issues around flooding but the benefit of a bus service on balance a slight negative effect is considered.		Schemes to deal with surface water run-off and arrangements for future maintenance. If development avoided areas in flood zone 2 and 3 a neutral effect is considered. Given the mitigation of flood risk a slight positive effect is considered as there is the benefit of a bus service.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land. Loss of 0.4 (ha) (18% south) Grade 2 very good quality agricultural land and 1.8 (ha) (82% north) Grade 3 agricultural land. A negative effect is considered as some of the site is Grade 2 agricultural land.	-2		-2
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 40 new dwellings a contribution towards future housing need, a positive effect.	+2		+2
H) Ensuring community health and wellbeing	Cheriton Fitzpaine is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development. Following consultation this site is proposed as a Local Green Space by the community, for this reason a negative impact is	-2		-2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	considered.			
I) Delivering the necessary infrastructure	The local highway network of narrow roads have restrictive alignments, an adequate access is achievable as the site is accessible from the road, though some of the hedge would need to be removed for visibility. There is existing capacity in the local schools to accommodate development from this individual site. Overall a neutral effect is considered.	0		0

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

Landboat Farm, Cheriton Fitzpaine Option

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

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	There are several mature trees, mainly horse chestnuts, within the site. The site is classed as being within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is defined as being predominantly	-2	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide mitigation for both	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	open, rolling countryside (and further characterised by a tightly rolling, medium to small scale landform). The proposed use of the site will impact on the general landscape of the area given its position; part of the site affords open views eastwards towards the Raddon Hills and rolling, open countryside, while the rest of site would not impact the landscape due to the close proximity to the settlement and existing uses. Given the potential impact on the mature trees and the impact on the landscape over part of the site overall a negative effect is considered.		the impact on the landscape and the natural environment a neutral effect is considered.	
B) Protection and promotion of a quality built and historic environment	There are no listed buildings although there are some undesignated older (C19) farm buildings sited within the site and which may be worthy of retention as local heritage assets, although it is likely that these buildings do not have significant historical or architectural value. They are typical of the local vernacular but do not presently form an integral part of the local building fabric, having been mainly obscured over the years by various agricultural additions. Overall a neutral effect is therefore considered.	0		0
C) Mitigating the effects of climate change	A stream runs along the southern part of the site. The southwest of the site is within flood zone 2 and 3 (17%) with the remaining (83%) in flood zone 1. The site could contribute to surface water run off without appropriate mitigation measures. Overall a negative effect is considered. Cheriton Fitzpane has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around flooding but the benefit of a bus service, on balance a slight negative effect is considered. This remains uncertain as the impact of the stream is unknown.	-1/?	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. If development avoided areas in flood zone 2 and 3 and a flood risk assessment is undertaken to determine the impact of the stream that runs through the centre of the southern part of the site a neutral effect is considered. Given the mitigation of flood risk a	+1/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			slight positive effect is considered as there is the benefit of a bus service. This remains uncertain as the impact of the stream is unknown.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land. Site is located on Grade 3 good / moderate agricultural land with some of the site forming agricultural buildings. Given the relatively small size of the site a slight negative impact is considered.	-1		-1
E) Promoting economic growth and employment	In the south western part of the site, there is a group of buildings which are modern, open agricultural storage buildings and other storage facilities. Also contained within the site are a group of three traditional stone barns which link together to form a central yard. Development of the site would result in the loss of some employment uses, a slight negative effect.	-2	Retention of the existing buildings which provide employment uses or the provision of equivalent employment land within the site would result in a neutral effect overall.	0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 55 new dwellings a contribution towards future housing need, a positive effect.	+2		+2
H) Ensuring community health and wellbeing	Cheriton Fitzpaine is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect. Some of the land (the strip to the south of Cherry Meadow) already forms some form of informal recreational use with at least one resident having an opening from private gardens onto this land. Under previous planning policy this piece of land was designated as 'Important land for sport and recreation'. Given the provision	-1	Retention of the land used for informal recreation would result in a neutral effect overall.	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	of services and facilities but potential loss of some important although undesignated recreational land, a slight negative effect is considered.			
I) Delivering the necessary infrastructure	Access into the site is via a farm track, formed within the past 10 years located approx. mid way along its northern boundary and with a large visibility splay with the Class III road, and has new Devon banks either side; this access has replaced the original farm access road along the western edge, which has been partially blocked at its egress onto the Class III road to only now allow for direct pedestrian access on this side. The local highway network of narrow roads has restrictive alignments and the existing access has inadequate visibility however an adequate access is considered achievable. There is existing capacity in the local schools to accommodate development from this individual site. Given the potential works required to deliver access but it is achievable a slight negative effect is considered.	-1	Improvement of the site access would improve visibility and is therefore achievable, overall a neutral effect is considered.	0

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

Poole Barton, Cheriton Fitzpaine Option

Land with a gross site area of 1.2 (ha) at Poole Barton, Cheriton Fitzpaine is proposed for 21 dwellings.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. Part of the site is already developed, however many of these buildings are historic and agricultural in nature and play a role as part of the local landscape. Landscape character could be affected by insensitive development in this location, a slight negative effect.	-1	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide some mitigation, a neutral effect is considered.	0
B) Protection and promotion of a quality built and historic environment	A number of the buildings within the site fall within the Cheriton Fitzpaine Conservation Area. Poole Barton, lying immediately on the east side of the SW-NE lane is a grade II* listed building and dates from the 15 th /16 th century. The grade I, Church of St Matthew, sits to the immediate north east of the site. Any development here could have an impact on these heritage designations. This site lies on the western edge of the historic core of the village and adjacent to Cheriton Barton any development here has the potential to expose archaeological deposits with the medieval and post-medieval settlement at Cheriton Fitzpaine. Given the potential impact on listed buildings, Conservation Area and archaeological deposits an overall negative and uncertain effect is considered.	-2/?	Design and layout which respects the character and the setting of the Conservation Area and listed buildings and archaeological investigation and appropriate mitigation measures would help mitigate the potential impact of this development on the built and historic environment and therefore a neutral effect would be considered although this remains uncertain as the impact on the archaeological deposits will depend on the results of the investigation.	0/?
C) Mitigating the effects of	Approximately half of the site is located in Flood Zone 3. The Flood Map for Surface Water shows a high risk of flooding from surface water in areas. A	-1	A policy requirement in the Local Plan seeks mitigation measures	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
climate change	negative effect is considered. Cheriton Fitzpaine has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around flooding but the benefit of a bus service on balance a slight negative effect is considered.		through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. If development avoided flood zone 3 a neutral effect is considered, however this may reduce the yield of the site. Given the mitigation of flood risk a slight positive effect is considered as there is the benefit of a bus service.	
D) Safeguarding and minimising resource use	Development option is located on part of a farm and on greenfield land. The site is located on Grade 3 good / moderate quality agricultural land. Given the relatively small area of the site a slight negative effect is considered.	-1		-1
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 21 new dwellings a contribution towards future housing need, a positive effect.	+2		+2
H) Ensuring community health and	Cheriton Fitzpaine is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
wellbeing	limited level of development, a neutral effect.			
l) Delivering the necessary infrastructure	Roads are narrow and access from outside of bend with substandard visibilities, necessary land is outside of the site boundary. Site is an existing farm and will have a traffic generation. Survey data of farm movements and transport statement would be required. Development should be limited to equivalent movements. An access via the doctor's surgery would need to be negotiated. There is existing capacity in the local schools to accommodate development from this individual site. Given the access difficulties presented and requirement of a transport statement but spare capacity at the school a slight negative and uncertain impact is considered.	-1/?	If access can be negotiated and achieved a neutral effect is considered, however uncertainty remains as this is reliant on negotiation. Also a transport statement is requirement. A neutral and uncertain effect is considered.	0/?

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

Colebrooke

Colebrooke Glebe, Colebrooke Option

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

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site falls within the 'Lowland plains' landscape character area which is typified by being an open, low lying flat landscape and is agriculturally prosperous. The proposed use of the site for housing will have some impact on the landscape character of the area and will be seen in the wider context of the landscape. In particular the site has distant views to the ridge line in the south east which would be affecting by developing this site. Some mitigation may be provided by the existing built environment however an overall a slight negative effect is considered.	-1	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide some mitigation, overall a neutral effect is considered.	0
B) Protection and promotion of a quality built and historic environment	The site lies adjacent to the Colebrooke Conservation Area, a slight negative effect is considered.	-1	Design and layout which respects the character and the setting of the Conservation Area will help mitigate the impact, a neutral effect is therefore considered.	0
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures. Colebrooke has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around surface water run off but the benefit of a bus service on balance a neutral effect is considered.	0	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Given the mitigation of surface water run off a slight positive effect is considered as there is the benefit of a bus service.	+1
D) Safeguarding and minimising	Development option is located on greenfield land. 0.94 ha (94% northern portion) of the site is located on Grade 2 very good quality agricultural land and 0.06ha (6% southern portion) is located on Grade 3, good / moderate quality agricultural land. Given the loss of very good quality and some good /	-2		-2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
resource use	moderate quality agricultural land but the small site area, an overall negative effect is considered.			
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 15 new dwellings a contribution towards future housing need, a slight positive effect.	+1		+1
H) Ensuring community health and wellbeing	Colebrooke does not meet the criteria checklist to be designated a village in the Local Plan which is based on the physical characteristics of the settlement and the availability of three essential services (educational facility, convenience store and transport service), a slight negative effect overall.	-1		-2
I) Delivering the necessary infrastructure	The surrounding highway infrastructure consists of narrow lanes that are considered unsuitable to accommodate significant additional traffic. An adequate site access is considered achievable but would require the loss of an expanse of hedging to create the required visibility onto the highway. There are no education facilities in Colebrooke and therefore development will place additional pressure on home to school transport budget. Given the site access is achievable but additional pressure the highway infrastructure and school transport an overall negative effect is considered.	-2	A transport statement may be required to determine the impact of development on the surrounding highway infrastructure. If results deem development to be acceptable then a slight negative effect is considered as the lack of education facilities remains. An uncertain effect is also considered as the score is reliant on the outcome of	-1/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			the transport statement.	

Secondary/cumulative/synergistic effects:	Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Colebrooke. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing needs.

Copplestone

Policy CO1: The Old Abattoir, Copplestone Option

Land with a gross site area of 1.5 (ha) at Old Abattoir, Copplestone is proposed for 30 dwellings with 30% affordable housing and a 100 space railway station car park.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	There are a number of mature trees along the northern boundary of the site. This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. The site is not visible from far away. Landscape impact is likely to be minimal. There may be a loss of mature trees from developing this site, a slight negative effect.	-1	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide some mitigation to protect the mature trees therefore a neutral effect is considered.	0
B) Protection and	No impact.	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
promotion of a quality built and historic environment				
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect. Copplestone has access to a bus and train service which could help reduce car travel and therefore carbon emissions, a positive effect. The provision of a railway station car park is a positive effect as this will encourage an alternative form of travel to the car for Copplestone and the wider community. Given the potential issue around surface water run off but the positive effects of the provision of the railway station car park and access to a bus and train service overall a significant positive effect is considered.	+3	A policy requirement in the Local Plan seeks the provision of a Sustainable Urban Drainage Scheme to deal with all surface water from development and arrangements for future maintenance. The policy requires a 100 space car park, and as there is the benefit of a bus and train service overall a significant positive effect.	+3
D) Safeguarding and minimising resource use	Development option is located on some brownfield land and agricultural grade 3 land, a neutral effect. The land is a former abattoir and is classed as contaminated land which would require remediation, overall a negative effect is considered.	-2	The policy requires the assessment of land contamination and appropriate remediation. Remediation of contaminated land will be required where appropriate by the policy therefore a positive effect is considered.	+2
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
G) Meeting housing needs	Option provides for 30 new dwellings with 30% affordable housing, a contribution towards future housing need, a positive effect.	+2		+2
H) Ensuring community health and wellbeing	Copplestone is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect.	0		0
I) Delivering the necessary infrastructure	An adequate access is achievable from the existing access from Shambles Drive. The Mid Devon Community Infrastructure Evidence Report indicates that primary and secondary school pupils can be accommodated without expansion. Given the constraints to delivery, a slight negative effect is considered.	0	The policy requires a 100 space railway station car park in the eastern part of the site and the existing access point off Shambles Drive to serve both the housing and the car park, a positive effect. Given the potential constraints to delivery due to the gas main which is a slight negative effect but the positive impact of providing a new car park, an overall slight positive effect is considered.	+2

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools. There could be a secondary impact of this development as the 100 space railway car park will help reduce the reliance on cars.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Copplestone. Once completed the development will be

	permanent.
Spatial extent: (District wide / local)	This site option will help provide meet housing needs. This development also has the potential to impact the wider area by providing 100 space railway car park which can be used by those outside of the Copplestone area.

Land adjoining Dulings Meadow, Copplestone Option

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

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. Due to the land rising to the east and the large number of dwellings proposed there may be an impact on the surrounding land from far away. The loss of any of the mature trees on the site would also be damaging, overall a significant negative effect is considered.	-3	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide mitigation for both the impact on the landscape and the natural environment, however given the number of dwellings proposed a slight negative effect remains. Further mitigation could be provided by avoiding development on land rising to the east.	-1
B) Protection and promotion of a quality built and historic	No impact.	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
environment				
C) Mitigating the effects of climate change	4.9ha (92%) of the site is located in flood zone 1 the lowest level of flood risk and 0.4ha (8%) is located in Flood zone 2 and 3. An unnamed watercourse passes through the centre of the site from east to west which is the source of flood zone 2 and 3. The site could contribute to surface water run off without appropriate mitigation measures. Copplestone has access to a bus and train service which could help reduce car travel and therefore carbon emissions. Given the potential issues around flooding but the benefit of a bus and train service on balance a neutral effect is considered.	0	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. If development avoided flood zone 3 a neutral effect is considered, however this may reduce the yield of the site. Given the mitigation of flood risk a slight positive effect is considered as there is the benefit of a bus service.	+1
D) Safeguarding and minimising resource use	Development option is located on greenfield land. The site is located on Grade 2 very good quality agricultural land. Given the relatively small size of the site a negative effect is considered.	-2		-2
E) Promoting economic growth and employment	Development could boost to local construction firms and associated trades who would benefit from being able to undertake contract work on the site, a slight positive effect.	+1		+1
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 118 new dwellings a contribution towards future housing need, a significant positive effect. This level of housing provision could be out of scale with the settlement size of Copplestone and may need to be reduced to reflect the housing demand and need within the village.	+3		+3

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
H) Ensuring community health and wellbeing	Coplestone is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development. However given the scale of development this may impact on existing services and facilities, therefore a slight negative effect is considered.	-1		-1
I) Delivering the necessary infrastructure	Access from Bewsley Hill is feasible but not favoured as it is narrow and lacks footways near its junction with the A377 an alternative access direct from the A377 is also feasible but would require the re-alignment of Elston Lane. Coplestone Primary School only has limited capacity and would not have enough capacity to accommodate the number of pupils arising from this individual allocation. Q E Academy Trust however does have capacity to meet the requirements of this individual allocation. Given that access is feasible but would require realignment and the issues with the capacity of the primary school a negative effect is considered.	-2	Access to be provided from the A377 and the re-alignment of Elston Lane to ensure that access is deliverable. Policy S8 provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities however Coplestone Primary School has no opportunities to expand within the current site. A neutral effect is considered if access is deliverable and the additional school infrastructure is provided. However there is an element of uncertainty due to the limited opportunities for school expansion within the existing site.	0/?

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Coplestone. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing needs.

Bewsley Farm, Coplestone Option

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

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site is adjacent to the north of the village of Coplestone and is comprised of a large area of farmland rising away from the existing houses, with hedgerows and mature trees around the site. This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. Existing development will provide some mitigation however due to the rising nature of the ground; development could have an impact on distant views. Given the potential impact on distant views but existing development providing some mitigation and the loss of mature trees, overall a negative effect is considered.	-2	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide mitigation for both the impact on the landscape and the natural environment a neutral effect is considered. Further mitigation could be provided by focussing development close to existing development to avoid the rising land that can be viewed from a distance.	0
B) Protection	No impact.	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
and promotion of a quality built and historic environment				
C) Mitigating the effects of climate change	A stream runs along the western boundary and therefore a flood risk assessment may be required. The site is located in flood zone 1 the lowest level of flood risk. The site could contribute to surface water run off without appropriate mitigation measures. Copplestone has access to a bus and train service which could help reduce car travel and therefore carbon emissions. Given the potential issues around flooding but the benefit of a bus and train service on balance a neutral effect is considered. This remains uncertain as the impact of the stream is unknown.	0/?	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Given the mitigation of surface water run off a slight positive effect is considered as there is the benefit of a bus service. This remains uncertain as the impact of the stream is unknown.	+1/?
D) Safeguarding and minimising resource use	Development option is located on greenfield land which is considered to be negative impact on resource use. The site is located on Grade 3 good / moderate quality agricultural land, a slight negative effect.	-1		-1
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
G) Meeting housing needs	Option provides for 50 new dwellings a contribution towards future housing need, a positive effect.	+2		+2
H) Ensuring community health and wellbeing	Copplestone is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect.	0		0
I) Delivering the necessary infrastructure	There is a possible access from Bassett's Close (via an adjacent site) and Sunnymead, but it is not known whether third party land would be required however both Bassett's Close and Sunnymead are estate roads which have a limited capacity for additional traffic. Given it is not known if third party land is required to access the site an uncertain effect is considered. Two points of access can be achieved with an access road serving up to 50 dwellings but limiting factor would be capacity of junction onto A377 from Sunnymead. Assessment would be required to justify development up to 50. Copplestone Primary School only has limited capacity and would not have enough capacity to accommodate the number of pupils arising from this individual allocation. Q E Academy Trust however does have capacity to meet the requirements of this individual allocation. Given an access is unknown and education capacity, an overall slight negative and uncertain effect is considered.	-1/?	If access is achievable without third party land or if an agreement can be made this would mitigate any access issue. A junction capacity assessment of the A377 should be undertaken to justify the number of dwellings. Policy S8 provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities however Copplestone Primary School has no opportunities to expand within the current site. A neutral effect is considered if access is deliverable and the additional school infrastructure is provided. However there is an element of uncertainty due to the limited opportunities for	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			school expansion within the existing site.	

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

Culmstock

Policy CL1: Linhay Close, Culmstock

Land with a gross site area of 0.23 (ha) at Linhay Close, Culmstock is proposed for 6 dwellings with 30% affordable housing.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. Land is currently a field although does not appear to be grazed as recently been mowed. The land is generally flat, and landscape impacts would likely be minimal given the mitigating presence of the adjacent housing, a neutral effect.	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
B) Protection and promotion of a quality built and historic environment	The site is located outside but adjacent the Culmstock Conservation Area, a slight negative impact.	-1	The policy requires design and layout to respect the character of the Conservation Area, overall a neutral effect.	0
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site boundary has been amended, but the whole of the site remains in flood zone 1. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect. Culmstock has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issue around surface water run off but the benefit of a bus service on balance a neutral effect is considered.	0	A policy requirement in the Local Plan seeks the provision of a Sustainable Urban Drainage Scheme to deal with all surface water from development and arrangements for future maintenance. Given the mitigation of surface water run off a slight positive effect is considered as there is the benefit of a bus service.	+1
D) Safeguarding and minimising resource use	The site is already partially developed with terraced new builds with the remaining part of the site located on greenfield land. The remaining portion of the site is located on Grade 3 good / moderate quality agricultural land, a slight negative effect as the site is relatively small.	-1		-1
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
G) Meeting housing needs	Option provides for 6 new dwellings with 30% affordable housing, a contribution towards future housing need, a slight positive effect.	+1		+1
H) Ensuring community health and wellbeing	Culmstock is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect.	0		0
I) Delivering the necessary infrastructure	The site has good access. The Mid Devon Community Infrastructure Evidence Report indicates that development will put minor pressure on Culmstock Primary school and therefore some developer contributions will be required. Given the small scale of development it is anticipated that this development will not as an individual site put pressure on the local secondary schools. Overall a slight negative effect is considered given the minor pressure put on the primary school.	-1	Policy S8 provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities a neutral effect overall.	0

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

Policy CL2: Hunter’s Hill, Culmstock

Land with a gross site area of 0.4 (ha) at Hunters Hill, Culmstock is proposed for 10 dwellings with 30% affordable housing.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site lies upon two landscape character areas. To the south west, the landscape character of the site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. The north east part of the site falls within the 'Upper farmed and wooded valley slopes' landscape character area. Developing the higher reaches may result in breaking the skyline and dominating the existing residential development. It may also impact on the setting of the Blackdown Hills AONB. Some mitigation may be provided by existing development however given the impact of developing on the higher reaches of the original site area of 1ha and the potential impact on the setting of the Blackdown Hills AONB a negative effect is considered.	-2	The site has been reduced in size from the previous potential allocation to only encompass the southern part of the site, minimising the impact on the landscape character. The policy requires landscaping and design to protect the setting of the Blackdown Hills AONB. Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan also provide some mitigation therefore a neutral effect is considered.	0
B) Protection and promotion of a quality built and historic environment	This site lies in an area of archaeological potential with regard to known prehistoric activity in the vicinity as well as evidence of the iron industry that operated in the Blackdown Hills in the Roman and later periods, an overall slight negative and uncertain effect.	-1/?	The policy requires archaeological investigation and appropriate mitigation, overall a neutral effect although this remains uncertain as the impact will depend on the results of the investigation.	0/?
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site has been reduced in size and remains within flood zone 1. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect. Culmstock has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issue around surface water run off but the benefit of a bus service on balance a neutral effect is considered.	0	A policy requirement in the Local Plan seeks the provision of a Sustainable Urban Drainage Scheme to deal with all surface water from development and arrangements for future maintenance. Given the mitigation of surface water run off a slight positive effect is considered as there is the benefit of a bus	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			service.	
D) Safeguarding and minimising resource use	The site is located on greenfield land. The site is located on Grade 3 good / moderate quality agricultural land, a slight negative effect as the site is relatively small.	-1		-1
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 10 new dwellings with 30% affordable housing a contribution towards future housing need, a slight positive effect.	+1		+1
H) Ensuring community health and wellbeing	Culmstock is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect.	0		0
I) Delivering the necessary infrastructure	An adequate access to the site is achievable. The Mid Devon Community Infrastructure Evidence Report indicates that development will put minor pressure on Culmstock Primary school and therefore some developer contributions will be required. Given the small scale of development it is anticipated that this development will not as an individual site put pressure on the local secondary schools. Overall a slight negative effect is considered given the minor pressure put on the primary school.	-1	Policy S8 provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities a neutral effect overall.	0

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

Culmstock Glebe and Rackfields, Culmstock Option

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

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. The site is open, and generally flat, and would be visible from afar, resulting in landscape impacts. Existing development provides some mitigation, overall a slight negative effect is considered.	-1	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide some mitigation, a neutral effect is therefore considered.	0
B) Protection and promotion of a quality built and historic environment	The site lies in an area of archaeological potential with regard to known prehistoric activity in the vicinity as well as evidence of the iron industry that operated in the Blackdown Hills in the Roman and later periods. A number of listed buildings lie to the north of the site although none are adjoining. The site is adjacent to the Conservation Area with 0.03ha within Culmstock Conservation Area. Given the potential impact on the area of archaeological potential, setting of listed buildings and the Conservation Area a negative and uncertain effect is considered.	-2/?	If the following aspects are considered by development a neutral effect is considered. <ul style="list-style-type: none"> • Design and layout which respects the character and the setting of the Conservation Area and listed buildings. • Archaeological investigation and appropriate mitigation measures. 	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			However this remains uncertain as the impact on the area of archaeological potential will depend on the results of the investigation.	
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest risk of flooding, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures. Culmstock has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around surface water run off but the benefit of a bus service on balance a neutral effect is considered.	0	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Given the mitigation of surface water run off a slight positive effect is considered as there is the benefit of a bus service.	+1
D) Safeguarding and minimising resource use	The site is located on greenfield land. The site is located on Grade 3 good / moderate quality agricultural land, a slight negative effect, as the site is relatively small.	-1		-1
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting	Option provides for 25 new dwellings a contribution towards future housing	+2		+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
housing needs	need, a positive effect.			
H) Ensuring community health and wellbeing	Culmstock is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect.	0		0
I) Delivering the necessary infrastructure	The local highway network consists of narrow roads having restrictive alignments and there is poor access via a steep winding road which is a key route into village. The C391 is unsuitable to provide access due to inadequate visibility with its junction to Uffculme Road. Adequate access is achievable direct from Uffculme Road. Culmstock Primary School only has limited capacity and would not have enough capacity to accommodate the number of pupils arising from this individual allocation. Cullompton Community College however does have capacity to meet the requirements of this individual allocation. As there are some limitations in providing access and issues around the capacity of Culmstock Primary School a negative effect is considered.	-2	If access is provided from Uffculme Road this will mitigate access issues. Policy S8 provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities although the impact remains uncertain given the limited capacity for the school to expand within the current site.	0/?

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

The Croft, Culmstock Option

Land with a gross site area of 1.7 (ha) at Uffculme Road, Culmstock is proposed for 53 dwellings.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. There are views from the site across to the north and west, which are generally far reaching. Views from the south are limited by the topography, and to the east by other buildings within the village. There is potential for landscape impacts given the elevated position of the site. Adjacent dwellings are single storey, with many being at a lower level than the site, and therefore only provide a limited function in mitigating any impact of development. Given the limited function of existing development in providing mitigation and the potentially significant landscape impact of the site given its elevated position a negative effect is considered.	-2	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide some mitigation, a slight negative effect is considered as given the elevated position of the site some impact is likely to remain.	-1
B) Protection and promotion of a quality built and historic environment	The Culmstock Conservation Area lies to the north east of the site but the site is not adjacent to it. This site lies in an area of archaeological potential with regard to known prehistoric activity in the vicinity as well as evidence of the iron industry that operated in the Blackdown Hills in the Roman and later periods. Given the potential impact on the area of archaeological potential a slight negative and uncertain effect is considered.	-1/?	If archaeological investigation and appropriate mitigation measures are considered, a neutral effect although this remains uncertain as the impact will depend on the results of the investigation.	0/?
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. An ordinary watercourse is within the site /on the site boundary. Any alterations or works within the watercourse must be discussed with Devon County Council Flood Risk Management and Land Drainage Consent requested and approved where necessary. The site could contribute to surface water run off without appropriate mitigation measures, a negative	-1/?	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for	+1/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	effect overall. Culmstock has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around flood risk but the benefit of a bus service on balance a slight negative effect is considered. This remains uncertain as the impact of the ordinary watercourse is unknown.		future maintenance. A flood risk assessment should be undertaken for the site to determine the impact of the watercourse within the site. Given the mitigation of flood risk a slight positive effect is considered as there is the benefit of a bus service. As the impact of the watercourse is unknown an uncertain effect remains.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land. The site is located on Grade 3 good / moderate quality agricultural land, a slight negative effect as the site is relatively small.	-1		-1
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 53 new dwellings a contribution towards future housing need, a positive effect.	+2		+2
H) Ensuring community health and wellbeing	Culmstock is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect.	0		0
I) Delivering	The local highway network consists of narrow roads having restrictive	-2	If road widening and analysis of the	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
the necessary infrastructure	alignments. Site access is dependent on road widening and would require junction analysis of Town Hill & Fore Street and a safety audit. Culmstock Primary School only has limited capacity and would not have enough capacity to accommodate the number of pupils arising from this individual allocation. Cullompton Community College however does have capacity to meet the requirements of this individual allocation. An overall negative effect is considered.		Town Hill & Fore Street and safety audit are undertaken to ensure access can be provided this would mitigate any access issues. Policy S8 provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities although the impact remains uncertain given the limited capacity for the school to expand within the current site. Overall a neutral and uncertain effect is considered as provided road widening, analysis, access and school capacity can be provided it is possible this development will have a neutral effect however this is currently uncertain.	

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

Halberton

Policy HA1: Land adjacent Fishers Way, Halberton

Land with a gross site area of 0.6 (ha) at Land adjacent Fisher's Way, Halberton is proposed for 10 dwellings with 30% affordable housing.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. The local countryside is of gently undulating fields, which can be viewed to the north and west. Views are medium distance, and the adjacent modern housing would mitigate some impact, a neutral effect.	0		0
B) Protection and promotion of a quality built and historic environment	This site lies in an area of archaeological potential with the HER recording prehistoric activity here and recent archaeological work to the west has identified prehistoric activity across the wider landscape, overall a slight negative and uncertain effect.	-1/?	The policy requires archaeological investigations and appropriate mitigation measures, overall a neutral effect although this remains uncertain as the impact will depend on the results of the investigation.	0/?
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk. Groundwater flooding maps show a 25-50% chance of groundwater emergence within the site boundary. The site could contribute to surface water run off without appropriate mitigation measures. Evidence in the SFRA suggests that the site may also have some residual flood risk from the Grand Western Canal or	-1	Based on recommendations provided by Devon County Council, groundwater monitoring is not required for this site, provided that necessary details are submitted	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	Wimbleball Reservoir. Halberton has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around flooding but the benefit of a bus service on balance a slight negative effect is considered.		with a drainage strategy. A policy requirement in the Local Plan seeks the provision of a Sustainable Urban Drainage Scheme to deal with all surface water from development and arrangements for future maintenance. Appropriate mitigation measures should be incorporated into the design of development to respond to the flood risk from the Grand Western Canal or Wimbleball Reservoir. Given the mitigation of flood risk a slight positive effect is considered as there is the benefit of a bus service.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land. The site is located on Grade 1 excellent quality agricultural land. Given the loss of Grade 1 excellent quality agricultural land but the relatively small scale of the site, a negative effect is considered.	-2		-2
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
G) Meeting housing needs	Option provides for 10 new dwellings with 30% affordable housing a contribution towards future housing need, a slight positive effect.	+1		+1
H) Ensuring community health and wellbeing	Halberton is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect.	0		0
I) Delivering the necessary infrastructure	The Mid Devon Community Infrastructure Evidence Report indicates that the primary school can accommodate additional pupils arising from this development without expansion. Given the small scale of development it is anticipated that this development will not as an individual site put pressure on the local secondary schools. A larger site area was originally considered which could have been problematic on highway grounda, therefore a slight negative effect was considered.	-1	The site area has been reduced on highway grounds and the housing numbers reduced accordingly. Given that an adequate access is achievable and that this would be relatively small development now that the site area has been reduced, a neutral effect is considered.	0

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Halberton. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will provide housing in Halberton.

Land at Blundells Road, Halberton Option

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

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. The site can be viewed from the south, east and north ridgelines, and would therefore could have a large impact on the surrounding landscape. Existing development would provide some mitigation and therefore a slight negative effect is considered.	-1	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide some mitigation, a neutral effect is therefore considered.	0
B) Protection and promotion of a quality built and historic environment	The site is located within the Halberton Conservation Area and there is a group of listed buildings located to the east of the site. This site lies in an area of archaeological potential with the HER recording prehistoric activity here and recent archaeological work to the west has identified prehistoric activity across the wider landscape, a negative effect. Given the potential impact on the Conservation Area, listed buildings and area of archaeological potential an overall negative and uncertain effect is considered.	-2/?	If the following aspects are considered by development a neutral effect is considered. <ul style="list-style-type: none"> Design and layout which respects the character and the setting of the Conservation Area and listed buildings. Archaeological investigation and appropriate mitigation measures. <p>However, this remains uncertain as the impact on the area of archaeological potential will depend on the results of the investigation</p>	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. Only 1% of the site in the north western corner is in flood zone 3. An unnamed watercourse to the south of the site could cause potential flooding issues. The site could contribute to surface water run off without appropriate mitigation measures. Evidence in the SFRA suggests that the site may also have some residual flood risk from the Grand Western Canal or Wimbleball Reservoir. Halberton has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around surface water run off but the benefit of a bus service on balance a slight negative effect is considered and unknown impact due to the unnamed watercourse.	-1/?	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Given the mitigation of surface water run off and flood risk a slight positive effect is considered as there is the benefit of a bus service. An unknown impact is due to the unnamed watercourse directly south of the site.	+1/?
D) Safeguarding and minimising resource use	Development option is located on greenfield land. The site is located on Grade 1 excellent quality agricultural land and a small portion of Grade 3 good / moderate quality agricultural land. Given the loss of Grade 1 excellent quality agricultural land and some grade 3 land but the relatively small site size, a negative effect is considered.	-2		-2
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 25 new dwellings a contribution towards future housing need, a positive effect.	+2		+2
H) Ensuring community	Halberton is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
health and wellbeing	level of development, a neutral effect.			
I) Delivering the necessary infrastructure	The C769 east through Halberton is, due to narrow carriageway width's and lack of pedestrian facilities, unsuitable to cater for significant traffic generation. An access direct onto Lower Town road is achievable. Access to the east at Lower town can be achieved with some road improvements and would serve a development of up to 25 dwellings from a share surface road and potentially greater, however concerns still remain over the capacity of the priority system and a full capacity study should be undertaken to prove additional traffic is acceptable. There is existing capacity in the local schools to accommodate development from this individual site. Given that an adequate access is achievable but concerns over the capacity of the priority system, an overall slight negative and uncertain effect is considered.	-1/?	If a full capacity study is undertaken and demonstrates that additional traffic is acceptable a neutral effect is considered. As this remains uncertain and overall neutral and uncertain effect is considered.	0/?

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

Hemyock

Policy HE1: Depot, Hemyock Option

Land with a gross site area of 0.55 (ha) at Depot, Hemyock is proposed for 10 dwellings with 30% affordable housing.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site is located within the Blackdown Hills Area of Outstanding Natural Beauty (AONB) however it is a small infill site within the village and therefore a negative impact on the AONB is not considered. This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. Any impact is likely to be minimal given the surrounding housing development on all sides. The site is therefore unlikely to have an impact on the special qualities of the AONB. The barns/outbuildings could also be a habitat for protected species such as barn owls, overall a slight negative and uncertain effect is considered as the wildlife potential is unknown.	-1/?	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan also provide some mitigation therefore a neutral effect is considered, although a uncertain effect remains as there is an unknown in terms of wildlife potential with regard to the barns/outbuildings on site.	0/?
B) Protection and promotion of a quality built and historic environment	The site lies in an area of high archaeological potential, with recent archaeological investigations in and around Hemyock exposing evidence of medieval and early post-medieval industrial activity around the village. Development could also result in the loss of some Devon bank, a slight negative and uncertain effect. It would however be an infill site which has a history of untidy and informal uses. In considering the potential for the improvement of the site but the potential for the impact on the area of archaeological potential, on balance a neutral yet uncertain effect is considered. This is an infill site, which has a history of untidy and informal uses, including planning permissions which have not been implemented.	-0/?	The policy requires the replacement provision of any lost Devon bank. The policy also requires archaeological investigations and appropriate mitigation measures, this will provide mitigation although it remains uncertain as the impact will depend on the results of the investigation. Given the history of untidy and informal uses of the site, overall a slight positive effect	+1/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			is considered.	
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect. Hemyock has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issue around surface water run off but the benefit of a bus service on balance a neutral effect is considered.	0	A policy requirement in the Local Plan seeks the provision of a Sustainable Urban Drainage Scheme to deal with all surface water from development and arrangements for future maintenance. Given the mitigation of flood risk a slight positive effect is considered as there is the benefit of a bus service.	+1
D) Safeguarding and minimising resource use	Development option is located partly on greenfield land and partly brownfield land. However given the size of the site with only the rear of the site being greenfield which can only be accessed using the residential access point it is unlikely this land will be used for agricultural purposes and therefore a slight positive effect is considered.	+1		+1
E) Promoting economic growth and employment	There would be a small loss of commercial use and therefore a slight negative effect is considered.	-1		-1
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 10 new dwellings with 30% affordable housing a contribution towards future housing need, a slight positive effect.	+1		+1
H) Ensuring community health and wellbeing	Hemyock is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect.	0		0
I) Delivering the necessary	There is potential for the development to affect the surrounding highway network. The Mid Devon Community Infrastructure Evidence Report	-2/?	The policy requires 10 dwellings	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
infrastructure	indicates that development will put minor pressure on Hemyock Primary school and therefore some developer contributions will be required. Given the small scale of development it is anticipated that this development will not as an individual site put pressure on the local secondary schools. Overall a negative and uncertain effect is considered given the minor pressure put on the primary school and the highway network.		with 30% affordable housing subject to a Transport Statement. Policy S8 also provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities, overall a neutral and uncertain effect is considered as the understanding of the impact on the highway network is dependent on the Transport Statement.	

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

Land South West of Conigar Close, Hemyock Option

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

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site is located within the Blackdown Hills Area of Outstanding Natural Beauty (AONB), given that this site is on the edge of the village there may be some impact on the AONB. This sites falls within the 'Upper farmed and wooded valley slopes' landscape character area. These areas are typified by having a steeply rolling landform, being a lush and fertile land which gives rise to extensive tracts of medium-scale fields of permanent pasture. There are views into and from the site from ridges to the north and south. There would be some landscape impact, but a high degree of mitigation would be provided by the adjacent housing to the north and east. However given the site is within an AONB, a slight negative effect is considered.	-1	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide some mitigation. However given that the site is on the edge of the village some impact on the AONB may remain, therefore a slight negative and uncertain effect is considered as the impact will depend on the design of the development.	-1/?
B) Protection and promotion of a quality built and historic environment	Recent archaeological work at the northern end of this site has revealed the presence of an, as yet, undated, iron working area. It is known that this industry was operation from at least the Roman period through to the medieval period, overall a slight negative and uncertain effect is considered.	-1/?	If archaeological investigation and appropriate mitigation measures are considered, a neutral effect although this remains uncertain as the impact will depend on the results of the investigation	0/?
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures. There is also an unnamed watercourse flowing through the west of the site, the impact of which is not yet known. Hemyock has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around surface water run off and flood risk but the benefit of a bus service on balance a slight negative and uncertain effect is considered.	-1/?	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. A Flood Risk Assessment would be required to determine the impact of the	+1/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			unnamed watercourses. If development avoided areas of flood risk this would mitigate any impact. Given the mitigation of surface water run off and flood risk a slight positive effect is considered as there is the benefit of a bus service. Uncertainty remains as the impact of the unnamed watercourse is not yet known.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land. There is a historic quarry to south west corner/edge of site considered contaminated land. The site is located on Grade 3 good /moderate quality agricultural land. Given the loss of good / moderate quality agricultural land and presence of contaminated land a significant negative effect is considered.	-3	If the assessment of land contamination and appropriate remediation is undertaken a slight negative effect is considered as the site is on Grade 3 agricultural land but is a small size.	-1
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 35 new dwellings a contribution towards future housing need, a positive effect.	+2		+2
H) Ensuring community	Hemyock is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
health and wellbeing	level of development, a neutral effect.			
I) Delivering the necessary infrastructure	The local highway network consists largely of narrow roads having restrictive alignments. The north section of this site is currently being developed while access to the south section through Conigar Close and Logan Way a residential estate could be achievable. Hemyock Primary School only has limited capacity and would not have enough capacity to accommodate the number of pupils arising from this individual allocation. Cullompton Community College however does have capacity to meet the requirements of this individual allocation. Given that an adequate access is achievable but there is limited capacity at the primary school an overall slight negative effect is considered.	-1	Policy S8 provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities although the impact remains uncertain given the limited capacity for the school to expand within the current site. Overall a neutral but uncertain effect is considered.	0/?

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

Culmbridge Farm, Hemyock Option

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

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site is located within the Blackdown Hills Area of Outstanding Natural Beauty (AONB). A number of important trees within the site (Tree Preservation Orders s southern side of site). This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. There are views into the site from south and western ridges. The adjacent housing and farm buildings would provide some mitigation. Given the sites location in the Blackdown Hills AONB and potential loss of mature trees an overall negative effect is considered.	-2	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide mitigation for both the impact on the landscape and the natural environment. However given that the site is on the edge of the village some impact on the AONB may remain, therefore a slight negative and uncertain effect is considered as the impact will depend on the design of the development.	-1/?
B) Protection and promotion of a quality built and historic environment	The recent discovery of Hemyock's industrial heritage – pottery (17th century) and iron production (Roman to medieval) – raises the potential for development around the village to expose archaeological and artefactual deposits associated with these industries, overall a slight negative and uncertain effect.	-1/?	If archaeological investigation and appropriate mitigation measures are considered, a neutral effect, although this remains uncertain as the impact will depend on the results of the investigation.	0/?
C) Mitigating the effects of climate	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures. There are also unnamed watercourses	-1/?	A policy requirement in the Local Plan seeks mitigation measures through the provision of	+1/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
change	flowing through the north and east of the site, the impact of which is not yet known. Hemyock has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around surface water run off and flood risk but the benefit of a bus service on balance a slight negative effect is considered.		Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. A Flood Risk Assessment would be required to determine the impact of the unnamed watercourses. If development avoided areas of flood risk this would mitigate any impact. Given the mitigation of surface water run off and flood risk a slight positive effect is considered as there is the benefit of a bus service. Uncertainty remains as the impact of the unnamed watercourse is not yet known.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land. North eastern corner is previously developed land with farm buildings associated with a poultry farm. The site is located on Grade 3 good / moderate quality agricultural land. Given the loss of good / moderate quality agricultural land but use of previously developed land and the relatively small size of the site a slight negative effect is considered.	-1		-1
E) Promoting economic growth and employment	The redevelopment of the north east corner would result in the loss of some farm buildings, a slight negative effect.	-2	The provision of some employment land to replace the loss of the farm buildings or the relocation of these farm buildings which have a role in	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			promoting economic growth and employment would result in a neutral effect.	
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 80 new dwellings a contribution towards future housing need, a positive effect. This level of housing provision could be out of scale with the settlement size of Hemyock and may need to be reduced to reflect the housing demand and need in the vicinity.	+2		+2
H) Ensuring community health and wellbeing	Hemyock is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect.	0		0
I) Delivering the necessary infrastructure	Level changes between the road and field mean access is only achievable from the north east corner. The redevelopment of the north east corner would require the relocation of the existing farm buildings. The local highway network consists largely of narrow roads having restrictive alignments. Hemyock Primary School only has limited capacity and would not have enough capacity to accommodate the number of pupils arising from this individual allocation. Cullompton Community College however does have capacity to meet the requirements of this individual allocation. Overall a negative impact is considered given the limitations of access and educational capacity issues.	-2	Policy S8 provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities although the impact remains uncertain given the limited capacity for the school to expand within the current site. If access is provided from the north east corner and the farm buildings are relocated overall a neutral but uncertain effect is considered.	0/?

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

Land north of Culmbridge Farm, Hemyock Option

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

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site is located within the Blackdown Hills Area of Outstanding Natural Beauty (AONB). 0.5ha of the site (north east corner) is noted to be a Priority Habitat for its grassland. The majority of the site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area to the south west. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. A small portion of the site in the north east of the site falls within the 'Sparsely settled farmed valley floors' landscape character area. This area is typified by the presence of rivers or streams and related flat or gently sloping valley bottoms within the low lying areas of the district. There are views into and out of the site from ridges to the north, south and west. The site is also elevated, and there would likely be large landscape impacts as a result of developing the whole	-3	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide mitigation for both the impact on the landscape and the natural environment. Furthermore if the north east corner is excluded from development this would mitigate any impact on the Priority Habitat. However given that the site is on the edge of the village some	-1/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	site, some mitigation may be provided by existing development. Given the sites location in the Blackdowns AONB, impact on the Priority Habitat and some impact on landscape setting, cumulatively a significant negative effect is considered.		impact on the AONB may remain, therefore a slight negative and uncertain effect is considered as the impact will depend on the design of the development.	
B) Protection and promotion of a quality built and historic environment	The recent discovery of Hemyock's industrial heritage – pottery (17th century) and iron production (Roman to medieval) – raises the potential for development around the village to expose archaeological and artefactual deposits associated with these industries, a slight negative and uncertain effect.	-1/?	If archaeological investigation and appropriate mitigation measures are considered, a neutral effect although this remains uncertain as the impact will depend on the results of the investigation.	0/?
C) Mitigating the effects of climate change	91% South West and West of the site is located in flood zone 1 the lowest level of flood risk with the remaining 8% along North East and East side located in Flood zone 2 and 1% in the North East in Flood zone 3. As flood zone 2 and 3 is a very small percentage of the site, it is considered that this along with the fact that the site could contribute to surface water run off without appropriate mitigation measures, this would only result in a slight negative effect. Hemyock has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around surface water run off but the benefit of a bus service on balance a neutral effect is considered.	0	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Given the mitigation of surface water run off a slight positive effect is considered as there is the benefit of a bus service.	+1
D) Safeguarding and minimising resource use	Development option is located on greenfield land. 3.3ha (63% South) is located on Grade 3 good / moderate quality agricultural land and 1.9ha (37% North) is located on Grade 4 poor quality agricultural land. Given the loss of good / moderate quality agricultural land and some poor agricultural land but the relatively small size of the site an	-1		-1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	overall slight negative effect.			
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 80 new dwellings a contribution towards future housing need, a significant positive effect.	+2		+2
H) Ensuring community health and wellbeing	Hemyock is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect.	0		0
I) Delivering the necessary infrastructure	An adequate access is achievable. Hemyock Primary School only has limited capacity and would not have enough capacity to accommodate the number of pupils arising from this individual allocation. Cullompton Community College however does have capacity to meet the requirements of this individual allocation. Given that an adequate access is achievable and but issues around education capacity, an overall slight negative effect is considered.	-1	Policy S8 provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities although the impact remains uncertain given the limited capacity for the school to expand within the current site. Overall a neutral and uncertain effect is considered.	0/?

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

Land adj Cemetery, Hemyock Option

Land with a gross site area of 4.8 (ha) at Land adj Cemetery, Hemyock is proposed for 107 dwellings.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	<p>The site is located within the Blackdown Hills Area of Outstanding Natural Beauty (AONB). This site falls almost exclusively within the ‘Lower rolling farmed and settled valley slopes’ landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. However, the site also sits on the boundary between the ‘Upper farmed and wooded valley slopes’ landscape character area. These areas are typified by having a steeply rolling landform, being a lush and fertile land which gives rise to extensive tracts of medium-scale fields of permanent pasture. The site is open in character, offering wide views to the west, north and east. In particular the high ridge line to the north is clearly visible. There is housing to the east which will mitigate some impact and modern housing on the south side of Culmstock Road, which is at a higher level than the site and would therefore itself be clearly visible when viewed from the elevated land to the north. Given the number of dwellings</p>	-2	<p>Policy S9 ‘Environment’ and DM1 ‘High Quality Design’ in the Local Plan provide mitigation. However given that the site is on the edge of the village some impact on the AONB may remain, therefore a slight negative and uncertain effect is considered as the impact will depend on the design of the development.</p>	-1/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	proposed but some mitigation is provided by existing development and the location of the site in the Blackdown Hills AONB a negative effect is considered.			
B) Protection and promotion of a quality built and historic environment	The site lies in an area of high archaeological potential, with recent archaeological investigations in and around Hemyock exposing evidence of medieval and early post-medieval industrial activity around the village, a slight negative and uncertain effect.	-1/?	If archaeological investigation and appropriate mitigation measures are considered, a neutral effect, although this remains uncertain as the impact will depend on the results of the investigation.	0/?
C) Mitigating the effects of climate change	An ordinary watercourse is on the site boundary. Any alterations or works within the watercourse must be discussed with Devon County Council Flood Risk Management and Land Drainage Consent approved where necessary. Flood Zone 3 is within the site boundary however the majority of the site is Flood Zone 1. Groundwater flooding maps show a 25-50% chance of groundwater emergence within the site boundary. Some historic flooding has occurred within the site boundary. Any historic flooding information should be used in conjunction with development proposals and any flood risk assessment. The site could contribute to surface water run off without appropriate mitigation measures. Hemyock has access to a bus service which could help reduce car travel and therefore carbon emissions. Overall a negative effect remains given the potential issues around flood risk but the benefit of a bus service. This remains uncertain as the impact of the ordinary watercourse is unknown.	-2/?	Avoidance of land within flood zone 3, the provision of a flood risk assessment, drainage strategy and SUDs would result in a neutral effect being considered. Given the mitigation of flood risk a slight positive effect is considered as there is the benefit of a bus service. This remains uncertain as the impact of the ordinary watercourse is unknown.	+1/?
D) Safeguarding and minimising resource use	Development option is located on greenfield land. The site is located on Grade 3 good /moderate quality agricultural land. There is the potential for land contamination associated with the adjacent cemetery. Given the loss of good / moderate quality agricultural land, and land contamination a significant negative effect is considered.	-2	Assessment of land contamination and appropriate remediation would mitigate impact from land contamination. A slight negative effect remains as although the site	-1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			is relatively small it is on Grade 3 agricultural land.	
E) Promoting economic growth and employment	There may be a slight positive impact for local construction firms and associated trades who would be able to undertake contract work.	+1		+1
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 107 new dwellings a contribution towards future housing need, a significant positive effect.	+3		+3
H) Ensuring community health and wellbeing	Hemyock is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development. However given the scale of development this may impact on existing services and facilities, therefore a slight negative effect is considered.	-1		-1
I) Delivering the necessary infrastructure	Suitable access can be achieved with off-site highway improvements, provision of footways and cycle linkages /emergency vehicle access. May be limited by flood zones would seek junction analysis in Culmstock at the junction of Fore street and Town Hill. Possible junction mitigation will be required. A number of LTP schemes are identified in Hemyock and contributions will be sought towards their delivery. Hemyock Primary School only has limited capacity and would not have enough capacity to accommodate the number of pupils arising from this individual allocation. Cullompton Community College however does have capacity to meet the requirements of this individual allocation. Given that an adequate access is achievable although there may be some issues around the capacity of junctions and potential issues around education capacity, an overall negative impact is considered.	-2	Highway impacts can be mitigated through suitable access achieved with off-site highway improvements, provision of footways and cycle linkages/emergency vehicle access, junction analysis and mitigation where required and contributions to LTP schemes. Policy S8 provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			of, new or improved infrastructure and facilities although the impact remains uncertain given the limited capacity for the school to expand within the current site. Overall a neutral and uncertain effect is considered.	

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

Brookridge Timber, Hemyock (Commercial) Option

Land with a gross site area of 1.8 (ha) at Brookridge Timber, Hemyock is proposed for 7,200 sqm commercial floorspace.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site is located within the Blackdown Hills Area of Outstanding Natural Beauty (AONB). The main part of the site falls within the 'Lower rolling farmed and settled valley slopes landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. A small portion of the eastern part of the site falls within the 'Upper farmed and wooded valley slopes' landscape character area. These areas are typified by having a steeply rolling landform, being lush and fertile. The site is screened from the north, east and west views. There are views into and out of the site from a southern ridge. Given that there are views from the southern ridge a slight negative effect and the fact that the site is within the AONB overall a negative effect is considered.	-2	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide mitigation for both the impact on the landscape and the natural environment. However given that the site is in an isolated location away from the village some impact on the AONB may remain, therefore a slight negative effect is considered.	-1
B) Protection and promotion of a quality built and historic environment	There is no anticipated impact.	0		0
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures. Hemyock has access to a bus service which could help reduce car travel and therefore carbon emissions. However as the site is 400m from the eastern edge of Hemyock outside the existing settlement limit as has no footpath the benefit of the bus service for this site is limited. Given the potential issues around surface water runoff and the limited benefit of a bus service on balance a negative effect is considered.	-2	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Given the mitigation of surface water runoff but the limited benefit of a bus service a slight negative effect	-1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			remains.	
D) Safeguarding and minimising resource use	Development option is located on brownfield land, a positive effect.	+2		+2
E) Promoting economic growth and employment	The option provides for 7,200 sqm of commercial floorspace, a positive effect.	+2		+2
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	No impact.	0		0
H) Ensuring community health and wellbeing	Hemyock is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development. However given the location of the development 400m away from the settlement edge, a slight negative effect is considered.	-1		-1
I) Delivering the necessary infrastructure	An adequate access is achievable. Access from north, east and south. The site has a wide access on its north edge with good visibility and sufficient space for lorry movements. There are currently no pedestrian and cycle links to the site. Given that an adequate access is achievable but there is there is a lack of pedestrian and cycle links to the site an overall slight negative effect is considered.	-1	The provision of pedestrian and cycle link would provide some mitigation. Policy S8 provides mitigation by setting out that developers will be expected to	0

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

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

Kentisbeare

Land by Kentisbeare Village Hall, Kentisbeare Option

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

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. The site is enclosed above the village hall, by existing vegetation and topography	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	which would limit the overall impact, a neutral effect.			
B) Protection and promotion of a quality built and historic environment	The site boundary is adjacent to the Kentisbeare Conservation Area to the north. There is a potential impact on the setting of the parish church a listed building. This site lies on the edge of the historic core of the settlement and any development here has the potential to expose archaeological and artefactual deposits associated with the early settlement here, overall a negative and uncertain effect is considered.	-2/?	<p>If the following aspects are considered by development a neutral effect is considered.</p> <ul style="list-style-type: none"> • Design and layout which respects the character and the setting of the Conservation Area and listed buildings. • Archaeological investigation and appropriate mitigation measures. <p>Although this remains uncertain as the impact on the archaeological and artefactual deposits will depend on the results of the investigation.</p>	0/?
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures. Kentisbeare has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around surface water run off but the benefit of a bus service on balance a neutral effect is considered.	0	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Given the mitigation of surface water run off a slight positive effect is considered as there is the benefit of a bus	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			service.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land. 0.2ha (25% South) is located on Grade 2 very good quality agricultural land and 0.6ha (75% North) is located on Grade 3 good / moderate quality agricultural land, a neutral effect. As the site is relatively small but some land is Grade 2 quality a negative effect is considered.	-2		-2
E) Promoting economic growth and employment	Option provides 500 sqm of commercial floorspace helping to diversify the economy and encourage inward investment, a positive effect.	+2		+2
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 26 new dwellings a contribution towards future housing need, a positive effect.	+2		+2
H) Ensuring community health and wellbeing	Kentisbeare is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect.	0		0
I) Delivering the necessary infrastructure	An acceptable access is achievable and there are no issues with the route to the A373, although other local roads are narrow, having restrictive alignments. Kentisbeare Primary School only has limited capacity and would not have enough capacity to accommodate the number of pupils arising from this individual allocation. Cullompton Community college however does have capacity to meet the requirements of this individual allocation. Given that an adequate access is achievable but the potential issue around school capacity a slight negative effect is considered.	-1	Policy S8 provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities although the impact remains uncertain given the limited capacity for the school to expand within the current site. Overall a neutral but uncertain effect is	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			considered.	

Secondary/cumulative/synergistic effects:	Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Kentisbeare. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing and commercial needs.

Lapford

Land between the Primary School & the Church, Lapford Option

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

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	This site falls within the 'Upper farmed and wooded valley slopes' landscape character area. These areas are typified by having a steeply rolling landform, being a lush and fertile land which gives rise to extensive tracts of medium scale fields of permanent pasture. Whilst the site is elevated, so are the adjoining built up uses. There are wide views to the south, though the uses immediately to the south do screen the site relatively well, overall a neutral effect.	0		0
B) Protection and	The site is located next to a listed church to the west, a slight negative effect is considered.	-1	Design and layout which respects	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
promotion of a quality built and historic environment			the character and the setting of the listed building would mitigate any impact, a neutral effect.	
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures. Lapford has access to a bus and train service which could help reduce car travel and therefore carbon emissions. Given the potential issues around surface water run off but the benefit of a bus and train service on balance a slight positive effect is considered.	+1	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Given the mitigation of surface water run off a positive effect is considered as there is the benefit of a bus and train service.	+2
D) Safeguarding and minimising resource use	Development option is located on greenfield land. The site is located on Grade 3 good / moderate quality agricultural land, overall a slight negative effect	-1		-1
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 42 new dwellings a contribution towards future housing need, a positive effect.	+2		+2
H) Ensuring	Lapford is a designated village under policy S13, it has the three essential	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
community health and wellbeing	services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect.			
l) Delivering the necessary infrastructure	There is existing capacity in the local schools to accommodate development from this individual site. The capacity of the junction onto Main C480 (north-south road through village from the U606 (road running along southern boundary of site) is questioned, an uncertain effect. Access to the site can be achieved with adequate visibility. There are concerns over poor alignment gradient lack of footways and additional highway safety risks to pedestrians, in particular school children at the adjacent school. There is a need for additional footway over frontage and link to school, overall a slight negative effect and uncertain effect.	-1/?	An assessment of the junction onto the main C480 from the U606 and provision of footway over frontage and link to the school would provide mitigation, overall a neutral but uncertain effect is considered as the capacity of the junction will depend on the results of the assessment.	0/?

Secondary/cumulative/synergistic effects:	Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Lapford. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing needs.

Land south of Sandhurst, Lapford Option

Land with a gross site area of 0.95 (ha) at Land south of Sandhurst, Lapford is proposed for 18 dwellings.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	This sites falls within the 'Upper farmed and wooded valley slopes' landscape character area. These areas are typified by having a steeply rolling landform, being a lush and fertile land which gives rise to extensive tracts of medium-scale fields of permanent pasture. However the site is likely to be viewed within the context of the existing built form, which is at a higher level than the site and would mitigate some of the impact, a neutral effect.	0		0
B) Protection and promotion of a quality built and historic environment	The Grade II listed congregational church is located on north side of the road to the west, however it is not anticipated that development will have an impact on this listed building. It is not anticipated that the development of this area will have an archaeological impact a neutral effect overall is therefore considered.	0		0
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. An ordinary watercourse is on the site boundary. The site could contribute to surface water run off without appropriate mitigation measures. Lapford has access to a bus and train service which could help reduce car travel and therefore carbon emissions. Given the potential issues around surface water run off and the ordinary watercourse but the benefit of a bus and train service on balance a neutral effect is considered. This remains uncertain as the impact of the ordinary watercourse is unknown.	0/?	A policy requirement in the Local Plan seeks the provision of a Sustainable Urban Drainage Scheme to deal with all surface water from development and arrangements for future maintenance, overall a neutral effect. Any alterations or works within the watercourse must be discussed with Devon County Council Flood Risk Management and Land Drainage Consent requested and approved where necessary. Given the mitigation of flood risk a positive effect is considered as there is the benefit of a bus and train service. This	+2/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			remains uncertain as the impact of the ordinary watercourse is unknown.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land. The site is located on Grade 3 good / moderate quality agricultural land, given the relatively small scale of the site a slight negative effect.	-1		-1
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 18 new dwellings with 30% affordable housing a contribution towards future housing need, a slight positive effect.	+1		+1
H) Ensuring community health and wellbeing	Lapford is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect.	0		0
I) Delivering the necessary infrastructure	Access is technically feasible but off a road which has limited footway provision and blind bends and will attract pedestrian traffic to the school. May be feasible if it can be established if a footpath can be provided to the main road via Moorland View. The Mid Devon Community Infrastructure Evidence Report indicates that primary and secondary school pupils can be accommodated without expansion. Overall a slight negative effect is considered due to highway difficulties.	-1	Mitigation could be provided through the provision of a footpath link through the site linking Moorland View to Eastington Lane, overall a neutral effect.	0

Secondary/cumulative/synergistic effects:	Development of this site in combination with other development in the local area
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	could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Lapford. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing need.

Morchar Bishop

Policy MO1: Greenaway, Morchar Bishop

Land with a gross site area of 1.2 (ha) at Land west of Greenway, Morchar Bishop is proposed for 20 dwellings with 30% affordable.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by its gently rolling and strongly undulating form and an intensively farmed agricultural area. However, development of this site would have minimal impact on character of landscape as it is bound to the east by existing development which already provides a backdrop of the built environment, a neutral effect.	0		0
B) Protection and promotion of a quality built and historic environment	The site lies in an area of archaeological potential to the south of a possible prehistoric settlement or funerary monument, overall a negative and uncertain effect.	-1/?	The policy requires archaeological investigations and appropriate mitigation measures, overall a neutral effect although this remains uncertain as the impact will depend on the results of the investigation.	0/?
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site has been increased from the original option, but remains within flood zone 1. The site could contribute to surface water run off without appropriate mitigation measures. Morchar Bishop has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issue around surface water run off but the	0	A policy requirement in the Local Plan seeks the provision of a Sustainable Urban Drainage Scheme to deal with all surface water from development and arrangements for future	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	benefit of a bus service on balance a neutral effect is considered.		maintenance, overall a neutral effect. Given the mitigation of surface water run off a slight positive effect is considered as there is the benefit of a bus service.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land. The site is located on Grade 3 good / moderate quality agricultural land; given the relatively small scale of the site a slight negative effect is considered.	-1		-1
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 20 new dwellings with 30% affordable housing a contribution towards future housing need, a positive effect.	+2		+2
H) Ensuring community health and wellbeing	Morchard Bishop is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect.	0	The policy requires the provision of a footpath link into the estate to the east, overall a slight positive effect.	+1
I) Delivering the necessary infrastructure	There is an existing farm access into the site from the road immediately to the South and a possible further access via the eastern boundary from the Greenway Estate, this would require road widening. The Mid Devon Community Infrastructure Evidence Report indicates that primary and secondary school pupils can be accommodated without expansion. Given that an adequate access is achievable but would require road widening a	-1	The policy requires road widening across site frontage, provision of appropriate visibility splays and replacement provision of any lost Devon bank, overall a neutral	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	slight negative effect is considered.		effect is considered.	

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

Tatepath Farm, Morchard Bishop Option

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

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by a gently rolling and strongly undulating landscape which is intensively farmed. The impact of developing this site would be minimal as there are already a large number of buildings already on the site, a neutral effect.	0		0
B) Protection and promotion of a quality built and historic	Tatepath Farm is separated from the main body of the village, being located a distance along a relatively narrow lane, a slight negative effect is therefore considered.	-1		-1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
environment				
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures. Morchard Bishop has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around surface water run off but the benefit of a bus service on balance a neutral effect is considered.	0	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Given the mitigation of flood risk a slight positive effect is considered as there is the benefit of a bus service.	+1
D) Safeguarding and minimising resource use	Although the site contains agricultural buildings it is classified as greenfield land and is Grade 3 agricultural land. There is possible land contamination. Overall a significant negative effect is considered given the potential for land contamination and the fact that the site is on Grade 3 agricultural land.	-3	The assessment of land contamination and appropriate remediation would mitigate any contamination impact. However the land is still classed as Grade 3 agricultural land, as this is small site, only a slight negative impact is considered.	-1
E) Promoting economic growth and employment	Development of the site would result in the loss of a number of agricultural units a reduction in rural prosperity, a negative effect.	-2	The relocation of these agricultural units would mitigate any impact, a neutral effect.	0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 16 new dwellings a contribution towards future housing need, a slight positive effect.	+1		+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
H) Ensuring community health and wellbeing	Morchard Bishop is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect.	0		0
I) Delivering the necessary infrastructure	An adequate access is achievable. There is existing capacity in the local schools to accommodate development from this individual site. Given that an adequate access is achievable and there is educational capacity a neutral effect is considered.	0		0

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

Church Street, Morchard Bishop Option

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

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural	The middle of the site features an old established tree which may be worthy of a Tree Preservation Order. The site falls within the 'Lower rolling farmed	-1	Policy S9 'Environment' and DM1 'High Quality Design' in the Local	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
environment	and settled valley slopes' landscape character area. This area is typified by a gently rolling and strongly undulating landform which is intensively farmed. The site is surrounded by three sides which would provide landscape mitigation. Given the potential loss of the important tree within the site a slight negative effect is considered.		Plan provide some mitigation therefore a neutral effect is considered.	
B) Protection and promotion of a quality built and historic environment	The site is adjoining the Conservation Area. There are a large number of listed buildings immediately adjacent to the site on the road to the south. The site lies on the edge of the historic core of the village and to the south of the site of the former vicarage and there is evidence of prehistoric activity in the wider landscape. A negative and uncertain effect is considered due to the potential impact on the Conservation Area, listed buildings and archaeology.	-2	If the following aspects are considered by development a neutral effect is considered. <ul style="list-style-type: none"> • Design and layout which respects the character and the setting of the Conservation Area and listed buildings. • Archaeological investigation and appropriate mitigation measures. <p>Although this remains uncertain as the impact on the archaeology will depend on the results of the investigation.</p>	0/?
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk. The site could contribute to surface water run off without appropriate mitigation measures. Morchard Bishop has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around surface water run off but the benefit of a bus service on balance a neutral effect is considered.	0	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Given the mitigation of flood risk a slight positive effect is considered as	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			there is the benefit of a bus service.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land. The site is located on Grade 3 good / moderate quality agricultural land, a slight negative effect as the site is relatively small.	-1		-1
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 25 new dwellings a contribution towards future housing need, a positive effect.	+2		+2
H) Ensuring community health and wellbeing	Morcharad Bishop is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development. A public footpath bisects the site and the site has been proposed as Local Green Space by the community, therefore a negative impact is considered.	-2		-2
I) Delivering the necessary infrastructure	The eastern part of the site is potentially compatible although the access and relationship with development on Church Street and Old Rectory Gardens may be problematic. Access is achievable from Rectory Gardens, but third party land may be required, an uncertain effect. Access from Old Rectory Gardens would serve 25 dwellings with pedestrian link to Church St is achievable. There is existing capacity in the local schools to accommodate development from this individual site. Given that an adequate access is achievable but third party land may be required, an overall uncertain effect	?	If access is achieved a neutral effect is considered although this may still be dependent on third party land therefore a neutral and uncertain effect is considered.	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	is considered.			

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

Newton St Cyres

Policy NE1: Court Orchard, Newton St Cyres

Land with a gross site area of 2.7 (ha) at Court Orchard, Newton St Cyres is proposed for 25 dwellings with 30% affordable housing and a new primary school.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area, which is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. The landscape to the north of the site opens out and is relatively flat, with views that are not distant from the site, it being largely screened by the existing field boundaries. The adjacent housing would provide some level of mitigation from developing the site for additional dwellings. However as there may be some loss of field boundaries and if lost this would impact on the landscape	-2	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide mitigation for landscape and designated site impacts therefore a neutral effect is considered.	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	and approximately half of the site (southern section) is located in an area of Priority Habitat (which includes newly planted trees) an overall negative effect is considered.			
B) Protection and promotion of a quality built and historic environment	This site lies in an area of archaeological potential with the Historic Environment Record showing a concentration of prehistoric archaeological sites. The site contains the remnants of an extensive water meadow system, overall a slight negative and uncertain effect is considered.	-1/?	The policy requires archaeological investigations and appropriate mitigation measures, overall a neutral effect is considered although this remains uncertain as the impact will depend on the results of the investigation.	0/?
C) Mitigating the effects of climate change	The majority of the site lies in Flood Zone 1 with the eastern portion located in Flood zones 2 and 3. The site boundary has changed since the Options consultation to extend to the north hand take out part of the site in the flood zones 2 and 3. The majority of the site remains in the flood zone 1 to the west and flood zones 2 and 3 to the east, due to the Shuttern Brook. The site could contribute to surface water run off without appropriate mitigation measures. Newton St Cyres has access to a bus and train service which could help reduce car travel and therefore carbon emissions. Given the potential issue around flooding but the benefit of a bus and train service on balance a neutral effect is considered.	0	The policy requires school sports provision only within flood zone 2 and 3 to the east of the site. A policy requirement in the Local Plan seeks the provision of a Sustainable Urban Drainage Scheme to deal with all surface water from development and arrangements for future maintenance, overall a neutral effect. Given the mitigation of flood risk a positive effect is considered as there is the benefit of a bus and train service.	+2
D) Safeguarding and minimising resource use	Development option is located on greenfield land. The site is located on Grade 2 very good quality agricultural land. As the site is relatively small, overall a negative effect is considered.	-2		-2
E) Promoting	No impact.	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
economic growth and employment				
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 25 new dwellings with 30% affordable housing a contribution towards future housing need, a positive effect.	+2		+2
H) Ensuring community health and wellbeing	Newton St Cyres is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect. The provision of a new primary school will help provide for the development but also has a wider community benefit with the new school being provided in a safer location in the village, overall a positive effect is considered.	+2		+2
I) Delivering the necessary infrastructure	The site has sufficient highway frontage to enable the provision of an adequate access however the narrow carriageway approaching the A377 would be likely to restrict traffic generation, a slight negative effect. The Mid Devon Community Infrastructure Evidence Report secondary school pupils can be accommodated without expansion. Development of this site will also provide a new primary school. An overall slight positive effect is considered given the provision of a new school but the narrow carriageway approaching the A377 likely to restrict traffic generation.	+1	The policy requires the widening of Station Road to reduce congestion. The policy also provides for 1.1 hectares for a new primary school at no cost to the Local Education Authority, a positive effect overall.	+2

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Newton St Cyres. Once completed the development will be permanent.

Spatial extent: (District wide / local)	This site option will help meet housing needs. It also will provide a new site for the local primary school.
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Land west of Tytheing Close, Newton St Cyres Option

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

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	There is a very small wooded area on the south eastern portion of the site which could potential be a habitat for various types of biodiversity. There are previous records of badger sightings within the site. The site is located in the 'Lower rolling farmed and settled valley slopes' landscape character area. It is characterised by a gently rolling and undulating landscape with light soils which are intensively farmed. The site is very open in character and offers very wide views to the lower valley floor and ridges to the north and west. The proximity of the Tytheing Close housing to the east may provide some mitigation, particularly if development is focused within the south eastern edge. Overall a negative effect is considered given the potential impact on the landscape and wildlife.	-2	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide mitigation for both the impact on the landscape and the natural environment a neutral effect is considered. Further mitigation may be provided if development was focussed on the south eastern edge.	0
B) Protection and promotion of a quality built and historic environment	This site lies in an area of archaeological potential with the Historic Environment Record showing a concentration of prehistoric archaeological sites, an overall slight negative and uncertain effect.	-1/?	If archaeological investigation and appropriate mitigation measures are considered, a neutral effect, although this remains uncertain as the impact will depend on the results of the investigation.	0/?
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures. Newton St Cyres has access to a bus and train service which could help reduce car travel and therefore carbon	+1	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage	+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	emissions. Given the potential issues around surface water run off but the benefit of a bus and train service on balance a slight positive effect is considered.		Schemes to deal with surface water run-off and arrangements for future maintenance. Given the mitigation of surface water a positive effect is considered as there is the benefit of a bus and train service.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land. The site is located on Grade 2 very good quality agricultural land, as the site is relatively small an overall negative effect is considered.	-2		-2
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 48 new dwellings a contribution towards future housing need, a positive effect.	+2		+2
H) Ensuring community health and wellbeing	Newton St Cyres is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect.	0		0
I) Delivering the necessary infrastructure	The site is considerably elevated above the adjacent A377 and therefore for reasons of access, the land requirement would be likely to severely restrict the development potential of the site, a slight negative effect. There is existing capacity in the local schools to accommodate development from this individual site. Given that an adequate access is difficult to achieve an	-1	If a lower yield was considered for this site, the restrictions regarding access would no longer apply and therefore a neutral effect is considered.	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	overall slight negative effect is considered.			

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

Land east of Tytheing Close, Newton St Cyres Option

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

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site is located in the 'Lower rolling farmed and settled valley slopes' landscape character area. It is characterised by a gently rolling and undulating landscape with light soils which are intensively farmed. The site is very open in character and offers very wide views to the lower valley floor and ridges to the north and east. The proximity of the Tytheing Close housing to the west may provide a level of mitigation against any impact on the landscape from developing the site, particularly if development is focused along the western edge of the site, a slight negative effect is considered given the potential landscape impact.	-2	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide some mitigation, a neutral effect is therefore considered. Further mitigation may be provided by focussing development on the western edge of the site.	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
B) Protection and promotion of a quality built and historic environment	This site lies in an area of archaeological potential with the Historic Environment Record showing a concentration of prehistoric archaeological sites. The field to the south contains two substantial prehistoric or Romano-British enclosures, a slight negative and uncertain effect.	-1/?	If archaeological investigation and appropriate mitigation measures are considered, a neutral effect, although this remains uncertain as the impact will depend on the results of the investigation.	0/?
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures. Newton St Cyres has access to a bus and train service which could help reduce car travel and therefore carbon emissions. Given the potential issues around surface water run off but the benefit of a bus and train service on balance a slight positive effect is considered.	+1	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Given the mitigation of surface water a positive effect is considered as there is the benefit of a bus and train service.	+2
D) Safeguarding and minimising resource use	Development option is located on greenfield land. The site is located on Grade 2 very good quality agricultural land. Given the loss of very good quality agricultural land but the site is relatively small an overall negative effect is considered.	-2		-2
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting	No impact.	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
retail				
G) Meeting housing needs	Option provides for 64 new dwellings a contribution towards future housing need, a positive effect.	+2		+2
H) Ensuring community health and wellbeing	Newton St Cyres is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect.	0		0
I) Delivering the necessary infrastructure	The site has sufficient frontage to enable adequate visibility splays to be provided. Newton St Cyres Primary School only has limited capacity and would not have enough capacity to accommodate the number of pupils arising from this individual allocation. Q E Academy Trust however does have capacity to meet the requirements of this individual allocation. Overall a slight negative effect given the issues around primary school capacity.	-1	If a new primary school is provided for by another allocated site such as 'Court Orchard' this will mitigate any education impact a neutral effect is considered.	0

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

Oakford

Land at Oakford, Oakford Option

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

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	This site falls within the 'Upper farmed and wooded valley slopes' landscape character area. These areas are typified by having a steeply rolling landform, being a lush and fertile land which gives rise to extensive tracts of medium-scale fields of permanent pasture. The impact of development on this site would be low, due to the screening provided by the hedgerow and trees. Development on the site would only be visible from three dwellings. However as development could result in the loss of the hedgerows and trees which provide screening a slight negative effect is considered.	-1	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide some mitigation therefore a neutral effect is considered.	0
B) Protection and promotion of a quality built and historic environment	The site is located within the Oakford Conservation Area. This site lies on the edge of the historic core of Oakford and any development here has the potential to expose archaeological deposits associated with the early settlement here. Given the potential impact on the Conservation area and archaeology a negative and uncertain effect is considered.	-2/?	If the following aspects are considered by development a neutral effect is considered. <ul style="list-style-type: none"> • Design and layout which respects the character and the setting of the Conservation Area. • Archaeological investigation and appropriate mitigation measures. Although this remains uncertain as the impact on archaeology will	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			depend on the results of the investigation.	
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures. There are also unnamed watercourses flowing through the north of the site and through the north east of the site which gives an unknown impact on flooding. Oakford has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around surface water run off and the unnamed watercourses, but the benefit of a bus service on balance a neutral effect is considered.	0/?	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. A Flood Risk Assessment would be required to determine the impact of the watercourse, if any areas of flood risk were avoided a neutral effect would be considered. Given the mitigation of surface water run off a slight positive effect is considered as there is the benefit of a bus service. Some uncertainty remains as the impact of the unnamed watercourse is unknown.	+1/?
D) Safeguarding and minimising resource use	Development option is located on greenfield land. The site is located on Grade 3 good / moderate quality agricultural land, a slight negative effect as the site is relatively small.	-1		-1
E) Promoting economic growth and employment	No impact.	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 5 new dwellings a contribution towards future housing need, a slight positive effect.	+1		+1
H) Ensuring community health and wellbeing	Oakford does not meet the criteria checklist to be designated a village in the draft Local Plan which is based on the physical characteristics of the settlement and the availability of three essential services (educational facility, convenience store and transport service), overall a slight negative effect.	-1		-1
I) Delivering the necessary infrastructure	The local highway network consists of narrow roads having restrictive alignments. A single, central access would be required in order to achieve adequate visibility however the field is considerably higher than the road and this would cause problems in obtaining access. No immediate local school, development will increase the home to school transport costs as no schools are within a safe walking distance. Area is served by Bampton School. Given that an adequate access is difficult to achieve and poor education capacity, an overall negative effect is considered.	-2	Given the difficulties in topography restricting the access capabilities of the site with little mitigation measures possible and the lack of a nearby school a negative impact remains.	-2

Secondary/cumulative/synergistic effects:	Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Oakford. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing needs.

Sampford Peverell

Policy SP1: Former Tiverton Parkway Hotel, Sampford Peverell

Land with a gross site area of 0.45 (ha) at Former Tiverton Parkway Hotel, Sampford Peverell is proposed for 10 dwellings with 30% affordable housing and a doctor's surgery.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. There is a modern housing estate to the west and low density single plot dwellings to the east. The site is on higher land than to the south east, where the landform drops away, offering wider and longer views. The landform to the south west is steeper and shields the site from views from that direction. As there may be some landscape impact although mitigation is provided by existing development a slight negative effect is considered.	-1	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan also provide some mitigation therefore a neutral effect is considered.	0
B) Protection and promotion of a quality built and historic environment	No designations immediately around the site, however the Sampford Peverell Conservation Area lies a little distance to the west, though this is unlikely to be affected by development on this location. No anticipated impact upon any known heritage assets, an overall neutral effect.	0		0
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk. Groundwater flooding maps show a 0-25% chance of groundwater emergence within the site boundary. The site could contribute to surface water run off without appropriate mitigation measures. Evidence in the SFRA suggests that the site may also have some residual flood risk from the Grand Western Canal or Wimbleball Reservoir. Sampford Peverell has access to a bus and train service which could help reduce car travel and therefore	0	Based on recommendations provided by Devon County Council, groundwater monitoring is not required for this site, provided that necessary details are submitted with a drainage strategy. The policy requires the provision of a	+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	carbon emissions. Given the potential issues around flooding but the benefit of a bus and train service on balance a neutral effect is considered.		drainage strategy and sustainable urban drainage scheme to deal with all surface water from the development. Appropriate mitigation measures should be incorporated into the design of development to respond to the flood risk from the Grand Western Canal or Wimbleball Reservoir. Given the mitigation of flood risk a positive effect is considered as there is the benefit of a bus service.	
D) Safeguarding and minimising resource use	Development option is located on brownfield land which is considered to be a positive impact for resource use.	+2		+2
E) Promoting economic growth and employment	Though the site is vacant, the previous use of a hotel, and consented use, of a nursing home, would involve an element of employment. If the doctor's surgery could be accommodated on-site, this would ensure the site still retained an element of employment and a slight positive effect is considered.	+1	The policy requires the provision of a doctor's surgery, a slight positive effect is considered as the site previously involved an element of employment.	+1
F) Supporting retail	No impact.	0		0
G) Meeting	Option provides for 10 new dwellings with 30% affordable housing a	+1		+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
housing needs	contribution towards future housing need, a slight positive effect.			
H) Ensuring community health and wellbeing	Sampford Peverell is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect.	0	The policy provides for the provision of a doctor's surgery, overall a positive effect is considered.	+2
I) Delivering the necessary infrastructure	Access can be achieved and the site is a short distance from the existing bus service. The Mid Devon Community Infrastructure Evidence Report indicates that the primary school can accommodate additional pupils arising from this development without expansion. Given access to the site can be achieved and the capacity of the local schools overall a neutral effect is considered.	0		0

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

Higher Town, Sampford Peverell Option

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

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. The overall rise above Turnpike is significant and there are far-reaching views to and from the site. If suitable access could be achieved, given the steep gradients, it is likely that a substantial length of hedgerow would need to be removed. Visually the character of the area is agricultural and divorced from the village, with only a few low density detached dwellings on the opposite side of Turnpike. Given the impact on the landscape but limited mitigation provided by existing development and potential loss of a substantial length of hedgerow a negative effect is considered.	-2	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide mitigation for both the impact on the landscape and the natural environment a neutral effect is considered.	0
B) Protection and promotion of a quality built and historic environment	The site is adjacent to Sampford Peverell Conservation Area to North East. The site occupies an area enclosed in the medieval period and archaeological remains associated with the earlier field system and archaeological remnants may be affected by development here. Given the potential impact on the Conservation Area and archaeology a negative and uncertain effect is considered.	-2/?	If the following aspects are considered by development a neutral effect is considered. <ul style="list-style-type: none"> • Design and layout which respects the character and the setting of the Conservation Area. • Archaeological investigation and appropriate mitigation measures. Although this remains uncertain as the impact on archaeology will depend on the results of the investigation.	0/?
C) Mitigating the effects of climate	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without	0	A policy requirement in the Local Plan seeks mitigation measures	+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
change	appropriate mitigation measures. Evidence in the SFRA suggests that the site may also have some residual flood risk from the Grand Western Canal or Wimbleball Reservoir. Sampford Peverell has access to a bus and train service which could help reduce car travel and therefore carbon emissions. Given the potential issues around surface water run off and flood risk but the benefit of a bus and train service on balance a neutral effect is considered.		through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Appropriate mitigation measures should be incorporated into the design of development to respond to the flood risk from the Grand Western Canal or Wimbleball Reservoir. Given the mitigation of surface water run off and flood risk a positive effect is considered as there is the benefit of a bus and train service.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land. The site is located on Grade 2 very good quality agricultural land. Given the loss of very good quality agricultural land but the relatively small site area an overall negative effect is considered.	-2		-2
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting	Option provides for 60 new dwellings a contribution towards future housing	+2		+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
housing needs	need, a positive effect.			
H) Ensuring community health and wellbeing	Sampford Peverell is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect.	0		0
I) Delivering the necessary infrastructure	The roads surrounding the site have no footpaths and the Turnpike is a dangerous road for pedestrians. Within the village, pedestrian and cycle links are good, with access to the Grand Western Canal and the cycle path connecting the train station to Tiverton and Willand. Access onto Turnpike would require substantial hedgerow and earth removal and the topography of the site may make suitable access unachievable. Adequate road access is achievable to the site however access from the minor roads would require frontage improvements including the removal of substantial length of hedgerow to ensure visibility displays. There is existing capacity in the local schools to accommodate development from this individual site. Given the difficulties identified to access to the site an overall slight negative and uncertain effect is considered.	-1/?	Given the issues around access and topography for which little mitigation can be provided and the uncertainty over whether access is achievable a slight negative and uncertain effect remains.	-1/?

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

Land off Whitnage Road, Sampford Peverell Option

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

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The canal is a Conservation Area and County Wildlife Site. The eastern part of the site falls within the 'Upper farmed and wooded valley slopes' landscape character area. These areas are typified by having a steeply rolling landform, being a lush and fertile land which gives rise to extensive tracts of medium-scale fields of permanent pasture. The western part of the site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. All parts of the site are well enclosed in the landscape, with no far-reaching views. The eastern part of the site is particularly low-lying as it leads down to the stream and canal. However as the eastern part is divorced from the settlement and could impact on the canal a negative effect overall is considered.	-2	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide mitigation and therefore a neutral effect is considered. Further mitigation could be provided by ensuring that development is focussed on the west of the site avoiding the eastern part of the site to avoid any impact on the canal and to ensure development is not divorced from the settlement.	0
B) Protection and promotion of a quality built and historic environment	The Grand Western Canal which is a Conservation Area runs along some of the north side of the site. The site lies in an area where prehistoric activity is demonstrated by findspots of stone tools. Given the potential impact on the canal and archaeology an overall negative and uncertain effect is considered.	-2/?	If the following aspects are considered by development a neutral effect is considered. <ul style="list-style-type: none"> • Design and layout which respects the character and the setting of the Conservation Area. • Archaeological investigation and appropriate mitigation measures. 	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			Although this remains uncertain as the impact on archaeology will depend on the results of the investigation.	
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk. A stream follows the boundary of the fields within the site and a flood risk assessment may be required to determine any potential impact. The site could contribute to surface water run off without appropriate mitigation measures. Evidence in the SFRA suggests that the site may also have some residual flood risk from the Grand Western Canal or Wimbleball Reservoir. Sampford Peverell has access to a bus and train service which could help reduce car travel and therefore carbon emissions. Given the potential issues around flooding run off but the benefit of a bus and train service on balance a neutral effect is considered. This remains uncertain as the impact of the stream is unknown.	0/?	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Appropriate mitigation measures should be incorporated into the design of development to respond to the flood risk from the Grand Western Canal or Wimbleball Reservoir. This would include a buffer zone next to the Grand Western Canal for maintenance in the public domain. If a flood risk assessment is provided to assess the potential impact of the stream and mitigation provided or this is excluded from the site, a positive effect is considered as there is the benefit of a bus and train service.	+2/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			Although this remains uncertain as the impact of the stream is unknown.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land. There is a 0.2 ha (3% middle of east field) classified as contaminated land due to quarrying. The site is located on Grade 3 good / moderate quality agricultural land. Given the loss of good / moderate quality agricultural land and the contaminated land overall a significant negative effect is considered.	-3	If a site contamination assessment and remediation is undertaken some mitigation will be provided. The site is relatively small but is on Grade 3 agricultural land therefore a slight negative effect is considered.	-1
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 60 new dwellings a contribution towards future housing need, a positive effect.	+2		+2
H) Ensuring community health and wellbeing	Sampford Peverell is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect. The site is located adjacent to the A361 and could be subject to traffic noise, a slight negative effect.	-1		-1
I) Delivering the necessary infrastructure	Adequate road access is achievable but Whitnage Road would require widening over the site frontages. Within the village, pedestrian and cycle links are good, with access to the Grand Western Canal and the cycle path connecting the train station to Tiverton and Willand. There is existing	-1	If road widening over the site frontages is provided a neutral effect is considered.	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	capacity in the local schools to accommodate development from this individual site. Given an adequate site access is achievable but would require widening over the site frontages a slight negative effect is considered.			

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

Land at Mountain Oak Farm, Sampford Peverell Option

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

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	Site runs up to edge of Grand Western Canal Country Park and Local Nature Reserve. The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. The site is separated from the village and therefore little mitigation is provided by existing development. A significant negative effect is considered overall as the development could impact on the canal and there could be a negative impact on landscape given the	-2	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide mitigation for both the impact on the landscape and the natural environment, however a slight negative effect is still	-1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	number of dwellings proposed and the lack of existing development to provide significant mitigation.		considered given the divorced nature of the site from the settlement and the potential landscape impact.	
B) Protection and promotion of a quality built and historic environment	This site occupies a substantial area in a landscape where prehistoric activity is recorded in the wider landscape. Development would impact upon the Canal Conservation Area if the whole site was developed, overall a negative and uncertain effect.	-2/?	<p>If the following aspects are considered by development a neutral effect is considered.</p> <ul style="list-style-type: none"> • Design and layout which respects the character and the setting of the Conservation Area. • Archaeological investigation and appropriate mitigation measures. <p>Although this remains uncertain as the impact on the archaeology will depend on the results of the investigation.</p>	0/?
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk. The site contains a pond and a number of streams which follow the field boundaries within the site, and a flood risk assessment may be required to determine any potential impact. The site could contribute to surface water run off without appropriate mitigation measures. Evidence in the SFRA suggests that the site may also have some residual flood risk from the Grand Western Canal or Wimbleball Reservoir. Sampford Peverell has access to a bus and	0/?	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Appropriate	+2/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	train service which could help reduce car travel and therefore carbon emissions. Given the potential issues around flooding but the benefit of a bus and train service on balance a neutral effect is considered. This remains uncertain as the impact of the stream is unknown.		mitigation measures should be incorporated into the design of development to respond to the flood risk from the Grand Western Canal or Wimbleball Reservoir. A buffer zone will be required adjacent to the Grand Western Canal to allow access for maintenance which should be within public open space and not within private gardens. If a flood risk assessment is undertaken to determine potential impacts of the pond and streams and mitigation is provided overall positive effect is considered as there is the benefit of the bus and train service. Although this remains uncertain as the impact of the pond and streams is unknown.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land. There is a 0.9 ha classified as contaminated land due to quarrying. The site is located on Grade 3 good / moderate quality agricultural land. Given the loss of good / moderate quality agricultural land, potential issues around contaminated land and Grade 3 agricultural land an overall significant negative effect is considered.	-3	If a site contamination assessment and remediation is undertaken some mitigation will be provided. The site is relatively small but is on Grade 3 agricultural land therefore	-1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			a slight negative effect is considered.	
E) Promoting economic growth and employment	There may be a slight positive impact for local construction firms and associated trades who would be able to undertake contract work.	+1		+1
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 216 new dwellings a contribution towards future housing need, a significant positive effect. This level of housing provision could be out of scale with the settlement size of Sampford Peverell and may need to be reduced to reflect the housing demand and need within the village.	+3		+3
H) Ensuring community health and wellbeing	Sampford Peverell is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development. However given the scale of development this may impact on existing services and facilities, therefore a slight negative effect is considered.	-1		-1
I) Delivering the necessary infrastructure	The site could be accessed from Lower Town to the north of the link to the station, as the verge is again maintained in the verge schedules but not shown on Land charges plans, the existing access is suitable for a share surfaced cul-de-sac serving a maximum of 25 dwellings. The overall yield figure will be based upon what access can be formed to the east and a secondary access provided further to the west and an emergency access through the existing access. The site access is of limited width but would be acceptable as a shared surface serving a limited development. Visibility at the site access is inadequate for a 40 mph speed limit but the 30 mph limit	-2/?	If access is achievable a neutral effect is considered. An uncertain effect is still considered as the yield is dependent on what access can be formed. Policy S8 provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	<p>would need to be extended. Street lighting would need to be provided on the C105. There are good links to Tiverton, the outlying villages, the train station and the canal, with a public footpath adjacent to the site, running along Grand Western Canal. Sampford Peverell Primary School only has limited capacity and would not have enough capacity to accommodate the number of pupils arising from this individual allocation. Cullompton Community College however does have capacity to meet the requirements of this individual allocation. Given that access can be achieved but the overall yield is dependent on what access can be formed and issues around educational capacity an overall negative and uncertain effect is considered.</p>		<p>and facilities although the impact remains uncertain given the limited capacity for the school to expand within the current site. Overall a neutral and uncertain effect is considered.</p>	

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

Morrells Farm, Sampford Peverell Option

Land with a gross site area of 30.9 (ha) at Morrells Farm, Sampford Peverell is proposed for a use of either 742 dwellings, 64,890 sqm commercial floor space or a mixed (and hence proportionately reduced) use of both.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. The site is not elevated or particularly prominent, but development of this large area outside of the village would significantly change the character of Sampford Peverell and its wider environment, a negative effect.	-2	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide some mitigation which will reduce the impact to a slight negative effect however as the site is so large, a wider landscape assessment would be needed if taken forward, as the landscape impact would vary across the site. Further mitigation could be provided by reducing the scale of the development, however it is likely that some impact will remain given the divorced nature of the site from the settlement.	-1
B) Protection and promotion of a quality built and historic environment	This site occupies a substantial area in a landscape where prehistoric activity is recorded in the wider landscape. The separation of the site from the main element of the village raises concerns about how well the final design could integrate the existing and the proposed development, overall a negative and uncertain effect.	-2	If archaeological investigation and mitigation is undertaken this would provide some mitigation. Although this remains uncertain as the impact will depend on the results of the investigation would still remain. Design or an appropriate masterplanning process could help provide some mitigation in integrating the development with the existing settlement however	-1/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			due to the divorced nature of the site with the main settlement a slight negative effect w	
C) Mitigating the effects of climate change	The majority of the site is located in flood zone 1 the lowest level of flood risk. The eastern edge of the site falls within flood zone 2 and 3. The site could contribute to surface water run off without appropriate mitigation measures. There are a number of unnamed streams and the Spratford Stream which have a potential to cause flood risk, therefore the flood risk from these streams are unknown. Sampford Peverell has access to a bus and train service which could help reduce car travel and therefore carbon emissions. Given the potential issues around flooding but the benefit of a bus and train service on balance a neutral effect is considered.	0/?	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. If development avoided areas in flood zone 2 and 3 a positive effect is considered given the benefit of the bus and train service. The flood risk impact from the unnamed watercourses through the site is unknown.	+2/?
D) Safeguarding and minimising resource use	Development option is located on greenfield land. The site is located on mainly Grade 3 good / moderate & some Grade 4 poor quality agricultural land in the eastern corner. Given the loss of good / moderate / poor quality agricultural land and the large scale of the site an overall negative effect is considered.	-2		-2
E) Promoting economic growth and	Option provides 64,890 sqm of commercial floorspace helping to diversify the economy, provide opportunities for local employees, reduce out-commuting and encourage inward investment, a positive effect.	+3		+3

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
employment	Development of this scale would be a boost to local construction firms and associated trades who would benefit from being able to undertake contract work on the site. There would therefore be some positive impact. Even if a lesser amount were allocated, the site still has the potential to meet a significant amount of the district's employment needs a significant positive effect.			
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 742 new dwellings a contribution towards future housing need, a significant positive effect. This level of housing provision could be out of scale with the settlement size of Sampford Peverell and may need to be reduced to reflect the housing demand and need within the village. It is possible the quantity of housing could be reduced in order to see some commercial development on the site. Even if this is done, this is a large enough site to provide a significant amount of the district's housing needs.	+3		+3
H) Ensuring community health and wellbeing	Sampford Peverell is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development. The site is divorced from the settlement which may affect community cohesion, the scale of the development may also impact community facilities and therefore a negative effect is considered.	-2	A smaller development size less than 100 dwellings would provide some mitigation however a slight negative impact would remain as the site is divorced from the settlement.	-1
I) Delivering the necessary infrastructure	Adequate accesses are achievable. Street lighting on existing roads would be required and the 30 mph speed limit would need to be extended. There is good access as the site is in relatively close proximity to Sampford Peverell, there is access to the train station, canal and a cycle path. Sampford Peverell Primary School only has limited capacity and would not have enough capacity to accommodate the number of pupils arising from this individual allocation. Cullompton Community College however does have	-2	If the road infrastructure required is provided for this would mitigate any impact on road infrastructure and access. A transport assessment may also be required to help mitigate any impact and therefore	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	<p>capacity to meet the requirements of this individual allocation. The site may need to deliver a large amount of road infrastructure. Given the capacity limitations at the local school, and the level of road infrastructure required, a negative score is considered.</p>		<p>an uncertain effect is assumed given the reliance on further information. Policy S8 provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities although the impact remains uncertain given the limited capacity for the school to expand within the current site. Overall a neutral and uncertain effect is considered.</p>	

<p>Secondary/cumulative/synergistic effects:</p>	<p>The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.</p>
<p>Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)</p>	<p>Within the short term, construction traffic associated with the development will increase traffic within Sampford Peverell. A large site like this will take many years to be built out, and is likely to have an impact in the medium to long-term. Once completed the development will be permanent.</p>
<p>Spatial extent: (District wide / local)</p>	<p>This site option will help meet housing and employment needs.</p>

Morrells Farm adjacent the main road, Sampford Peverell Option

Land with a gross site area of 3 (ha) at Morrells Farm adjacent the main road, Sampford Peverell is proposed for 56 dwellings.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. The site is low-lying in the landscape, with no far-reaching views. Development would have a minimal landscape visual impact, a neutral effect. There is a network of hedges throughout the site, as well as a number of trees. The stream to the east may also act as a habitat. The barns adjacent to Chains Road may also act as a habitat for protected species, such as barn owls, which would be affected if demolition of the buildings was required. Given the potential impact on the wildlife a slight negative effect is considered.	-1	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide mitigation a neutral effect is therefore considered.	0
B) Protection and promotion of a quality built and historic environment	Two grade II listed buildings sit adjacent to the site, the Merriemead Hotel and the Morrells Farmhouse (3 Lower Town). The Sampford Peverell Conservation Area lies immediately adjacent to the north, and cuts across the eastern part of the site. It is considered likely that this development will have an impact on the grade II farmhouse which would have a detrimental impact on the significance character and appearance of the Conservation Area, particularly as the proposed access point requires the demolition of a stone frontage wall and a group of traditional farm buildings (all within the Conservation Area) a negative effect overall.	-2	Design and layout which respects the character and the setting of the Conservation Area and listed buildings would provide some mitigation, however given that access to the site would require the demolition of a stone frontage wall and a group of traditional farm buildings (all within the Conservation Area) a negative effect still remains.	-2
C) Mitigating	An ordinary watercourse is within the site /on the site boundary. The site is	-1/?	A policy requirement in the Local	+2/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
the effects of climate change	located mostly in flood zone 1, although 0.67ha along the eastern boundary is within flood zones 2 and 3 (where a stream runs parallel to the public right of way). Sampford Peverell has access to a bus and train service which could help reduce car travel and therefore carbon emissions. Given the potential issues around flooding but the benefit of a bus and train service on balance a slight negative effect is considered. This remains uncertain as the impact of the stream is unknown.		Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. If development avoided flood zone 3 and a flood risk assessment is undertaken in consultation with Devon County Council to determine the impact of the watercourse within the site this would provide further mitigation and positive effect is considered given the benefit of a bus and train service. Although this remains uncertain as the impact of the watercourse is unknown.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land. The site is located on Grade 3 good to medium quality agricultural land, as the site is relatively small a slight negative effect is considered.	-1		-1
E) Promoting economic growth and employment	No impact.	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 56 new dwellings a contribution towards future housing need, a positive effect.	+2		+2
H) Ensuring community health and wellbeing	Sampford Peverell is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect. Development of the site may require some loss of part of the adjacent pub beer garden which serves as a play area and recreational space, a slight negative effect given the loss of this undesignated recreational open space.	-1	The provision of or relocation of the loss of recreational space would mitigate any impact and therefore a neutral effect is considered.	0
I) Delivering the necessary infrastructure	Provision of suitable access to site may necessitate the demolition of the farm buildings and suitable footway/ cycleway/ secondary access provision to the east should be provided. A transport assessment will be necessary and should include impact on Halberton traffic calming. There is existing capacity in the local schools to accommodate development from this individual site. Given the difficulties identified to access to the site and the need for a transport assessment a slight negative and uncertain effect is considered.	-1/?	If provision of a suitable access and mitigation for the impact on Halberton is provided for a neutral effect is considered. The impact however remains uncertain as the impact on Halberton traffic and mitigation required is dependent on a transport assessment, overall a neutral and uncertain effect is considered.	0/?

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Sampford Peverell. Once completed the development will be permanent.

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

Policy SA1: Fanny's Lane, Sandford

Land with a gross site area of 1.5 (ha) at Fanny's Lane, Sandford is proposed for 27 dwellings with 30% affordable housing.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. However, development of this site would have a minimal impact on the character of the landscape as it is contained by development and man-made interventions, a neutral effect.	0		0
B) Protection and promotion of a quality built and historic environment	The western boundary of the site abuts the curtilage of a listed building. The western part of the site also falls within Sandford Conservation Area and will impact views towards Sandford and the historic core around St Swithun's Church, overall a negative effect is considered.	-2	The policy requires a buffer strip of planting or open space to protect the setting of the listed Park House and Sandford Conservation area. It also requires careful design and landscaping to protect views towards Sandford and historic core around St Swithun's Church, therefore a neutral effect is considered.	0
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures. Sandford has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issue around surface water run off but the benefit of a bus service	0	A policy requirement in the Local Plan seeks the provision of a sustainable urban drainage scheme to deal with all surface water from the development. Given the	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	on balance a neutral effect is considered.		mitigation of surface water run off a slight positive effect is considered as there is the benefit of a bus service.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land, Grade 2 very good quality agricultural land. Given the relatively small scale of the site, a negative impact is considered.	-2		-2
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 27 new dwellings with 30% affordable housing, a contribution towards future housing need, a positive effect.	+2		+2
H) Ensuring community health and wellbeing	Sandford is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect.	0		0
I) Delivering the necessary infrastructure	Can be accessed off the new road into the estate recently granted planning permission. The Mid Devon Community Infrastructure Evidence Report indicates that primary and secondary school pupils can be accommodated without expansion. Overall neutral effect is considered.	0		0

Secondary/cumulative/synergistic effects:	No anticipated impact.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Sandford. Once completed the development will be permanent.

	Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Spatial extent: (District wide / local)	This site option will help meet housing needs.

Land at Sandford (West), Sandford Option

Land with a gross site area of 1.5 (ha) at Land at Sandford (West), Sandford is proposed for 48 dwellings.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. The elevated position of the site means that any development here would be prominent within the local landscape. Some parts of the field are very elevated and offer panoramic views of the surrounding countryside. The main body of the village, though on rising land, is partly enclosed within a fold in the landscape. Development of this site would extend the village beyond that which could be contained within the landscape, therefore existing development provides little mitigation and would likely have a large impact as a result. Overall a negative impact is considered given the large landscape impact.	-2	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide mitigation. A slight negative effect remains given the prominent position of the site and potential impact on the landscape.	-1
B) Protection and promotion of a quality built and historic environment	The Sandford Conservation Area and a number of listed buildings lie a short distance to the south of the site (though not directly adjoining). The site lies in an area where no formal archaeological work has been undertaken, but in a prominent position within a landscape where prehistoric activity is recorded in the Historic Environment Record, overall a negative and uncertain effect.	-1/?	If archaeological investigation and mitigation is undertaken this would provide some mitigation. Although this remains uncertain as the impact will depend on the results of the investigation. Development should also consider the impact on	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			the setting of the Conservation Area and any listed buildings, overall a neutral effect is considered.	
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk. Groundwater flooding maps show a 25-50% chance of groundwater emergence within the site boundary. The site could contribute to surface water run off without appropriate mitigation measures. Sandford has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around surface water run off and groundwater flooding but the benefit of a bus service on balance a slight negative effect is considered.	-1	Any development should undertake a drainage strategy to determine the impact of the groundwater flooding. A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Given the mitigation of flood risk a slight positive effect is considered as there is the benefit of a bus service.	+1
D) Safeguarding and minimising resource use	Development option is located on greenfield land which is considered to be negative impact on resource use. The site is located on Grade 2 very good quality agricultural land, as the site is relatively small a negative effect is considered.	-2		-2
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
G) Meeting housing needs	Option provides for 48 new dwellings a contribution towards future housing need, a positive effect.	+2		+2
H) Ensuring community health and wellbeing	Sandford is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect.	0		0
I) Delivering the necessary infrastructure	The site lies to the north of village and can technically be accessed from Signpost Lane although this would require considerable earth moving as site lies approximately 2.0m above road. The site would also require road widening to accommodate footpath provision, given the road conflict with pedestrians the site is considered only suitable for a small cul-de sac as the only single point of access around the school. There is existing capacity in the local schools to accommodate development from this individual site. Given that access is achievable but would require considerable earth moving and the conflict with pedestrians a slight negative effect is considered.	-1	A smaller development would help mitigate any impact of traffic in conflict with pedestrians however as it would require considerable earth moving this may not be viable for a small development therefore a uncertain effect remains. Overall a neutral and uncertain effect is considered.	0/?

Secondary/cumulative/synergistic effects:	Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Sandford. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing needs.

Shillingford

Land off Bowdens Lane, Shillingford Option

Land with a gross site area of 1.6 (ha) at Land off Bowdens Lane, Shillingford is proposed for 51 dwellings.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. The site would be visible from the hill ridge to the west, south and north east. The existing housing would provide some level of mitigation against any landscape impact that would arise. Given the relatively small scale of the site a neutral effect is considered.	0		0
B) Protection and promotion of a quality built and historic environment	No impact.	0		0
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures. Shillingford has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around surface water run off but the benefit of a bus service on balance a neutral effect is considered.	0	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Given the mitigation of surface water run off a slight positive effect is considered as there is the benefit of a bus	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			service.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land. The site is located on Grade 3 good / moderate quality agricultural land, as the site is relatively small a slight negative impact is considered.	-1		-1
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 51 new dwellings a contribution towards future housing need, a positive effect.	+2		+2
H) Ensuring community health and wellbeing	Shillingford does not meet the criteria checklist to be designated a village in the draft Local Plan which is based on the physical characteristics of the settlement and the availability of three essential services (educational facility, convenience store and transport service), overall a slight negative effect.	-1		-1
I) Delivering the necessary infrastructure	An adequate access is achievable from Bowdens Lane. No immediate local school, development will increase the home to school transport costs as no schools are within a safe walking distance. Area is served by Bampton School. Given an adequate site access is achievable but there are issues around education transport an overall slight negative effect is considered	-1	As there is no school in Shillingford a slight negative effect remains.	-1

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development of this site in combination with other development in the
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	local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Shillingford. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing needs.

Silverton

Policy SI1: Land at Old Butterleigh Road, Silverton

Land with a gross site area of 0.35 (ha) at Land at Old Butterleigh Road is proposed for 8 dwellings with 30% affordable housing.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	This site falls within the 'Upper farmed and wooded valley slopes' landscape character area. This site is currently use for agricultural purposes and is largely flat. As the site is well contained and landscape impacts are unlikely a neutral effect is considered.	0		0
B) Protection and promotion of a quality built and historic environment	The site is adjacent to the Silverton Conservation Area, a slight negative effect.	-1	The policy requires design and layout to respect the character of the Conservation Area, a neutral effect overall.	0
C) Mitigating the effects of climate change	A river runs to the eastern side of the site, and a small proportion of the eastern field falls within the flood zones 2 and 3. The remaining area of the site is located in flood zone 1 the lowest level of flood risk. The site could contribute to surface water run off without appropriate mitigation measures, overall a negative effect. Silverton has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around flooding but the benefit of a bus service on	-1	A policy requirement in the Local Plan seeks the provision of a sustainable urban drainage scheme to deal with all surface water from the development. The policy also requires no development on the floodplain to the east of the site.	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	balance a slight negative effect is considered.		Given the mitigation of flood risk a slight positive effect is considered as there is the benefit of a bus service.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land. The majority of the site is on Grade 3 good /moderate agricultural land. The southern section of the site is located on Grade 2 very good quality agricultural land. Overall a negative effect is considered given the inclusion of grade 2 agricultural land within the site.	-2		-2
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 8 new dwellings with 30% affordable housing a contribution towards future housing need, a slight positive effect.	+1		+1
H) Ensuring community health and wellbeing	Silverton is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect.	0		0
I) Delivering the necessary infrastructure	An adequate access to both sites is achievable however the highway would require widening across the site frontages and frontage footways would need to be provided, a slight negative effect. The Mid Devon Community Infrastructure Evidence Report indicates that as the level of development is small it is anticipated that the local schools will be able to accommodate the small number of pupils likely to be generated by this development with appropriate contributions from developers. Given an adequate site access is achievable but would require widening and the need for developer contributions to accommodate the number of pupils generated a negative is	-2	The policy requires widening of carriageway over site frontage and provision of grass verge. Policy S8 provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	considered.		and facilities. Overall a neutral effect.	

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Silverton. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing needs.

Livinghayes Road, Silverton

Land with a gross site area of 0.5 (ha) at Livinghayes Road, Silverton is proposed for 8 dwellings with 30% affordable housing. Following the Local Plan Review Options Consultation 2014 the site area was redrawn to be reconsidered by the SHLAA panel. The appraisal below refers to the amended site area.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	This site falls within the 'Upper farmed and wooded valley slopes' landscape character area. These areas are typified by having a steeply rolling landform, being a lush and fertile land which gives rise to extensive tracts of medium-scale fields of permanent pasture. As the site is well contained and landscape impacts are unlikely a neutral effect is considered.	0		0
B) Protection and promotion of	No impact.	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
a quality built and historic environment				
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk. The site could contribute to surface water run off without appropriate mitigation measures. Hele-eye stream flows along the east boundary of the site, the impact of which is not yet known. Silverton has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issue around surface water run off and flooding but the benefit of a bus service on balance a slight negative effect is considered.	-1/?	A policy requirement in the Local Plan seeks the provision of a sustainable urban drainage scheme to deal with all surface water from the development. A Flood Risk Assessment would be required to determine the impact of the Hele-eye stream. If development avoided areas of flood risk this would mitigate any impact. Given the mitigation of surface water run off and flooding a slight positive effect is considered as there is the benefit of a bus service. Uncertainty remains as the impact of the unnamed watercourse is not yet known.	+1/?
D) Safeguarding and minimising resource use	Development option is located on greenfield land. The site is located on Grade 3 good / moderate quality agricultural land. Given the loss of good /moderate quality agricultural land but the small size of the site an overall slight negative effect is considered.	-1		-1
E) Promoting	No impact.	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
economic growth and employment				
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 8 new dwellings with 30% affordable housing a contribution towards future housing need, a slight positive effect.	+1		+1
H) Ensuring community health and wellbeing	Silverton is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect.	0		0
I) Delivering the necessary infrastructure	Access to Livinghayes Road site is limited as the site is located off a private road which is narrow and doesn't have footways. Refuse lorries do not currently use the lane, which is developed would result in an unacceptable arrangement for future resident who would need to deposit their refuse on collection days at the junction with Coach Road. The Mid Devon Community Infrastructure Evidence Report indicates that as the level of development is small it is anticipated that the local schools will be able to accommodate the small number of pupils likely to be generated by this development with appropriate contributions from developers. Given access difficulties and the need for development contributions for the number of pupils generated a significant negative effect is considered.	-3	Policy S8 provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities which will help provide for the number of pupils generated by the development. However a negative effect remains due to the access difficulties of the site.	-2

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years),	Within the short term, construction traffic associated with the development will

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

Glebe, Silverton Option

Land with a gross site area of 1.08 (ha) at Glebe, Silverton is proposed for 35 dwellings.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	This site falls within the 'Upper farmed and wooded valley slopes' landscape character area. These areas are typified by having a steeply rolling landform, being a lush and fertile land which gives rise to extensive tracts of medium-scale fields of permanent pasture. The site is largely flat, but does offer some views to the south, which will be impacted, although the site will be partly shielded by the hedges and trees. Views from the north are limited to the buildings immediately adjacent. Given the relatively small scale of the site and existing development providing some mitigation a neutral effect is considered.	0		0
B) Protection and promotion of a quality built and historic environment	The proposed development site lies on the edge of the historic core of the village and in an area where the mid-19th century Tithe Map shows a concentration of buildings that have largely disappeared by the late 19th century. The site is adjacent to the Silverton Conservation Area, overall a negative and uncertain effect is considered.	-2/?	Archaeological investigation and mitigation, and design which respects the Conservation Area and its setting will minimise any impact and therefore a neutral effect is considered. Although this remains uncertain as the impact on archaeology will depend on the results of the investigation	0/?
C) Mitigating	The site is located in flood zone 1 the lowest level of flood risk, a neutral	-1/?	A policy requirement in the Local	+1/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
the effects of climate change	effect. The site could contribute to surface water run off without appropriate mitigation measures. There is also an unnamed watercourse to the south west of the site, the impact of which is not yet known. Silverton has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around surface water run off and flooding but the benefit of a bus service on balance a slight negative effect and uncertain is considered.		Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. A Flood Risk Assessment would be required to determine the impact of the unnamed watercourses. If development avoided areas of flood risk this would mitigate any impact. Given the mitigation of surface water run off and flooding a slight positive effect is considered as there is the benefit of a bus service. Uncertainty remains as the impact of the unnamed watercourse is not yet known.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land. 0.162 ha (15% South) of the site is located on Grade 1 excellent quality agricultural land, 0.03 ha (3% South) is located on Grade 2 very good quality agricultural land and 0.86 ha (81% north) is located on Grade 3 good / moderate agricultural land. Given the relatively small size of the site but the loss of excellent / very good / good / moderate quality agricultural land an overall negative effect is	-2		-2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	considered.			
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 35 new dwellings a contribution towards future housing need, a positive effect.	+2		+2
H) Ensuring community health and wellbeing	Silverton is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect.	0		0
I) Delivering the necessary infrastructure	An adequate access is achievable from the unclassified road fronting the north west of the site. The unclassified road fronting the north east of the site is subject only to the national speed limit and the provision of adequate visibility would be likely to be problematic. Silverton Primary School only has limited capacity and would not have enough capacity to accommodate the number of pupils arising from this individual allocation. Given an adequate site access is achievable but visibility would be problematic and the potential issues around education capacity an overall negative effect is considered.	-2	If adequate visibility is provided this would mitigate access issues however an uncertain effect remains as this may be problematic. Policy S8 provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities although the impact remains uncertain given the current overcapacity of the school and the scale of the development proposed. If mitigation is provided	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			a neutral effect is considered however this remains uncertain.	

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Silverton. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing needs.

The Garage, Silverton Option

Land with a gross site area of 0.11 (ha) at The Garage, Silverton is proposed for 5 dwellings.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	This site falls within the 'River valley slopes and coombes' landscape character area. This area typically falls within the River Exe valley and often has steep, wooded sides and a strong sense of enclosure within a lush valley landscape. The site is shielded by high hedges and trees along the lane, and with few opportunities for views into and out of the site. However as development may result in the loss of the high hedges and trees which shield the site a slight negative effect is considered.	-1	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide mitigation therefore a neutral effect is considered.	0
B) Protection and	The site is within the Silverton Conservation Area yet is divorced from the main body of the village, overall a negative effect is considered.	-2	Design which respects the Conservation Area and its setting	-1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
promotion of a quality built and historic environment			would mitigate any impact on the Conservation Area, however a slight negative effect remains as the site is divorced from the main body of the village.	
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures. Silverton has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around surface water run off but the benefit of a bus service on balance a neutral effect is considered.	0	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Given the mitigation of surface water run off a slight positive effect is considered as there is the benefit of a bus service.	+1
D) Safeguarding and minimising resource use	The site is located on brownfield land, a positive effect.	+2		+2
E) Promoting economic growth and employment	Planning permission from 1983 is for storage, parking and maintenance. There will be a loss of some employment land if this site is developed for housing, a negative effect.	-2	The relocation of the employment element or provision of employment onsite would mitigate any impact. This would result in a neutral effect.	0
F) Supporting retail	No impact.	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
G) Meeting housing needs	Option provides for 5 new dwellings a contribution towards future housing need, a slight positive effect.	+1		+1
H) Ensuring community health and wellbeing	Silverton is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development. There is no footpath between the site and the village which would result in increased conflict between pedestrians and vehicles giving rise to safety concerns, overall a slight negative effect.	-1	If a footpath was provided this could provide mitigation and would result in a neutral effect.	0
I) Delivering the necessary infrastructure	Access from Newcourt Road where an adequate site access is achievable if located to maximise visibility. Silverton Primary School only has limited capacity and would not have enough capacity to accommodate the number of pupils arising from this individual allocation. Given an adequate site access is achievable but potential educational impact a slight negative effect is considered.	-1	Access to be provided at Newcourt Road, a neutral effect. Mid Devon Community Infrastructure Evidence Report indicates that it is considered that two sites of 8 dwellings can be accommodated with appropriate contributions from developers therefore it is considered that this site as an individual smaller site could be accommodated. Policy S8 provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities. Overall a neutral effect.	0

Secondary/cumulative/synergistic effects:

The cumulative impacts of the development of this site has the potential to impact

	upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Silverton. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing needs.

East of Hederman Close, Silverton Option

Land with a gross site area of 1.86 (ha) at East of Hederman Close, Silverton is proposed for 60 dwellings.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	This site falls within the 'Upper farmed and wooded valley slopes' landscape character area. These areas are typified by having a steeply rolling landform, being a lush and fertile land which gives rise to extensive tracts of medium scale fields of permanent pasture. The site can be viewed from the wooded hillside to the south west, but it appears an inaccessible viewpoint. Views to the north are shielded by elevated fields. The housing along the western boundary is visible from the east and would provide a level of mitigation, overall a neutral effect.	0		0
B) Protection and promotion of a quality built and historic environment	This site lies within a landscape where there is a concentration of prehistoric activity. While no sites are recorded within the area under consideration it is possible that evidence of prehistoric activity may be present here, a slight negative effect.	-1	If archaeological investigation and mitigation is undertaken a neutral effect is considered.	0
C) Mitigating the effects of climate	The site is located in flood zone 1 the lowest level of flood risk. The Heal-eye Stream runs along the western boundary of the site, and a flood risk assessment would need to be required to determine any potential impacts	-1/?	A policy requirement in the Local Plan seeks mitigation measures	+1/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
change	of developing the site. The site could contribute to surface water run off without appropriate mitigation measures. Silverton has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around flooding but the benefit of a bus service on balance a slight negative effect is considered. This remains uncertain as the impact of the stream is unknown.		through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. If a flood risk assessment is also undertaken to determine the impact of the Heal-eye Stream a slight positive effect is considered given the benefit of a bus service. Although an uncertain effect remains as the impact of the Heal-eye Stream is unknown.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land. 0.82ha (south east) is located on Grade 1 Excellent quality agricultural land, 0.04ha (north east) Grade 2 very good quality agricultural land and 1 ha (west) Grade 3 good / moderate quality agricultural land. Given the loss of Excellent / very good / good / moderate quality agricultural land but the small size of the site an overall negative effect is considered.	-2		-2
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 60 new dwellings a contribution towards future housing need, a positive effect.	+2		+2
H) Ensuring community	Silverton is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
health and wellbeing	level of development, a neutral effect.			
l) Delivering the necessary infrastructure	A suitable junction can be formed to the site however there is a need to widen the road C811 (road along northern boundary) at the point of access. An adequate footway network back to village centre is also required. Silverton Primary School only has limited capacity and would not have enough capacity to accommodate the number of pupils arising from this individual allocation. Given an adequate site access is achievable but works will need to be made to provide access and issues around education capacity negative effect is considered.	-2	Widening of the road C811 along the northern boundary would mitigate any issues around access. Policy S8 provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities although the impact remains uncertain given the current overcapacity of the school and the scale of the development proposed. If mitigation is provided a neutral effect is considered however this remains uncertain.	0/?

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Silverton. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing needs.

Thorverton

Policy TH1: South of Broadlands, Thorverton

Land with a gross site area of 0.7 (ha) at South of Broadlands, Thorverton is proposed for 12 dwellings with 30% affordable housing. This site was previously named 'Thorverton Glebe and Paddocks' in the SHLAA Report, and is now only the eastern portion.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. The site is partially screened by the topography of the land adjacent to the east, known as Peter's Hill. There are distant views of the site from the west, but this could be limited through the use of screening. The site itself is fairly level and there would be limited visual impact on the character of Thorverton. As there are distant views of the site from the west a slight negative effect is considered.	-1	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide mitigation and a neutral effect is considered.	0
B) Protection and promotion of a quality built and historic environment	This site lies just to the north of a large probably prehistoric enclosure site, a slight negative and uncertain effect.	-1/?	The policy requires archaeological investigation and appropriate mitigation, overall a neutral effect although this remains uncertain as the impact will depend on the results of the investigation.	0/?
C) Mitigating the effects of climate change	Part of the site (south eastern) is within Zone 3 Source Protection Zone. The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures. The site has been considerably reduced since the options consultation and now covers only the area on the western side of the road. Part of the updated site area remains within the Source Protection Zone. Thorverton has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around flooding but the benefit of a bus service on balance a slight negative effect is	-1	A policy requirement in the Local Plan seeks the provision of a sustainable urban drainage scheme to deal with all surface water from the development. As the site is within a Source Protection Zone, appropriate forms of sustainable urban drainage should be used, overall a neutral effect.	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	considered.			
D) Safeguarding and minimising resource use	Development option is located on greenfield land. The site is located on Grade 1 excellent quality agricultural land. As the site is small scale but is on excellent quality agricultural land a negative impact is considered.	-2		-2
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 12 new dwellings with 30% affordable a contribution towards future housing need, a slight positive effect.	+1		+1
H) Ensuring community health and wellbeing	Thorverton is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect.	0	The policy requires road widening and provision of a footpath along the site frontage which in this case will be beneficial for the wider community as well as the development, overall a slight positive effect is considered.	+1
I) Delivering the necessary infrastructure	Access is achievable but would require road widening and footway link. The Mid Devon Community Infrastructure Evidence Report indicates that the local secondary school has capacity however Thorverton primary school is at overcapacity. The school is popular and has historically admitted pupils from outside its catchment area. Despite the forecast showing the school to be overcapacity, it is likely that children within the small development will be able to secure a place at the school but developer contributions will be required. Given the need for road widening and footway link and the	-2	The policy requires road widening and provision of footpath along site frontage extending northwards to connect with the existing network at the entrance to the Broadlands estate. Policy S8	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	requirement for developer contributions a negative effect is considered.		provides mitigation by setting out that developers will be expected to contribute to, or bear the full cost of, new or improved infrastructure and facilities. Overall a neutral effect is considered.	

Secondary/cumulative/synergistic effects:	Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Thorverton. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing needs.

Uffculme

Land adjoining Poynings, Uffculme Option

Land with a gross site area of 2.8 (ha) at Land adjoining Poynings, Uffculme is proposed for 35 dwellings.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	There are a number of mature trees on the site which should be retained. This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. There are views	-3	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide mitigation for both	-1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	of the site from the east, and the landscape is punctuated by mature trees. Developing the site would impact on the landscape character of the area, particularly given its position on elevated land and distinct rural character. Existing development provides limited mitigation. Therefore given the potentially large landscape impact and loss of mature trees a significant negative effect is considered.		the impact on the landscape and the natural environment. However given the prominent position of the site a slight negative effect is likely to remain.	
B) Protection and promotion of a quality built and historic environment	Site is located close to Uffculme Conservation Area (to the south east), a slight negative effect.	-1	Design which respects the Conservation Area and its setting will mitigate any impact, a neutral effect.	0
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures. Uffculme has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around surface water run off but the benefit of a bus service on balance a neutral effect is considered.	0	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Given the mitigation of surface water run off a slight positive effect is considered as there is the benefit of a bus service.	+1
D) Safeguarding and minimising resource use	The site adjoins, but is not within a Minerals Consultation Zone. Development option is located on greenfield land. The site is located on Grade 3 good / moderate quality agricultural land. Given the loss of good / moderate quality agricultural land but the relatively small scale of the site an overall slight negative effect is considered.	-1		-1
E) Promoting economic	No impact.	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
growth and employment				
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 35 new dwellings a contribution towards future housing need, a positive effect.	+2		+2
H) Ensuring community health and wellbeing	Uffculme is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect.	0		0
I) Delivering the necessary infrastructure	An adequate site access is achievable as access to the site is good, with good visibility, although it is located on a bend and just before the 30mph two lane road into the village. Chapel Hill which provides the route to the centre of Uffculme is narrow and lacks footways. There is an alternative pedestrian route, via Uffculme Footpath 46 and highland terrace, but this is a longer route. There is existing capacity in the local schools to accommodate development from this individual site. Given an adequate site access is achievable and educational capacity a neutral effect is considered.	0		0

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Uffculme. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing needs.

Land adjacent Sunnydene, Uffculme Option

Land with a gross site area of 0.6 (ha) at Land adjacent Sunnydene, Uffculme is proposed for 10 dwellings.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. The site is slightly elevated but would not be overly dominant in the village context as neighbouring properties are set back from the site. Given the small scale of the site and the mitigation provided by neighbouring development a neutral effect is considered.	0		0
B) Protection and promotion of a quality built and historic environment	The site is located adjacent to the Uffculme Conservation Area, which is to the south east of the site, a slight negative effect.	-1	Design which respects the Conservation Area and its setting will mitigate any impact, a neutral effect.	0
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures. Uffculme has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around surface water run off but the benefit of a bus service on balance a neutral effect is considered.	0	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Given the mitigation of surface water run off a slight positive effect is considered as there is the benefit of a bus service.	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
D) Safeguarding and minimising resource use	Development option is located on greenfield land. The site is located on Grade 3 good / moderate quality agricultural land, a slight negative effect as the site is relatively small.	-1		-1
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 10 new dwellings a contribution towards future housing need, a slight positive effect.	+1		+1
H) Ensuring community health and wellbeing	Uffculme is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect. If access was to be provided on the western edge of the site this would impact on the allotments, a slight negative effect overall.	-1	The impact on the allotments is dependent on whether or not the access would be required on the western edge of the site, therefore an uncertain effect is considered.	?
I) Delivering the necessary infrastructure	There is poor access to the site being located on a bend of a very narrow lane and Uffculme Road is subject to the national speed limit. If alternative access were required on the western edge of the site, development would impact on the adjacent allotments. There is existing capacity in the local schools to accommodate development from this individual site. As an adequate site access is difficult to achieve an overall slight negative effect is considered.	-1	However as there is poor access located on the bend of a very narrow lane and Uffculme Road is subject to the national speed limit and if access were required on the western edge this would impact on the adjacent allotments a slight negative impact will remain.	-1

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Uffculme. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing needs.

Land off Chapel Hill, Uffculme Option

Land with a gross site area of 2 (ha) at Land off Chapel Hill, Uffculme is proposed for 64 dwellings.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. The village of Uffculme is surrounded by hills on all sides, and the site would be visible from a number of the surrounding ridgelines. Hedges to the east and north of the site provide some screening; views into the site are predominantly from the south. The site is surrounded by existing development therefore landscape impact will be limited. A slight negative effect overall is considered given the potential loss of hedgerows which currently screen the site to the north and east.	-1	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide mitigation therefore a neutral effect is considered.	0
B) Protection and promotion of a quality built and historic	It is not anticipated that the development of this area will have an archaeological impact. The site lies on the northern edge of the Uffculme Conservation Area and in close proximity to two listed buildings – The Mount and the Baptist Chapel, negative effect overall.	-2	Good design which respects the Conservation Area and listed buildings and their settings would mitigate any impact, a neutral effect.	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
environment				
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures. Uffculme has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around surface water run off but the benefit of a bus service on balance a neutral effect is considered.	0	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Given the mitigation of surface water run off a slight positive effect is considered as there is the benefit of a bus service.	+1
D) Safeguarding and minimising resource use	Development option is located on greenfield land. The site is located on Grade 3 good / moderate quality agricultural land; given the relatively small size of the site a slight negative impact is considered.	-1		-1
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 64 new dwellings a contribution towards future housing need, a positive effect.	+2		+2
H) Ensuring community health and wellbeing	Uffculme is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect.	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
I) Delivering the necessary infrastructure	Adequate access can be achieved off Chapel Hill but there will need to be a suitable pedestrian footway over the frontage. Preference is for access to be taken from Highland Terrace but would require third party land. Level differences may constrain opportunities to access the site and the junctions at either end of Chapel Hill with High Street and with B3181 give cause for concerns and have limited opportunities for improvement, a slight negative effect. There is existing capacity in the local schools to accommodate development from this individual site. Given the difficulties with access a slight negative effect is considered.	-1	If adequate access is provided off Chapel Hill and a suitable pedestrian footway is provided for a neutral effect is considered. However given the concerns the junctions with limited opportunities for improvement, overall a neutral and uncertain effect is considered.	0/?

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Uffculme. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing needs.

Land off Ashley Close, Uffculme Option

Land with a gross site area of 1.18 (ha) at Land off Ashley Close, Uffculme is proposed for 20 dwellings. For reference this site was named 'Pinksborough Close' in the 2013 SHLAA Report.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. The site is steeply sloping and is visible within the wider landscape, however existing development will provide some mitigation a slight negative effect overall.	-1	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide mitigation therefore a neutral effect is considered.	0
B) Protection and promotion of a quality built and historic environment	No impact.	0		0
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures. Uffculme has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around surface water run off but the benefit of a bus service on balance a neutral effect is considered.	0	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Given the mitigation of surface water run off a slight positive effect is considered as there is the benefit of a bus service.	+1
D) Safeguarding and minimising resource use	Within Hillhead Quarry mineral safeguarding area. Development option is located on greenfield land. The site is located on Grade 3 good / moderate quality agricultural land. As the site is relatively small but is within the Hillhead Quarry Safeguarding Zone and on Grade 3 agricultural land an overall negative effect is considered.	-2	Development will need to comply with policies in the Devon Minerals Local Plan, this will mitigate some impact however as the site is on Grade 3 agricultural land a slight negative effect remains. There is also some uncertainty as the	-1/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			impact of development on the minerals safeguarding area at this stage is unknown.	
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 20 new dwellings a contribution towards future housing need, a slight positive effect.	+2		+2
H) Ensuring community health and wellbeing	Uffculme is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect.	0		0
I) Delivering the necessary infrastructure	Access may be possible through Bellevue to the south although access would have to be via third party land which is currently subject to a planning application. There is existing capacity in the local schools to accommodate development from this individual site. Given an adequate site access is achievable but requires third party land an overall slight negative effect and uncertain effect is considered.	-1/?	If access is achieved a neutral effect is considered however this remains uncertain and it requires third party land.	0/?

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Uffculme. Once completed the development will be permanent.

Spatial extent: (District wide / local)	This site option will help meet housing needs.
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Hill Head Quarry, Uffculme (commercial) Option

Land with a gross site area of 7.9 (ha) at Hill Head Quarry, Uffculme is proposed for 31,600 sqm of B2 commercial floorspace.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. The site lies some 500m from Uffculme and therefore does not benefit from the backdrop of development to provide mitigation over landscape impact, a slight negative effect. It is also adjacent to a small area of unconfirmed wildlife interest, overall a negative and uncertain effect.	-2/?	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide mitigation therefore a neutral effect is considered, although this remains uncertain the area of wildlife interest in unconfirmed.	0/?
B) Protection and promotion of a quality built and historic environment	There is a listed building to the south west of the site, however it is not adjoining. It is unlikely that the listed building will be significantly affected by the site, overall a neutral effect. The site is within an area where prehistoric activity is recorded. Any undisturbed areas of this site have the potential to contain archaeological or artefactual deposits. The site is also considerably divorced from the settlement. Overall a negative and uncertain effect is considered.	-2/?	If archaeological investigation and mitigation is undertaken this would improve the impact score although this remains uncertain as the impact will depend on the results of the investigation. However a slight negative effect remains given the location of the site which is considerably divorced from the settlement.	-1/?
C) Mitigating the effects of	The site is located in flood zone 1 the lowest level of flood risk a neutral effect. The site could contribute to surface water run off without	-3	A policy requirement in the Local Plan seeks mitigation measures	-1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
climate change	appropriate mitigation measures. Groundwater flooding maps show a 50-75% chance of groundwater emergence within the site boundary. Uffculme has access to a bus service which could help reduce car travel and therefore carbon emissions, however this benefit is limited as the site falls outside of the settlement boundary approximately 500m away with no pedestrian or cycle links. Given the potential issues around flooding, surface water run off and the limited benefit of a bus service on balance a significant negative effect is considered.		through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Any development should undertake a drainage strategy to mitigate the impact of the groundwater flooding. Given the mitigation of flooding and surface water run off but the limited benefit of a bus service a slight negative effect remains.	
D) Safeguarding and minimising resource use	The site lies within an area with planning permission for mineral working, and within the Hillhead Mineral Consultation Area. The site still has a potential mineral reserve – unless it can be demonstrated that this is not viable to extract. Devon County Council object to sterilisation of the reserve which would be contrary to Policy MP13 of the Minerals Local Plan. The site is located on Grade 3 good / moderate quality agricultural land. As the site is relatively small but is within the Hillhead Quarry Safeguarding Zone, still has potential mineral reserve and on Grade 3 agricultural land an overall significant negative effect is considered although this remains uncertain as there is potential that the site is unviable to extract.	-3/?	As development of this site would be contrary to Policy MP13 of the Minerals Local Plan and the site is Grade 3 agricultural land, no mitigation can be provided at this stage unless it can be demonstrated that the site is unviable to extract, as this is unknown a significant negative and uncertain effect is still considered.	-3/?
E) Promoting economic growth and employment	The site provides for 31,600 sqm of commercial floorspace a significant positive impact.	+3		+3

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	No impact.	+2		+2
H) Ensuring community health and wellbeing	Uffculme is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect. However given the location of the development approximately 500m away from the settlement edge, a slight negative effect is considered.	-1		-1
I) Delivering the necessary infrastructure	The roads serving the land are generally 5m in width and may require widening to meet current standards nominally 6.0 -7.3m carriageway width to cater for the potential increase in HGV traffic generated by general use class allocation. Any application should be supported by a Full Transport assessment and travel plan. Any proposal will need to consider impacts at its junctions with A38, Waterloo cross junction 27 of the M5. There are no pedestrian and cycle links. Overall a negative and uncertain effect is considered.	-2/?	If the transport assessment and travel plan show that this development is acceptable then a neutral effect is considered however this remains uncertain as at this stage this is unknown.	0/?

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

Land west of Uffculme, Uffculme Option

Land with a gross site area of 2.3 (ha) at Uffculme is proposed for 32 dwellings. Following the Local Plan Review Options Consultation 2014 the site area was redrawn to be reconsidered by the SHLAA panel. The appraisal below refers to the amended site area.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site is within the 'Lowland plains' landscape character area. This area is characterised by having an open, low lying flat agricultural landscape. The fields to the north of the B3340 are partially screened from views by the existing field boundaries. The southern field is more open, and offers wider and more distant views to the south, therefore potential landscape impacts. A large number of protected trees adjoin the site on the eastern boundary. As there are distant views to the south and a number of protected trees adjoining the site overall a negative impact is considered.	-2	The policy requires the mitigation of any biodiversity impact including protection of trees. Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide mitigation for both the impact on the landscape and the natural environment a neutral effect is considered.	0
B) Protection and promotion of a quality built and historic environment	This site occupies a substantial area where prehistoric activity is recorded in the wider landscape. The site is located opposite from the boundary of Bridwell Park, a nationally important grade I listed historic park and garden. Development at this site would extend the pattern of the village in a linear fashion along the B3440. An appeal was dismissed in 2007 in Uffculme on the basis that the woodland to the east of this site provides an important and attractive feature defining the end of the village and functioning as an appropriate settlement boundary; given this decision a negative effect is considered. Uncertainty is also considered as the impact on the prehistoric activity is unknown. Overall a significant negative effect is considered given the conclusion of the appeal decision and potential impact on the area of prehistoric activity.	-3/?	If the policy requires archaeological investigation and appropriate mitigation and protection of Bridwell Park this would provide some mitigation. However given the appeal decision and relevance to this particular site a negative effect remains. An uncertain effect is still considered given the impact on the prehistoric activity is unknown.	-2/?
C) Mitigating the effects of	The original site are included some flood zone 2 and 3 with the majority of the site located in flood zone 1 the lowest level of flood risk. The revised site	-1	The site area was redrawn to exclude areas in flood zone 2 and	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
climate change	boundary excludes all of flood zone 3 with only 1% of the site remaining in flood zone 2. The site could contribute to surface water run off without appropriate mitigation measures, a negative effect overall. Uffculme has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around flooding but the benefit of a bus service on balance a slight negative effect is considered.		3. A policy requirement in the Local Plan seeks the provision of a sustainable urban drainage scheme to deal with all surface water from the development. Given the mitigation of flood risk a slight positive effect is considered as there is the benefit of a bus service.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land. The site is located on Grade 3 and 4 agricultural land and is relatively small therefore an overall a slight negative impact.	-1		-1
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 32 new dwellings with 30% affordable housing. A contribution towards future housing need, a positive effect.	+2		+2
H) Ensuring community health and wellbeing	Uffculme is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development, a neutral effect. The location of this site would result in long walking distances to the village facilities. The distance of this particular site to the primary school is approximately 1 mile which could restrict young children walking to school a slight negative effect is considered.	-1		-1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
I) Delivering the necessary infrastructure	Site access is achievable subject to any development requiring the extension of the 30 mph limit. The footway at Culm Valley Way would need to be extended to the site. The Mid Devon Community Infrastructure Evidence Report indicates that the primary school can accommodate additional pupils arising from this development without expansion. Given an adequate site access is achievable but the need for footways an overall slight negative effect is considered.	-1	The extension of the footpath along the site frontage to link to the existing network would provide mitigation. Overall a neutral effect is considered.	0

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Uffculme. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help provide housing in Uffculme.

Willand

Policy WI1: Land east of M5, Willand

Land with a gross site area of 4.2 (ha) at land east of M5, Willand is proposed for 42 dwellings with 30% affordable housing. This site now also incorporates part of the site called 'West of B3181' allocated in the AIDPD, the remainder of which is proposed to be deleted. For reference, the allocated site 'West of B3181' was known as 'Land adjacent to B3181' in the 2013 SHLAA Report.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site lies within the 'lowland plains' landscape character area which is typified by being an open, low lying flat landscape in a prosperous agricultural area. The site is flat in nature. There are some distant views from the west into the site. A slight negative effect is considered as there may be some landscape impact but the proximity of the site to existing development and the M5 provides some mitigation.	-1	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide mitigation, a neutral effect is therefore considered.	0
B) Protection and promotion of a quality built and historic environment	No impact.	0		0
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect. Evidence in the SFRA suggests that the site may also have some residual flood risk from the Grand Western Canal or Wimbleball Reservoir. Willand has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issue around surface water run off and flood risk but the benefit of a bus service on balance a slight negative effect is considered.	-1	A policy requirement in the Local Plan seeks the provision of a sustainable urban drainage scheme to deal with all surface water from the development. Appropriate mitigation measures should be incorporated into the design of development to respond to the flood risk from the Grand Western Canal or Wimbleball Reservoir. Given the mitigation of surface water run off and flood risk a slight positive effect is considered as there is the benefit of a bus service.	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
D) Safeguarding and minimising resource use	Development option is located on greenfield land. The majority of the site (northern section) is grade 3 agricultural land. A small section to the south is grade 1 agricultural land, overall a negative effect is considered as the site includes some grade 1 agricultural land.	-1		-1
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 42 new dwellings with 30% affordable housing a contribution towards future housing need, a positive effect.	+2		+2
H) Ensuring community health and wellbeing	Willand is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development. The site is located within Cullompton catchment area and therefore has possible off-site air quality impact within Cullompton AQMA. There are also possible concerns regarding developing new housing in close proximity to the M5 whereby noise impact may negatively affect residential amenity. A Public Right of Way runs through the site. On balance a negative effect is considered overall.	-2	The policy requires the provision of a buffer zone and appropriate planting to mitigate noise from the adjacent motorway. It also requires the retention and enhancement of the public right of way. DM4 Pollution also provides mitigation. As the policy requires 'enhancement' of the public right of way overall a slight positive effect is considered.	+1
I) Delivering the necessary infrastructure	An adequate access is achievable. The Site would serve Cul-de-sac style development and numbers would be dependent on Transport Assessment of the junction with Silver St. The Mid Devon Community Infrastructure	-1/?	The policy requires a transport assessment of capacity at the junction of Silver Street and	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	Evidence Report indicates that the primary school can accommodate additional pupils arising from this development without expansion. Overall a slight negative and uncertain effect is considered given the potential for impact on highways and the need for a transport assessment.		Meadow. As mitigation is dependent on the outcome of the transport assessment a neutral and uncertain effect is considered.	

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools. Development may contribute towards the junction capacity at M5 J27.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Willand. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing needs.

Policy WI2: Willand Industrial Estate, Willand (commercial)

Option

Land with a gross site area of 2.2 (ha) at Willand Industrial Estate, Willand is proposed for 8,800 sqm commercial floor space within the use classes of B1, B2 and B8.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	There are a number of protected trees in the site near the south eastern boundary. The site is hidden from the settlement by vegetation. The original site area abutted the M5 and may be seen from the M5 if it is developed. The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. Given the loss of protected trees and potential visual impact of	-2	The site area has been redrawn to only include the south east section and therefore the visual impact of the development to be seen from the M5 has been minimised. Policy S9 'Environment' and DM1 'High	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	the site, a negative effect is considered.		Quality Design' in the Local Plan provide mitigation for both the impact on the landscape and the natural environment, overall a neutral effect is considered.	
B) Protection and promotion of a quality built and historic environment	Previous archaeological work undertaken on this site demonstrated the presence of prehistoric activity within this site, a slight negative and uncertain effect. The location of the site, on the edge of the settlement adjoining existing commercial development is considered a sustainable location for employment growth. On balance a neutral effect is considered although there is some uncertainty remaining due to the potential impact on the area of prehistoric activity within the site.	0/?	Archaeological investigation and mitigation is required by this policy, which improves the impact score, although this remains uncertain as the impact will depend on the results of the investigation. As the site is on the edge of the settlement adjoining existing commercial development and is considered a sustainable location for employment growth a slight positive effect is considered.	+1/?
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures, a slight negative effect. Willand has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issue around surface water run off but the benefit of a bus service on balance a neutral effect is considered.	0	A policy requirement in the Local Plan seeks the provision of a sustainable urban drainage scheme to deal with all surface water from the development. Given the mitigation of surface water run off a slight positive effect is considered as there is the benefit of a bus service.	+1
D) Safeguarding and minimising	The site is located on part greenfield and part brownfield land, a neutral effect.	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
resource use				
E) Promoting economic growth and employment	Option provides 21,840 sqm of commercial floorspace helping to diversify the economy, provide opportunities for local employees, reduce out-commuting and encourage inward investment, a positive effect.	+3		+3
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	No impact.	0		0
H) Ensuring community health and wellbeing	Willand is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development. The allocation of commercial land within Willand could decrease air quality within the settlement through increased traffic movement and in particular HGV movements, a slight negative effect.	-1	DM4 Pollution provides mitigation, a neutral effect overall.	0
I) Delivering the necessary infrastructure	Much of the site infrastructure is already in place and there is existing access into the site which could be improved to cover the whole of the site, a neutral effect.	0		0

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

Quicks Farm, Willand Option

Land with a gross site area of 2.85 (ha) at Quick Farm, Willand is proposed for 68 dwellings.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site is within the 'Lowland plains' landscape character area. This area is characterised by having an open, low lying flat agricultural landscape. The site is flat and well screened by the boundary trees and other trees in the immediate area. Views into the site are very local from the adjacent farmland. There would be limited impact, however as development could result in the loss of boundary trees a slight negative effect is considered.	0	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide mitigation therefore a neutral effect is considered.	0
B) Protection and promotion of a quality built and historic environment	The site lies in an area of archaeological potential. Archaeological work to the west has demonstrated the presence of widespread archaeological material including a prehistoric field system and funerary monuments. Development here also has the potential to expose similar associated deposits, a slight negative and uncertain effect.	-1/?	If archaeological investigation and mitigation is undertaken a neutral effect is considered, although this remains uncertain as the impact will depend on the results of the investigation.	0/?
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures. Willand has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around surface water run off but the benefit of a bus service on balance a neutral effect is considered.	0	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Given the mitigation of surface water run off a slight positive effect is considered as there is the benefit of a bus service.	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
D) Safeguarding and minimising resource use	Development option is located on greenfield land. The site is located on Grade 3 good / moderate quality agricultural land as the site is relatively small a slight negative effect is considered.	-1		-1
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 68 new dwellings a contribution towards future housing need, a positive effect.	+2		+2
H) Ensuring community health and wellbeing	Willand is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development. The site is located within Cullompton catchment area and therefore has possible off-site air quality impact within Cullompton AQMA, a slight negative effect.	-1	DM4 Pollution provides mitigation, a neutral effect.	0
I) Delivering the necessary infrastructure	An adequate access is achievable via the Quick's Farm access provided it was substantially improved and the 30 mph limit on Uffculme Road was extended to provide the required visibility. Pedestrian and cycle provision would need to be provided as there are none at this location on Uffculme Road. There is existing capacity in the local schools to accommodate development from this individual site. Overall a slight negative effect is considered given the access difficulties.	-1	If access was improved via the Quick's Farm access and the 30mph limit on Uffculme Road any issues around access would be mitigated and therefore a neutral effect is considered.	0

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure.
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	Development may contribute towards the junction capacity at M5 J27. Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Willand. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing needs.

Dean Hill Road, Willand Option

Land with a gross site area of 1.7 (ha) at Dean Hill Road, Willand is proposed for 54 dwellings.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. The area of the site sits on elevated ground (the adjacent M5 is at a considerably lower level). As a result the site has a relatively prominent place in the landscape, offering wide and far views to the west and south-west. The area around the site, partially due to its separation from Willand, is generally open countryside, being agricultural in nature. Developing the site would have an impact on the landscape character, particularly given that the existing housing at the site is relatively well screened from views and would provide little mitigation, a negative effect.	-2	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide mitigation however as the site is in a prominent position a slight negative effect is likely to remain.	-1
B) Protection and promotion of a quality built and historic environment	Dean Hill Road is divorced from the main body of Willand by the motorway and therefore a slight negative effect is considered.	-1		-1
C) Mitigating	The site is located in flood zone 1 the lowest level of flood risk a neutral	0	A policy requirement in the Local	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
the effects of climate change	effect. The site could contribute to surface water run off without appropriate mitigation measures. Willand has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around surface water run off but the benefit of a bus service on balance a neutral effect is considered.		Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Given the mitigation of surface water run off a slight positive effect is considered as there is the benefit of a bus service.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land. Site is located on Grade 1 excellent quality agricultural land. Given the loss of excellent quality agricultural land but the relatively small size of the site an overall negative effect is considered.	-2		-2
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 54 new dwellings a contribution towards future housing need, a positive effect.	+2		+2
H) Ensuring community health and wellbeing	Willand is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development. The site is located within Cullompton catchment area and therefore has possible off-site air quality impact within Cullompton AQMA. There are possible concerns regarding developing new housing in close proximity to the M5 whereby noise impact may negatively affect residential amenity, overall a slight negative impact.	-1	DM4 Pollution provides mitigation, overall a neutral effect.	0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
I) Delivering the necessary infrastructure	An adequate access is achievable. There is existing capacity in the local schools to accommodate development from this individual site. Given an adequate site access is achievable and educational capacity a neutral effect is considered.	0		0

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development may contribute towards the junction capacity at M5 J27. Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Willand. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing needs.

Land NE of Four Crosses Roundabout, Willand Option

Land with a gross site area of 9.32 (ha) at Land NE of Four Crosses Roundabout, Willand is proposed for 224 dwellings.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. View from the site to the east are distant and wide, but to the north are screened by mature trees. Mitigation from the existing development would be limited given the distance between the site and the nearby houses and commercial buildings. Given the potential for the loss of	-3	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide mitigation for both the impact on the landscape and the natural environment; however	-1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	trees, the impact on the landscape and the large scale of development, a significant negative effect is considered.		a slight negative effect remains given the scale of the development. Further mitigation may be provided by limiting development close to existing development to the south of the site.	
B) Protection and promotion of a quality built and historic environment	This site lies in an area of high archaeological potential, where prehistoric activity in the immediate vicinity is recorded in the Historic Environment Record and has been demonstrated by archaeological investigations in advance of construction work in the surrounding areas, a slight negative and uncertain effect. The location of this site would also expand the village beyond the boundary currently delineated by the busy roads of the B3181 and B3440. Overall a negative and uncertain effect.	-2/?	If archaeological investigation and mitigation is undertaken this will improve the impact score, although this remains uncertain as the impact will depend on the results of the investigation. However given the location of the site which would expand the village beyond the boundary currently delineated by the busy roads of the B3181 and B3440. A slight negative effect is still considered.	-1/?
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk. The site could contribute to surface water run off without appropriate mitigation measures. Groundwater flooding maps show a 25-50% chance of groundwater emergence within the site boundary. Willand has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around flooding but the benefit of a bus service on balance a slight negative effect is considered.	-1	Any development should undertake a drainage strategy to mitigate the impact of the groundwater flooding. A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			surface water run-off and arrangements for future maintenance. Given the mitigation of flood risk a slight positive effect is considered as there is the benefit of a bus service.	
D) Safeguarding and minimising resource use	Development option is located on greenfield land. The south western corner of the site falls within a Railway Junction Consultation Zone. The site is located on Grade 3 good / moderate quality agricultural land however given in comparison to other potential development sites across the district this site is comparably small and therefore only a slight negative effect is considered.	-1		-1
E) Promoting economic growth and employment	There may be a slight positive impact for local construction firms and associated trades who would be able to undertake contract work.	+1		+1
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 224 new dwellings a contribution towards future housing need, a significant positive effect.	+3		+3
H) Ensuring community health and wellbeing	Willand is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development. However given the scale of development this may impact on existing services and facilities. The site is located within Cullompton catchment area and therefore has possible off-site air quality impact within Cullompton AQMA. The location of the site would also require the crossing of busy roads to access the village's services and facilities. Overall a significant negative effect overall.	-3	DM4 Pollution provides mitigation, however the scale of development may still impact on existing community services and facilities, and the location of the site would require the crossing of busy roads to access the village's services and facilities. Therefore a negative	-2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			effect remains.	
I) Delivering the necessary infrastructure	The site can be accessed from B3440 and from the rear of old road. A transport assessment is needed to look at the capacity of a number of junctions including any impact on Junction 28 which may be prejudiced by this development. In capacity terms the Highway Authority and Highways Agency would need to be satisfied that suitable measures at junction 28 could be put in place. There is existing capacity in the local schools to accommodate development from this individual site. Given that an adequate site access is achievable but issues around transport a slight negative and uncertain effect is considered given the need for a transport assessment to determine the impact.	-1/?	A transport assessment would determine the appropriate level of development and suitable measures at junction 28 would provide mitigation, which is appropriate a neutral effect would be considered. There is however an uncertain outcome as these mitigation measures is dependent on the outcome of the transport assessment. Overall a neutral and uncertain effect.	0/?

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure. Development may contribute towards the junction capacity at M5 J27. Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Willand. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing needs.

Lloyd Maunder Way, Willand (Residential) Option

Land with a gross site area of 1.7 (ha) at Lloyd Maunder Way, Willand is proposed for 41 dwellings.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	0.17 ha of site is covered by important mixed trees which are protected with tree preservation orders. The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. The site is flat and wedged between industrial uses and the M5. Views from the site are short and it is well screened, a neutral effect. The impact on landscape character is likely to be very low should the site be developed. Overall a slight negative effect is considered as a small area of the site is covered by important mixed trees.	-1	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide mitigation therefore a neutral effect is considered.	0
B) Protection and promotion of a quality built and historic environment	Lloyd Maunder Way (Residential) is divorced from the main body of Willand by the motorway, therefore a slight negative effect is considered.	-1		-1
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures. Willand has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around surface water run off but the benefit of a bus service on balance a neutral effect is considered.	0	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Given the mitigation of surface water run off a slight positive effect is considered as there is the benefit of a bus service.	+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
D) Safeguarding and minimising resource use	Development option is located on greenfield land. Site is located on Grade 3 good / moderate quality agricultural land, given the relatively small size of the site a slight negative effect is considered.	-1		-1
E) Promoting economic growth and employment	No impact.	0		0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 41 new dwellings a contribution towards future housing need, a positive effect.	+2		+2
H) Ensuring community health and wellbeing	Willand is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development. The site is located within Cullompton catchment area and therefore has possible off-site air quality impact within Cullompton AQMA. There are possible concerns regarding developing new housing in close proximity to the M5 whereby noise impact may negatively affect residential amenity, overall a slight negative effect is considered.	-1	DM4 Pollution provides mitigation for air quality issues and a buffer could be provided to ensure mitigation for noise issues. If these measures are taken into account a neutral effect is considered.	0
I) Delivering the necessary infrastructure	An adequate access is achievable. There is existing capacity in the local schools to accommodate development from this individual site. Given an adequate site access is achievable and educational capacity, overall a neutral effect is considered.	0		0

Secondary/cumulative/synergistic effects:	The cumulative impacts of the development of this site has the potential to impact upon traffic, put pressure on services and facilities and the current provision of infrastructure.
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	Development may contribute towards the junction capacity at M5 J27. Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years), Medium (6-15 years) Long (15+ years)	Within the short term, construction traffic associated with the development will increase traffic within Willand. Once completed the development will be permanent.
Spatial extent: (District wide / local)	This site option will help meet housing needs.

Lloyd Maunder, Willand (Commercial) Option

Land with a gross site area of 4.2 (ha) at Lloyd Maunder, Willand is proposed for 8,820 sqm commercial floor space.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site contains 3.7ha of unconfirmed wildlife area, in the north of the site with development potentially impacting upon species diversity. The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. The site would not be visible from the settlement, and is surrounded by hedgerows and trees which would further screen the site. Given the presence of the unconfirmed wildlife area and the potential loss of hedgerows and trees which screen the site, a slight negative effect and uncertain effect is considered.	-1/?	Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide mitigation therefore a neutral effect is considered. This remains uncertain due to the unconfirmed wildlife site.	0/?
B) Protection and promotion of a quality built and historic environment	This site lies adjacent to the flood plain and such development in this area have the potential to expose waterlogged palaeoenvironmental deposits that can provide information on past land use and man's impact upon it. In addition, recent archaeological work at Four Ways Cross to the east has demonstrated the presence of significant amounts of prehistoric archaeological deposits and features. Lying between these recently discovered sites and the river the presence of prehistoric activity in this area cannot be discounted, a slight negative and uncertain effect.	-1/?	If archaeological investigation and mitigation is undertaken a neutral effect is considered, although this remains uncertain as the impact will depend on the results of the investigation	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
C) Mitigating the effects of climate change	81% of the site is located on Flood zone 1 the lowest level of flood risk, 9% is located in Flood zone 2 and 10% located on Flood zone 3. Both flood zones 2 and 3 are located along the north western edges of the site. The Spratford Stream and an unnamed watercourse could cause fluvial flooding, but the impact currently is unknown. The site could contribute to surface water run off without appropriate mitigation measures. As the site is proposed for commercial development a number of uses could be classed as 'less vulnerable' development and would therefore be compatible with Flood Zones 1, 2 and 3a. However access to the site is likely to be over flood zones 2 and 3. Willand has access to a bus service which could help reduce car travel and therefore carbon emissions. Given the potential issues around surface water run off and flooding issues around the access, but the benefit of a bus service on balance a slight negative effect is considered, and an unknown impact due to the unnamed watercourse and Spratford Stream.	-1/?	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Development should be focussed in areas of least flood risk first and ensure any development in flood zone 2 and 3a are compatible with these flood zones. As there may potentially be an issue with access over flood zones 2 and 3 overall a neutral and uncertain effect is considered.	0/?
D) Safeguarding and minimising resource use	The site is located on greenfield land. 2.1 ha to the (east) of the site is located on Grade 3 quality agricultural land with the remaining 2.1ha (west) located on Grade 4 agricultural land. As the site is relatively small a slight negative effect is considered.	-1		-1
E) Promoting economic growth and employment	Option provides 8,820 sqm of commercial floorspace helping to diversify the economy, provide opportunities for local employees, reduce out-commuting and encourage inward investment, a positive effect.	+2		+2
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	No impact.	0		0

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
H) Ensuring community health and wellbeing	Willand is a designated village under policy S13, it has the three essential services identified in policy S13 and is considered appropriate for a limited level of development. The site is located within Cullompton catchment area and therefore has possible off-site air quality impact within Cullompton AQMA. The allocation of commercial land within Willand could decrease air quality within the settlement through increased traffic movement and in particular HGV movements, overall a slight negative effect.	-1	DM4 Pollution provides mitigation, a neutral effect.	0
I) Delivering the necessary infrastructure	The site is easily accessible from the B3181 but with poor links to the village centre at present although as the site is for commercial use this may not be necessary overall a neutral effect.	0		0

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

Yeoford

Land off Lower Road, Yeoford Option

Land with a gross site area of 0.7 (ha) at Land off Lower Road, Yeoford is proposed for 17 dwellings.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site falls within the Lowland Plains Character Area which is typically present in the area around Crediton. It traditionally has an open, landscape which at times can be gently rolling. The northern element is largely sheltered from views into the site, and is largely flat. There are limited opportunities to view the southern site from the rest of the village. A level of mitigation would be provided by the existing adjoining housing and the modern farm buildings that abut the southern site, overall a neutral effect.	0		0
B) Protection and promotion of a quality built and historic environment	This site lies in an area of archaeological potential on the edge of the historic core of the settlement at Yeoford. There are a number of listed buildings relatively close to the site however not adjacent. The southern portion of site abuts a small section of the Yeoford Conservation Area, an overall negative and uncertain effect.	-2/?	Design should respect the Conservation Area and listed buildings and their settings. Archaeological investigation and mitigation should also be undertaken. Where these aspects are considered as part of development on this site a neutral effect is considered. Although this remains uncertain as the impact will depend on the results of the archaeological investigation.	0/?
C) Mitigating the effects of climate change	The site is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures. Yeoford has access to a bus and train service which could help reduce car travel and therefore carbon emissions. Given the potential issues around surface water run off but the benefit of a bus and train service on balance a slight positive effect is considered.	+1	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. Given the mitigation of flood risk a positive effect is considered as there is the	+2

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			benefit of a bus and train service.	
D) Safeguarding and minimising resource use	The site is located largely on greenfield land however within the northern part there is a used agricultural barn of timber, block and corrugated iron construction. The site is located on Grade 3 good /moderate quality agricultural land, a slight negative effect as the site is relatively small.	-1		-1
E) Promoting economic growth and employment	Loss of agricultural barn.	-2	Relocation or replacement of economic and employment use, a neutral effect overall.	0
F) Supporting retail	No impact.	0		0
G) Meeting housing needs	Option provides for 17 new dwellings a contribution towards future housing need, a slight positive effect.	+1		+1
H) Ensuring community health and wellbeing	Yeoford did not meet the essential criteria to be designated a village however it has been proposed to be village in the Local Plan as it has strong transport links with the provision of a busy and daily train services. It is considered to be appropriate for a limited level of development, a neutral effect.	0		0
I) Delivering the necessary infrastructure	Adequate highway accesses are achievable for both sites however the wider local highway network consists of narrow roads having restrictive alignments. There is existing capacity in the local schools to accommodate development from this individual site. Given an adequate site access is achievable and educational capacity a neutral effect is considered.	0		0

Secondary/cumulative/synergistic effects:	Development of this site in combination with other development in the local area could cumulatively lead to over capacity issues in the local schools.
Temporary/permanent effects: Timescale: Short (1-5 years),	Within the short term, construction traffic associated with the development will

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

Land at M5 Junction 27 adjoining Willand

Land at M5 Junction 27 and adjoining Willand (Commercial) Option

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

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	There are some important trees to the north of the site and in close proximity to a number of TPOs. The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. Development of this scale would have a significant impact on existing landscape character, altering the rural quality of the entrance into Mid Devon from the M5 and the rural character around Willand and Sampford Peverell. Landscape sensitivity is higher, primarily because of the lack of a relationship with an existing settlement, and the change to landscape character that would arise as a result. There are views available into the site from the west, as far as the canal in Sampford Peverell, whereas some parts feel isolated, with reduced visibility – though some parts are visible from the motorway. There are differences in character/visibility between the north and south, the north being more open and plainly visible, the south less so. The landscape appraisal for this site noted that employment development would potentially be more damaging from residential development owing to the larger scale buildings and infrastructure needed. A Phase I habitat survey for	-3/?	The policy requires environmental protection and enhancement including strategic green infrastructure which delivers multiple environmental benefits, this provides some mitigation. Furthermore Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide mitigation for both the impact on the landscape and the natural environment. The habitat survey recommends that if the site is developed upon, hedgerows and woodlands should be retained	-2/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	<p>the northern commercial element of the site (Devon Biodiversity Records Centre, June 2014) was undertaken. The site includes a variety of habitat types including Biodiversity Action Plan habitats. The mature trees and hedgerows within the site were also identified as important for biodiversity. Natural England expressed the potential for the proposed leisure and retail development at J27 to impact on the Culm Grasslands SAC due to traffic impacting the air quality. Further information regarding traffic assessments and any consequential air quality assessment on the effects on this SAC will have to be undertaken to rule out any effect. Given the scale of development, impact on the landscape, biodiversity and potential impact on the Culm Grasslands SAC, overall a significant negative impact is considered although this remains uncertain.</p>		<p>where possible. The landscape assessment recommends that the existing landscape structure should be reinforced to provide integration. Given the scale of development some landscape and biodiversity impact is likely to remain and the potential impact on the Culm Grasslands SAC cannot be ruled out at this stage. Therefore a negative and uncertain effect is considered.</p>	
B) Protection and promotion of a quality built and historic environment	<p>Given the scale of development there could be a wider impact on Willand and Sampford Peverell built environments, including the setting of the Sampford Peverell Conservation Area. The impact of the development would need to consider the nearby Listed building. This site occupies a substantial area within a landscape that has evidence of prehistoric and Roman activity, overall a negative and uncertain effect.</p>	-2/?	<p>The policy requires a public Masterplanning exercise to be undertaken before any planning application is made which will improve the quality of the final design of the development. This site occupies a substantial area within a landscape that has evidence of prehistoric and Roman activity. Any planning application for development here will need to be supported by the results an appropriate level of archaeological works to allow the significance of</p>	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			the heritage asset to be understood along with the impact of the development upon it. A neutral / uncertain effect would be considered.	
C) Mitigating the effects of climate change	The site contains a number of small streams and is in close proximity to the flood plain but is located in flood zone 1 the lowest level of flood risk, a neutral effect. Evidence in the SFRA suggests that the site may also have some residual flood risk from the Grand Western Canal or Wimbleball Reservoir. The site could also contribute to surface water run off without appropriate mitigation measures. Given the scale of development carbon emissions could be high. Overall a significant negative effect and uncertain effect is considered given the potential but unknown impact of the small streams, the potential contribution to surface water run off and increased carbon emissions.	-3/?	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. A flood risk assessment will be required as even though the site is in flood zone 1 it is over 1ha which will determine the impact of the small streams. Appropriate mitigation measures should be incorporated into the design of development to respond to the flood risk from the Grand Western Canal or Wimbleball Reservoir. The policy also requires carbon reduction and air quality improvements, overall a neutral and uncertain effect is considered as the impact of the	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			small streams remains unknown.	
D) Safeguarding and minimising resource use	Part of Junction 27 borders the Mineral Consultation Area for Hillhead Quarry. Development of the site may constrain future working of the remaining permitted reserves within Hillhead Quarry which extend up to the eastern boundary of Junction 27. The site is located on mainly greenfield land with a small portion on brownfield land. The majority of the site is Grade 3 good / moderate quality land with a small section of the site to the west of the M5 grade 4 poor quality land. Given the scale of the development, the potential impact on Hillhead Quarry and the majority of the site on Grade 3 agricultural land a significant negative effect is considered. There is some uncertainty as there is potential that Hillhead Quarry is unviable to extract.	-3/?	No mitigation can be provided at this stage unless Hillhead Quarry is demonstrated as unviable to extract. Therefore a significant negative effect remains although there is still some uncertainty.	-3/?
E) Promoting economic growth and employment	This option provides 96 ha of commercial floorspace helping to diversify the economy and encourage inward investment, a significant positive effect. The policy notes development might comprise 25ha for B8 storage and distribution / logistics, 13ha outdoor leisure destination, 8 ha for designer retail outlet/village, 4.5ha Devon produce promotion centre, 3.4ha sports and activities centre including associated retail, 3ha plant / horticultural, 2.4ha cinema, 1.9ha motorway service area, parking and refuelling services, 1.8ha hotel, conference venue and concert hall and 0.8ha for regional visitor centre. Development in this location and at this scale has the potential to bring major inward investment and job creation for Mid Devon and the wider region. Development will need to recognise impacts could therefore be regional too.	+3		+3
F) Supporting retail	The J27 / Willand site will deliver 96ha of mixed commercial floorspace subject to an impact assessment which will need to demonstrate no adverse impact on town centre vitality and viability at a sub-regional level. The scale of commercial development proposed could significant enhance the retail offer of the district a significant positive effect however without a supporting retail impact assessment to determine the full implications a	-3/?	Development proposals for strategic retail development in this location would be required to be accompanied by a retail impact assessment demonstrating no	-3/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	significant negative / unknown impact is recorded because of the potential to draw trade away from existing town centres.		harm to existing town retail centres.	
G) Meeting housing needs	No impact.	0		0
H) Ensuring community health and wellbeing	The site is remote from existing services/facilities however development on this scale would entail the provision of supporting services/facilities. The train station is accessible by cycle path and by car. Given the sites remote location but critical development mass capable of supporting services and facilities which is more than that is required for a new community a positive effect is considered as it would serve the community of the surrounding area. The Renewable Energy, Carbon Reduction and Air Quality Study 2014 suggests that development at junction 27 would result in the need for significantly less housing and commercial development in Tiverton, Cullompton and Crediton, which would be preferable with regard to local air quality.	+1	The policy option includes leisure and community uses including a major outdoor and indoor leisure attraction and cinema that could serve the local community. The policy seeks Carbon reduction and air quality improvements. A Masterplanning exercise will be undertaken before any planning application is made to ensure that essential services and facilities are delivered at the right time and in the right location, overall a positive effect as this development would provide new facilities to the wider community.	+2
I) Delivering the necessary infrastructure	Further assessment work is needed to identify the transport impact, sustainable transport options and strategic infrastructure requirements an uncertain effect. Essential service infrastructure including; water supply, sewage works capacity, gas and electricity will need to be determined as deliverable. Overall a negative and uncertain effect is considered.	-2/?	The policy seeks appropriate transport provision to ensure appropriate accessibility for all modes, improvement to Junction 27 of the M5 motorway and provision of dedicated pedestrian	+2/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			<p>and cycle route to the Tiverton Parkway railway Station. Development will also be expected to include environmental protection and enhancement including Strategic Green Infrastructure which delivers multiple environmental benefits. Development will be expected to be brought forward through a Masterplanning process and agreed phasing strategy to ensure infrastructure remains in step with overall viability of development, overall a positive and uncertain effect a this will require further assessment.</p>	

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

Land at M5 Junction 27 and adjoining Willand (Residential)

Option

A site of 104 hectares between M5 Junction 27 and Willand could be allocated residential development; 3,000 dwellings including transport provision, environmental protection, community facilities, carbon reduction and air quality improvements, an agreed phasing strategy and public master planning exercise.

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
A) Protection of the natural environment	The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. Development of this scale would have a significant impact on existing landscape character, altering the rural quality of the entrance into Mid Devon from the M5 and the rural character around Willand and Sampford Peverell. Some parts of the site are more enclosed and shielded from wider views than others. Around Pitt Farm, there are undulating fields and a significant drop in ground level towards the motorway, with wide landscape views to the other side of the valley. Landscape sensitivity is higher, primarily because of the lack of a relationship with an existing settlement, and the change to landscape character that would arise as a result. There are views available into the site from the west, as far as the canal in Sampford Peverell, whereas some parts feel isolated, with reduced visibility – though some parts are visible from the motorway. There are differences in character/visibility between the north and south, the north being more open and plainly visible, the south less so. In terms of the relationship to the countryside, the site is largely contained by the M5 and B3181, and consists of a ridge which then slopes down to the M5. There are views from it and through it. The Phase I habitat survey for the southern housing element of the site (Devon Biodiversity Records Centre, June 2014) was undertaken. The site includes a variety of habitat	-3/?	The policy requires environmental protection and enhancement including strategic green infrastructure which delivers multiple environmental benefits, this provides some mitigation. Furthermore Policy S9 'Environment' and DM1 'High Quality Design' in the Local Plan provide some mitigation. The habitat survey recommends that if the site is developed upon, hedgerows and woodlands should be retained where possible. Also it is recommended that fields which are most species rich should be managed for biodiversity purposes. The landscape assessment recommends that the existing landscape structure should be	-2/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
	types including Biodiversity Action Plan habitats. The mature trees and hedgerows within the site were also identified as important for biodiversity. The hedgerow running along the road from Braddons Farmhouse to the B3181 junction is particularly species rich in places. Natural England has also expressed the potential for the proposed additional housing at J27 to impact on the Culm Grasslands SAC due to traffic impacting the air quality. Further information regarding traffic assessments and any consequential air quality assessment on the effects on this SAC will have to be undertaken to rule out any effect. Given the scale of development and the impact on the landscape but differences in character and visibility, potential impact on biodiversity and the Culm Grasslands SAC a significant negative effect is considered although this remains uncertain.		reinforced to provide integration. Given the scale of development some landscape and biodiversity impact is likely to remain and the potential impact on the Culm Grasslands SAC cannot be ruled out at this stage. Therefore a negative and uncertain effect is considered.	
B) Protection and promotion of a quality built and historic environment	The site contains a listed building. Given the scale of development there could be a wider impact on Willand and Sampford Peverell built environments, including the setting of the Sampford Peverell Conservation Area. This site occupies a substantial area within a landscape that has evidence of prehistoric and Roman activity, overall a negative and uncertain effect.	-2/?	The policy requires a public Masterplanning exercise to be undertaken before any planning application is made and which will improve the quality of the final design of the development Any planning application for development here will need to be supported by the results an appropriate level of archaeological works to allow the significance of the heritage asset to be understood along with the impact of the development upon it. A neutral / uncertain effect would be	0/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			considered.	
C) Mitigating the effects of climate change	The site contains a number of small streams and is in close proximity to the flood plain but is located in flood zone 1 the lowest level of flood risk, a neutral effect. The site could contribute to surface water run off without appropriate mitigation measures. Given the scale of development carbon emissions could be high. Overall a significant negative effect and uncertain effect is considered given the potential but unknown impact of the small streams, the potential contribution to surface water run off and increased carbon emissions.	-3/?	A policy requirement in the Local Plan seeks mitigation measures through the provision of Sustainable Urban Drainage Schemes to deal with surface water run-off and arrangements for future maintenance. A flood risk assessment will be required as even though the site is in flood zone 1 it is over 1ha which will determine the impact of the small streams. The policy also requires carbon reduction and air quality improvements, overall a neutral and uncertain effect is considered as the impact of the small streams remains unknown.	0/?
D) Safeguarding and minimising resource use	The site is located on mainly greenfield land with a small portion on brownfield land. The majority of the site is Grade 3 good / moderate quality agricultural land with a small area to west Grade 4 poor quality agricultural land. Given the scale of the development and the majority of the site on Grade 3 agricultural land a negative effect is considered.	-2		-2
E) Promoting economic growth and employment	Development of this scale would be a boost to local construction firms and associated trades who would benefit from being able to undertake contract work on the site. There would therefore be some positive impact.	+1		+1

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
F) Supporting retail	The site is remote from existing retail services however development on this scale would entail the provision of supporting facilities, a neutral effect.	0		0
G) Meeting housing needs	Option provides for 3,000 new dwellings a significant contribution towards future housing need of which 35% should be affordable, a significant positive effect. The mix of dwellings to be achieved on site is already specified within a supplementary planning document, and will be tailored to achieve the appropriate balance.	+3		+3
H) Ensuring community health and wellbeing	The site is remote from existing services/facilities and the scale of the development would require a significant provision of new community service and facilities to provide for the community. The Renewable Energy, Carbon Reduction and Air Quality Study 2014 suggests that development at junction 27 would result in the need for significantly less housing and commercial development in Tiverton, Cullompton and Crediton, which would be preferable with regard to local air quality. The scale of development and proximity to Willand village may have a negative impact on this village community. Given the need for a substantial level of new services and facilities, potential impact on Willand village and potential impact on air quality and significant negative impact is considered.	-3	The policy seeks Carbon reduction and air quality improvements. A Masterplanning exercise will be undertaken before any planning application is made to ensure that essential services and facilities are delivered at the right time and in the right location. The policy also requires community facilities to meet local needs arising from housing development which provides mitigations. However given the scale of development and proximity to Willand village and concerns over the impact on the village community a negative impact remains.	-2
I) Delivering the necessary	There is limited capacity to support this development, on the assumption it is a relatively large development, a new primary school may be required	-3/?	The policy seeks community facilities to meet local needs arising	+2/?

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
infrastructure	<p>given constraints on other schools in the area. Further assessment work is needed to identify the transport impact, sustainable transport options and strategic infrastructure requirements which could have a negative effect although this remains uncertain. Essential service infrastructure including; water supply, sewage works capacity, gas and electricity will need to be determined as deliverable. Overall a significant negative effect given the potential impact on transport and other essential service infrastructure.</p>		<p>from the housing development. The policy seeks appropriate transport provision to ensure appropriate accessibility for all modes, improvement to Junction 27 of the M5 motorway and provision of dedicated pedestrian and cycle route to the Tiverton Parkway railway Station. Development will also be expected to include environmental protection and enhancement including Strategic Green Infrastructure which delivers multiple environmental benefits. Development will be expected to be brought forward through a Masterplanning process and agreed phasing strategy to ensure infrastructure remains in step with overall viability of development, overall a positive effect although uncertain (as further assessments are required) is considered as the improvement to J27 will be a positive impact for both the new</p>	

Sustainability objective	Commentary	Impact	Mitigation	Post Mitigation
			and existing community.	

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